STONECROFT HOMEOWNERS ASSOCIATION
GOOD NEIGHBORHOOD POLICIES

STONECROFT HOMEOWNERS ASSOCIATION
MISSION STATEMENT

Stonecroft Homeowners Association (HOA), its members and its duly elected Board of Directors (BOD) is devoted to improving the quality of life within the village by (1) promoting harmonious and peaceful ways to resolve conflict while protecting the rights of all; (2) striving to create good will between neighbors through open communication, positive reinforcement and fairness; and (3) improving the aesthetic and material value of the property through proper maintenance, upkeep, and enhancements to the common areas.

(Adopted by the BOD March 15, 1992 and updated 1/26/2009, 10/05/2009, 9/26/2023 and 6/21/2025.

Whenever and wherever a group of people lives in close proximity, certain rules and policies must be established to protect the interests and well being of all members. The Board has prepared the attached information packet. Most of the rules and policies are specified in the Condominium Declarations and By-Laws; however some have been enacted by the BOD, pursuant to Section 8 of the By-Laws: Limited common areas are "subject to rules and regulations as the Board may prescribe regarding use and maintenance." Also No. 17 of Sec. 8: "Each unit owner and the occupants of the units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the By-Laws and Restrictions as well as by any additional rules and regulations which may be adopted by the Board."

We encourage all residents to show consideration for their neighbors by observing the rules and policies. We are confident that with your cooperation and assistance, Stonecroft will continue to be a GREAT PLACE TO LIVE.

We suggest that after reviewing this information, you keep it in a convenient place for easy reference.

Board of Directors

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BUILDINGS AND GROUNDS

EAST AND WEST ROADS, PARKING LOT AND DRIVEWAYS

Stonecroft contracts with a snow plowing service to plow both the east and west resident roads, driveways and half the parking lot when snow
accumulates 2" or more.

Vehicles should be re moved from driveways when snow is expected, allowing for the plow to clear the snow from the driveway behind each unit.

COURTYARD plowing is done by a service.

RESIDENT RESPONSILITY

All residents (owners and renters) are responsible for clearing their unit's steps, stoops, walkways of snow and ice. Stonecroft Village Condominiums will not be held liable for the inability of any owner or renter to keep their individual unit access clear of snow and ice.

MAINTENANCE OF CONDO UNITS

The BOD conducts an annual inspection of the exterior of Condo units. The written list of improvements will be directed to the owners. Owners must notify BOD (in writing) within 30 days of receipt of the "said" List, with an acceptable completion date, which will be subject to BOD approval.

GENERAL/MUSIC/COMPLAINTS

These rules and policies are no substitute for common courtesy and common sense.
Please keep music, etc., quiet after 10:00PM. Any questions or complaints may be hand delivered/mailed or emailed to any of the BOD.

Recycling bins are provided next to the garbage dumpsters.

Large amounts of construction/remodeling debris, furniture, appliances,
etc., will not be allowed in the dumpsters. Make arrangements for your own dumpster, to be billed directly to you.

The Burning Pit is closed, and no debris of any kind should be disposed of in the pit unless authorized by the BOD.

MAILBOXES

HOA has provided rows of mailboxes at the entrance to each driveway and at a halfway point north.

MOVING IN AND OUT

To prevent costly damage to grass and brick walkways, no moving vehicles may drive or park on any lawn areas, enter the tunnel area or drive on the courtyard bricks. Electric, telephone, water softener and cable TV services are individual, and the occupant is responsible for arranging the start and stop of the services with appropriate utilities.

SMOKE DETECTORS

To comply with State of Wisconsin fire code, each unit should have 3 smoke detectors: 1 in the basement, 1 on the first floor, and 1 on the second floor. Residents are strongly encouraged to have a fire extinguisher.

Stonecroft HOA Condominium consists of 22 units presently zoned Commercial/Residential. A use other than that requires a Conditional Use Permit from the Town of Grafton, to allow single family or duplex use of a unit. Some units have attached garages and parking areas for resident's cars. Resident vehicles parked behind the units must not extend into the fire lane, nor encroach on the lawn.

