

**STONEBRIDGE HOMEOWNERS ASSOCIATION**  
**RULES AND REGULATIONS GOVERNING USE OF THE PROPERTY**

[Compiled August 2006 and April 2007]

[Revision February 2021]

Homeowners should adhere to the By-laws and the following Rules and Regulations governing the Use of the Property, developed by the Board as called for in the Bylaws (Article VIII, Section 6, #9). Most of these have been extracted from the Bylaws and are included here for ease of reference.

Exterior Infrastructure

HOA is responsible for the repair and maintenance of the following: roads; recreation facilities; parking areas; roof repair or replacement; sewer and water systems; detention ponds; driveways, to include repair and/or replacement and sealing; walkways and front stoops, to include repair and/or replacement; "original" skylights, to include repair and/or replacement of skylight assembly; landscaping of units, to include lawns (cutting and seeding, fertilizing, weed and grub control) ; exterior painting of the entrance, garage doors and trim of all homes; repair and maintenance of exterior vinyl siding (as necessary due to normal wear and tear); and insect extermination (of carpenter bees, yellow jackets, wasps, etc.). Requests for repair and/or replacement are to be made in writing to the Board at [Stonebridgehomeowner@gmail.com](mailto:Stonebridgehomeowner@gmail.com) unless there is an emergency requiring immediate attention.

- **Doors** – All front entry doors are to be painted white. HOA to paint all trim and doors on a scheduled basis
- **Gutters** – Repair, replacement and cleaning out of gutters and leaders is the responsibility of homeowner. Maintenance of footing drains is the responsibility of the HOA. Gutter heaters may be installed by homeowners.
- **Awnings** – Deck awnings are allowed. HOA Board is to be notified prior to installation to ensure that they meet specifications (see By-Laws App. 2).
- **Exteriors** – Any change to the exterior of the home by the Homeowner must be approved in advance by the Board. Detailed plans must be submitted to the Board with the approved plans strictly adhered to.
- **Decks** – All decks are to be maintained by the Homeowner, including power-washing and periodic staining to maintain appearance. Decks can be modified to take advantage of new composite material (e.g., Trex, Fiveron, etc.). Owners need to contact HOA Board to obtain congruent stain or composite material colors (browns). Any deck modifications require architectural committee approval. In addition, building/zoning approval from the Town or City of Poughkeepsie may be needed. The Board will conduct periodic inspections of all decks and exterior stairs and rails and will advise individual homeowners if they are not in compliance. Failure to address identified issues may result in a fine.
- **Porches** – Architectural committee approval and building permits from the Town or City are required for any construction. Porches are homeowner's responsibility. If added, the roof must be consistent with the rest of the building.
- **Fireplaces** – Any unit with a wood-burning fireplace needs to have their chimney cleaned periodically by the homeowner. Homeowners should consult with their insurance carriers to ensure they are in compliance. Upon completion of a cleaning, the Board should be advised.
- **Satellite Dishes** – Satellite dish receivers are allowed. The dish must not be visible from the front of the unit. The HOA Board is to be notified prior to installation for specifications.

- **Motion Detector Lights** – Motion detector lights can be added to the garage lantern lighting fixture. HOA Board is to be notified prior to installation for specifications.

#### Signage and Banners

- **Signs** – No signs of any kind, including “For Sale” or “For Rent” signs, are allowed in or on the property. An “Open House” sign can be displayed only on the day of the event. A “Home for Sale” notice may be posted on the bulletin boards.
- **Plaques** – A decorative plaque, (e.g., a “Welcome” sign) may be affixed to the exterior of the building in an appropriate location as long as it does not obscure the unit number. Any damage to the siding’s site of installation is the responsibility of the homeowner.
- **Flags** – No decorative flags, flagpoles or windsocks are to be flown in front of unit at any time, with the exception of the American flag.
- **Staked Signs** – No staked signs or decorations of any kind are permitted in front of the unit (with the exception of holiday decorations). No wooded or metal cutouts, written signs, etc.
- **Bulletin Boards** – Residents may use the bulletin boards attached to the mailboxes to provide items of interest to the community, e.g. sale items, meeting notices, etc. The resident’s name and a date must appear on the notice. Notices should stay up for no more than two weeks.

