

**STONER'S GLEN CONDOMINIUM  
ASSOCIATION POLICIES  
ADDENDUM**

**STEPS**

The steps are the responsibility of the Association to repair and maintain. If the steps are replaced by the homeowner, the steps then become the responsibility of the homeowner to repair and maintain.

**PRIVACY FENCE / DIVIDER**

The original privacy fence in the rear of some units will be the homeowner's responsibility to repair and maintain. We came to this conclusion because not every unit has this divider and some homeowners claim ownership because of their contract upon purchase of their residence.

The following stains are approved for this divider:

- a) White stain - to match the trim of the condos (Satin)
- b) Redwood stain
- c) Natural sealer

The residents on both sides of the divider must agree upon the choice of color of stain. (Both sides must be the same color.)

An Architectural Form needs to be completed and submitted before this is done.

**STONER'S GLEN  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS**

June 24th, 2004

Revised October 28th, 2007

Please put this Addendum with the other pages of your POLICIES at the rear of your Stoner's Glen Phone Directory.

## POLICIES AMENDED - NOVEMBER 30, 2006

### FIREWORKS

Fireworks are not allowed in our community per Metro regulations.

### LIGHTS

Individual homeowners are responsible for all outside building lights. This refers to bulb replacement and electrical problems.

Gas lights on the front lawn are to remain lit because they are the only means of lighting our streets and homes for security purposes.

### SCREENS (Revised 09/18/13)

Screens are Optional to be used on windows or may not be used on windows.

### VIOLATIONS OF COVENANT AND RESTRICTIONS

Violations of the Covenant and Restrictions are handled as follows:

First violation is met with a courtesy letter stating the violation.

Second violation warrants a letter of non-compliance with community policy (a warning).

Third violation results in a monthly twenty-five dollar fine until the situation is corrected.

# STONER'S GLEN CONDOMINIUM ASSOCIATION POLICIES

All policies described in this document are derived from the Bylaws of the association.

## **Property Improvements**

Property improvements are encouraged so long as they are in harmony with the existing architecture and community standards, do not encroach on any neighbor's enjoyment of the community and adds value to the property. Improved property adds value to everyone's investment.

Article V of the By-Laws

## **Section I General**

The Board of Directors has the responsibility for maintaining a level of consistency of the appearance of our buildings. The following policies and procedures apply to this effort.

### **Enclosing porches**

Enclosed porches must appear similar to those enclosed by the developer. White will be color of structural elements and trim.

Please submit plans showing a conceptual rendering of the completed structure for approval along with the name of the contractor.

### **Canopies and awnings**

Please submit plans and renderings showing the extent of the approval requested and the name of the contractor.

### **Patio Extension**

Patios may be extended no further than the end of the fence dividing two units. Please submit plans showing the dimensions of the extension requested. The concrete slab must be of the same or similar thickness slope and surface of the original patio.

### **Landscaping (Rear of Unit Only (Policy Revised 2012-03-Rev 1) 12/16/15**

Appropriate landscaping in keeping with the community may be done from the end of the patio to the end of the dividing fence. Maintenance and upkeep of the added landscaping is the responsibility of the unit owner.

Any landscaping that will add to the grounds keeping effort must be submitted for approval by the board. This includes trees and shrubs not in previously established beds.

### **TV Dishes (Policy revised - 2013-00-04) Rev 1 12/16/15**

Small receiving dishes are permissible but may not be attached to the roof. All other antennae (CB radio, etc.) are not permitted without board approval.

signs - Policy revised 2013-00-02 Rev 1 12/16/15



## **Section II**

### **Respect for other members of the community.**

There are many ways we can show respect for the other members of our community. Some are listed below.

#### **Animals**

According to our by-laws, "No animals shall be raised, bred, or kept in any unit, except for dogs, household cats and small birds owned as household pets by a unit owner, provided that said pet is not kept for any commercial purpose."

#### **Leash**

"All dogs ...shall be on leash while outside the unit. All such dogs shall be exercised by the Unit Owner at places on the property which do not interfere with the use and enjoyment of the same by other owners. An owner shall be responsible for all damage to Common Areas caused by said Owner's dog."

Dogs may **NOT** use the yard of any unit as a bathroom. "Accidents" must be cleaned up by the owner of the dog.

#### **Trash**

Garbage cans must be kept in the garage or at the rear of the unit.

#### **Parking**

Short-term parking in the street in front of your home is permitted. Long-term parking is a hazard to people driving on our streets and is not permitted. Subject to Metro Nashville traffic and parking rules, cars parked for long periods of time (more than two days) may be towed.

**STONER'S GLEN**  
Home Owners Association  
Board of Directors

June 24, 2004

To: All Unit Owners

Subject: News Letter

Date: January, 2004

1. The Board continues to meet regarding the maintenance, repair, replacement, administration, operation, and care of our property. Several items have been identified as concerns and some confusion exists. In an attempt to clearly address these topics, this letter is provided to all unit owners.
2. No alterations, additions, or improvements such as, but not limited to, storm doors or windows, satellite dishes, removal of window screens, porch enclosures, steps, fences, sheds, the color of paint or stain to be applied to any exterior surfaces etc. may be made until the unit owner makes a written request and a written response is received from the Board.
3. No approval will be given for roof mounted satellite dishes, ponds, hot tubs, fences (other than the developer approved privacy fence).
4. No additional plantings will be done until spring.
5. The Board will establish a Rules Committee. If you are interested in serving on this Committee, please contact any Board Member.
6. The Architecture and Landscape Committees will be developing a plan to create a visual barrier between Stoner's Glen and Harvest International Church properties. If you have any suggestions, please contact a Committee Member.

Architecture Committee

Bill Strunk  
Martha Taylor

Landscape Committee

Fred French  
Walter Ware

7. All pets must be on a leash. Be courteous to your neighbors, remove your pets solid excrement and discourage your pet from urinating on mailboxes and light posts, as this will corrode the metal.
8. All Christmas decorations must be removed.
9. No owner may display or use any sign that may be visible from the outside of such Owner's unit without the prior written permission of the Board.
10. Nashville Gas has advised that replacement of gas light mantles will now cost \$35. If you want the Association to pay for the repair, contact Bob Jarvis (Chairman of the Board). Of course you may contact Nashville Gas, however you will be responsible for the cost.

The Board