

# STEPHENS HILLS PROPERTY OWNERS ASSOCIATION, INC. RULES AND REGULATIONS

As Amended May 21, 2023

## PREAMBLE

Pursuant to the Bylaws for the Stephens Hills Property Owners Association, Inc. (the "SHPOA" or "Association"), the Board of Directors is charged with, among other things, enforcing Deed Restrictions and taking whatever legal action on behalf of the SHPOA that the Board deems necessary to perform its duties. To that end, the Bylaws authorize the Board to formulate, institute, and enforce "Rules and Regulations" approved and ratified by a majority vote of the quorum of members present in person, or by proxy, at a meeting of the membership. Such Rules and Regulations shall establish policy and govern conduct of activities within Holiday Shores Subdivisions II and III (the "Subdivisions") that the Board of Directors deems appropriate for the benefit and protection of the general membership. A member wishing to direct suggestions or complaints concerning the enforcement of the Rules and Regulations to the Board of Directors should do so in writing

The pavilion, clubhouse, boat launch areas, recreation areas, playground area, tennis court, and associated restrooms (hereinafter collectively referred to as the "Subdivision Amenities") are the property of SHPOA. All Subdivision Amenities and properties within the Subdivisions are subject to the Rules and Regulations. The Rules and Regulations listed below are issued to assure maximum benefit and continued availability of such areas to all members. The Board of Directors solicits member cooperation in abiding by and assisting in the enforcement of the Rules and Regulations. Any suggestions regarding the operation of our properties are welcome.

## A. GENERAL RULES

1. The Subdivision Amenities are expressly for the exclusive use and enjoyment of SHPOA members. It is incumbent upon the members to keep them neat and in good order with all litter placed in the proper containers. No dumping of any kind is permitted on any lot or any of the Subdivision Amenities.
2. Disorderly conduct will not be tolerated at any of the above listed places. If such action occurs, the person(s) will be asked to leave, and depending on the severity of their disorderly conduct authorities will be notified.
3. Only street legal motor vehicles and small recreational type vehicles will be permitted in the Subdivisions, and no motor vehicles are permitted to trespass on private property.
4. Careless or reckless driving will not be tolerated. Violators should be reported to the Sheriff.
5. Hunting of any kind -- using weapons of any sort -- is prohibited within the Subdivisions. Firearms may be discharged only in a safe manner and upon a member's own property, with any projectiles landing on such owner's property.
6. Fireworks may only be discharged safely upon a member's own property, avoiding grassy, wooded areas and all structures, and only at times when there is no "burn ban" in effect for the area.

7. No household trash or fish cleaning scraps are permitted in SHPOA trash containers.
8. No camping of any kind is permitted on or within the Subdivision Amenities.

#### B. TENNIS COURT AND PLAYGROUND

1. Limit your playing time to one hour if others are waiting.
2. Report any disrepair of the equipment to the SHPOA Administrative Assistant.

#### C. BOAT LAUNCHES

1. No open fires are permitted in the boat launch areas except for those conducted by authorized personnel.
2. Place trash in the barrels provided - no household trash or fish scraps permitted.
3. Parked vehicles shall not block the gate, boat launch, or turn-around area.
4. Trespassers should be reported to the Sheriff.

#### D. CARD KEYS

1. Maintenance fees, special assessment fees, and any fines owed to the SHPOA must be paid in order to be eligible for a card key - limit of one (1) card key per family, except as provided in Section D(4), below.
2. The card keys are issued by, and remain the property of SHPOA, and may be reclaimed and/or deactivated at any time by a SHPOA Board member for the following reasons:
  - a. Lost, stolen, or improper use of card keys;
  - b. Transfer to a nonmember or non-payment of maintenance fees, special assessment fees, and any fines owed to the SHPOA; or
  - c. Continued violation of any of the SHPOA Rules and Regulations after written notice has been given.
3. A lost card key shall be reported to the SHPOA Administrative Assistant and deactivated upon issuance of a new card. Lost card keys can be replaced at a charge of \$50.00 each.
4. In the event a property owner leases their property within the Subdivisions to a third party, the tenant under such lease may use the card key of the property owner. In the event a property owner has such a third-party lease, but also occupies a separate property within the Subdivisions, such an owner of multiple, occupied lots may obtain one (1) card key for each owner-occupied and each formally leased property. The property owner shall authorize this use by informing SHPOA, in writing, of the duration of the lease. It is the property owner's responsibility to recover the card key upon termination of the lease, or pay for a replacement.

#### E. MOWING AND MAINTENANCE OF LOTS

It is the responsibility of each property owner to maintain each of their lots. Failure to maintain their property according to Deed Restriction guidelines will cause the property owner to lose their card key and membership privileges and may subject the owner to a fine of not less than \$100.00 if the violation is not cured in accordance with written notice given by the SHPOA.

#### F. CLUBHOUSE

1. A member may reserve the use of the clubhouse by contacting the Administrative Assistant and filling out the required paperwork at least a month in advance of the event date.
2. A \$100.00 security deposit and a \$100.00 rental use fee is required to reserve the clubhouse.
3. The clubhouse door key may be picked up by the designated contact person prior to the reserved day. The facilities must be cleaned, undamaged and vacated by 10:00 p.m. on the day the facility is used. The security deposit, less any deductions needed to replace the clubhouse to its original condition, will be returned to the using member by mail.