#### Pools, Ponds, Tennis, Pickleball and Bocce Courts

- **Pools** – Swimming pool rules will be posted at the pool. No glass is allowed in and around the pool. See annual brochure for latest changes; the combination for the entrance to the pool is available from the Board.
- **Ponds** – Fishing, swimming, boating, ice skating, or walking are not allowed on the ponds.
- **Tennis, Pickleball and Bocce Courts** – Courtesy rules apply for all players. Nets are to be removed at the end of the season and stored in the pool house. If not available through prior owner or lost, keys to the courts may be duplicated from your neighbors or by request to the Board.

#### Landscaping

- **Rules** – Rules and Regulations are posted on the community’s website (Stonebridgehomeowners.org), or may be made available upon request. Individual gardens are the homeowner’s responsibility.
- **Mulch** – Mulch should be brown or black, not red, and should be of natural wood origin. Stone mulch is discouraged due to the damage which occurs with landscaping and the thrown stone.
- **Plantings** – Annual and perennial plantings may be used as borders and spots of color. They should not interfere with mowing and not to exceed three feet high at complete growth. Original plantings, foundational or otherwise, if removed, must be replaced by homeowner with the same or similar plantings.
- **Potted Plants** – Posts on front stoop are limited to a maximum of two. Potted plants on the ground are limited to a maximum of three, including those on the driveway. Potted vegetation must not interfere with mowing and should not exceed three feet in height (including height of pot).
- **Tree Bases** – Flowers may be planted under trees on common property in front of units. They should not interfere with mowing and should not exceed three feet in height. No stone may be used as dressing, only natural mulches. See above section reference Mulch

- **Edging** – No prefabricated edging is to be used, i.e., plastic, metal. Natural stone and brick are permitted but should be installed in a manner that does not interfere with mowing
- **Trellis** – One trellis per unit will be allowed, to mask an unnatural feature (such as meters). Homeowner is responsible for cutting back vegetation to allow Central Hudson to read meters.
- **Shepherd's Hooks** – Shepherd's hooks, single or double, are allowed. One per unit. Hanging baskets on hooks are to be considered separate from the number of potted plants on the ground or front stoop (see above).
- **Statuary** – Are allowed on personal property only, but should not interfere with mowing. Maximum of two pieces, not to exceed 18 inches in height.
- **Landscape Lighting** – Landscape lighting, small and low to the ground, is to be allowed along sidewalks only. Lights should be removed before snow season to reduce damage by plows/snow blowers.
- **Decorations** – Seasonal and holiday decorations are allowed on a temporary basis and must be removed within 30 days following the holiday, weather permitting.
- **Wind Chimes** – One set of wind chimes is allowed.
- **Birdbaths** – No birdbaths or fountains are allowed.
- **Driving Restriction** – It is prohibited to drive any vehicle on landscaped areas of the property without written consent of the HOA Board.

#### Miscellaneous

- **Sale of Units** – The Board Treasurer should receive at least 10 days' notice prior to the expected closing date to provide the time necessary to prepare any required documentation to all interested parties.
- **Rental of Units** – A homeowner who is renting his/her unit will pay a \$50 fee and file a copy of the lease with the Treasurer at least 10 days prior to occupancy. Leases must include provisions that the Lessee comply with the By-laws and Rules and Regulations of the Association.
- **New Owners** – Copies of the By-laws and Rules and Regulations should be provided by the current owner. However, copies are available from the Board Treasurer upon request.
- **Pets** – All dogs and cats must be leashed when outside of units. Owners must pick up after their pets and properly dispose of waste, regardless of location (in front, side or rear of unit or on common property).
- **Snow Removal** – Homeowners are responsible for removal of snow accumulations of less than two inches.
- **Garbage Cans** – Garbage and recycle containers should not be placed at the curb earlier than 5 PM prior to the day of pickup. Containers must be removed from the curb within 24 hours of pickup.
- **Parking** – No parking is permitted on the streets for safety reasons, as well as to allow emergency vehicles passage. Vendors should be encouraged to comply when feasible. Parking or storage of vehicles for more than 72 hours in guest parking spots is prohibited.
- **Driving** – All residents, guests, and tradesmen shall adhere to the posted speed limit signs (currently 15 mph). All persons shall also obey the posted ONE WAY signs and drive counter-clockwise around all circles.
- **Incidental Expenses** – No Incidental expenses related to maintenance of the community recreational or common areas is permitted without approval of a Board member.
- **HOA Dues** – All dues shall be payable on the first of each month. A late fee of \$25 will be imposed after the 12<sup>th</sup> of the month, and at the discretion of the Treasurer.