

STOCKBRIDGE CONDOMINIUM
POLICY RESOLUTION NO. 9
USE OF UNITS AND COMMON ELEMENTS

relating to general rules of conduct and
use of Units and Common Elements

WHEREAS, Article III Section 1 of the Bylaws states that "The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association and may do all such acts and things as are not by the Condominium Act or the Condominium Instruments required to be exercised and done by the Association;" and

WHEREAS, Article V, Section 8 of the Bylaws establishes certain prohibited and limited uses for the Units and the Common Elements; and

WHEREAS, the Board deems it necessary and desirable to establish additional general Rules and Regulations for the use of Units and Common Elements;

NOW, THEREFORE, BE IT RESOLVED THAT the following be adopted:

I. USE OF UNITS AND LIMITED COMMON ELEMENTS

- A. Unit Owners must exercise due consideration at all hours in the operation of radios, televisions, musical instruments, or any other items to ensure that the sound will not disturb others.
- B. Nothing shall be stored in the units or limited common elements appurtenant to the units that would increase the insurance rate for the Condominium.
- C. Drying or airing of clothes or other items is not permitted on decks or from windows of any building. Such activity is permitted in rear yards.
- D. Bird feeding from the decks or any other external part of the building is prohibited.
- E. The use of barbecue grills is permitted on decks and in rear yards.

- F. Draperies, curtains, or venetian blinds must be installed at all windows within the unit and drapery linings or window treatments visible from the exterior of the unit must be white, beige or off-white in color. Other colors may be permitted with the written approval of the Covenants Committee or Board of Directors, as appropriate. New residents may install temporary window treatments for a maximum period of sixty (60) days. Newspapers and aluminum foil are not permitted as temporary window treatments.

Trash may be placed at curbside in front of each building no earlier than 7:00 p.m. on the evening prior to scheduled pick-up days. Trash must be placed in sturdy plastic bags which are securely tied or in plastic or metal trash containers.

- G. No trash may be stored on the decks or any of the exterior common areas.
- H. Residents who are moving in or out of the community must do so between the hours of 9:00 a.m. and 9:00 p.m.
- I. In-home businesses which are permitted by and conform to all applicable laws of Prince William County are permitted by the Association with the prior written approval of the Board of Directors, subject to conformance with the requirements below.
1. Customer-oriented businesses are prohibited, with the exception of in-home day care services;
 2. The following requirements must be met:
 - a. The resident must file a Prince William County permit with the Association (if required by County law);
 - b. No signage or advertising of any nature shall be displayed from a Unit, Limited Common Element or upon Common Elements;
 - c. No exterior storage of business-related materials will be permitted;
 - d. Commercial vehicles are prohibited.
- J. Firewood may be stored on limited common element decks and in rear yards subject to the restrictions below. Firewood may not be stored on any other portion of the Common Elements.
1. Because of the threat of pest problems, firewood may only be stored on the decks and in rear yards from October 1st through April 1st.
 2. The amount of firewood stored on the decks and in rear yards at any one time shall not exceed one-half cord. A half cord, when stacked, will measure 4 feet in length, 4 feet in width, and 4 feet in height.
 3. Firewood shall be stacked in a neat and orderly manner and shall not be stored so that it blocks access to any door or limited common area throughway. Firewood shall not be stacked higher than the deck railing.

4. Firewood delivered to a resident may only be deposited in an area of the parking lot that will not interfere with the ingress, egress, or mobility of any vehicle. Under no circumstances may any firewood be deposited on the common element grounds or walkways. All firewood must be promptly moved to the appropriate area of storage.
5. Each resident is responsible for cleaning and sweeping common element areas that have been littered due to the delivery and transportation of their firewood.
6. Owners who have wooden decks must stack wood on a metal firewood rack. Under no circumstances should wood be stored directly on the wooden surface of a deck.

II. OCCUPANCY

All Unit Owners are obligated to provide the Association with the following information on forms which will be distributed by the Association.

- A. The name, address and home and business telephone number of each occupant and similar data on persons to be notified in emergencies..
- B. The current license number and general description of each vehicle which will be kept on the Common Elements.
- C. The name and description of each dog or cat to be maintained in a unit.

III. SOLICITATIONS

All door-to-door commercial solicitation is prohibited. Placing of materials under or on Unit Doors is strictly prohibited unless express written permission is granted by the Board. Violations should be reported at once to the Association.

IV. TRANSFERS AND LEASES

Unit Owners may transfer or lease their Units subject to the following requirements:

- A. All leases must be for a minimum period of six (6) months. Any sale or lease of any Unit must conform fully to applicable Prince William County or state laws and ordinances.
- B. All leases shall provide that the right of the lessee to use and occupy the Unit shall be subject and subordinate in all respects to the provisions of the Declaration, Bylaws and the Rules and Regulations.
- C. A Unit Owner who leases his Unit shall, promptly following the execution of any such lease, forward a conformed copy thereto to the Association at least ten (10) days prior to occupancy by the Lessee. The Association must be notified of any continuation, extension, renewal or termination of the lease at least fifteen (15) days prior there to.

- D. All absentee owners are required to promptly notify the Association of their new address and phone number.
- E. The Board of Directors shall have the right to require the use of a standard lease form or an addendum.

V. USE OF COMMON AREAS

- A. The walkways and other Common Elements shall be used only for the purposes intended. These areas shall not be used for playing or loitering. It is prohibited to dispose used cigarettes, cigars, tobacco ashes, and matches or other debris on any part of the Common Elements. Storage is prohibited on the Common Elements except for Limited Common Element areas and in accordance with rules and regulations adopted by the Board of Directors. Pedestrian and vehicular ways shall not be obstructed.

STOCKBRIDGE CONDOMINIUM
RESOLUTIONS ACTION RECORD

Resolution Type Policy No. 9

Pertaining to: general rules of conduct and use of Units and Common Elements

Duly adopted at a meeting of the Board of Directors of Stockbridge Condominium Unit Owners Association, held September 14, 1990.

Motion by: Frank Gordon Seconded by: Belinda Collins

| OFFICER | VOTE: | | | |
|--|----------|-----|---------|--------|
| | YES | NO | ABSTAIN | ABSENT |
| <u>Frank Gordon</u> , President | <u>X</u> | ___ | ___ | ___ |
| <u>Michael Gordon</u> , Vice President | <u>X</u> | ___ | ___ | ___ |
| <u>Belinda Collins</u> , Secretary/Treasurer | <u>X</u> | ___ | ___ | ___ |

ATTEST:

Belinda Collins
Secretary

9/19/90
Date

FILE:

Book of Minutes - 1990

Resolution Effective, September 14, 1990