Each owner has the exclusive ownership of his/her residence, garage and deck above garage. Tenants of rented units have the right to use the residence as determined by the rental agreement between the tenant and owner and essentially have the same exclusive rights to use the deck, garage and residence as the owner would have if he/she were in residence,
providing the lease agreement is within the rules and policies of the Association. A unit owner must provide the HOA Secretary with the name(s) and phone number of any new tenant as well as completed and signed dog registration form, if applicable.

The decks, while for the exclusive use of the occupant of a unit, are also regulated by these rules and policies.

COMMON GROUNDS

Consists of all paved and unpaved areas of the Village, up to and alongside the houses and building. All small yards between houses are considered common area and all driveways and walkways.

The use of the grounds is available to all residents subject to the rules and policies as they may be amended from time to time. Out buildings, storage sheds, and play equipment, must be approved by the Board.

The common areas are under the control of HOA and building exteriors are subject to the architectural control of the BOD. Owners are encouraged to preserve and maintain

the unique qualities of their building exteriors.
For resident/visitor safety and liability concerns, skateboarding, roller blading, roller-skating, riding of tricycles or bicycles, running/playing are not allowed in the courtyard.

ASSOCIATION FEES

Fees are due and payable on the 1st of each month. If fees are paid late for three consecutive months, then a $20 late fee attaches to all three months and every month paid late thereafter. Unpaid monthly fees and late charges gives cause for the Association to file liens and pursue court actions all at the delinquent owner's expense.

ASSOICATION FEE DEDUCTIONS ARE NOT ALLOWED

The HOA Treasurer will not reimburse any unit owner for any HOA bills without a receipt and dated description of service. Deductions from your monthly HOA fee will not be accepted and your check will be returned to you. You will be required to send a new check to the HOA Treasurer in full payment of your monthly HOA fee including any late fee your may incur from having your original check returned to you.

INSURANCE

HOA does not insure the contents of individual units nor does it provide liability insurance covering incidents WITHIN individual units. All occupants must obtain homeowners or tenant insurance policies. Proof of Insurance (copy) must be on file with BOD.

ARCHITECTURAL CONTROL

The following changes require prior consent of Board of Directors (BOD): landscaping, posting signs, patio/deck construction, decorating or
modification of the building exterior or addition of outbuildings or storage sheds. TV antennas are not allowed on the exterior of a unit. Failure of the BOD to demand the removal of any such item or modification is not a waiver of the requirement and the BOD may at any time demand the removal of such of an unauthorized item/modification.

DECKS AND PATIOS

Decks and patios shall be kept in a neat and clean condition free of ANY
debris including dog feces. Only patio furniture, and planters may be stored or placed on the patios. **Garbage, tires, junk, and debris are not**
allowed on the decks. These items MUST be stored inside or disposed of. Laundry may not be hung on the patio/deck. HOA and maintenance crew reserve the right to move lawn furniture, grills and garbage cans to complete the maintenance of yard areas.

GARAGES

Most units have attached garages. To protect children living in the village, residents are encouraged to keep garage doors closed at all times except when a vehicle is entering or leaving or when an adult is present in the garage. This will also help keep small animals from living in the garages.

PARKING/VISTOR PARKING/SPEED LIMIT

No parking is allowed on the private east and west side roadways. The speed limit is 10MPH. Multiple car parking behind garages is only allowed if the parking surface width can accommodate the cars. Visitors MUST park in the public parking lot unless an owner/resident has vacated their spot to
accommodate a visitor.

INOPERABLE VEHICLES

The BOD may order any inoperable or unlicensed vehicles removed from the premises and if not removed within 25 days, the vehicle shall be towed, with towing and storage costs at the owner's expense. Vehicles found not in compliance with parking rules are subject to ticketing and towing at the
owner's expense. Special accommodations must go through the BOD for approval.

GARBAGE/RECYCLED REFUSE

Garbage must be enclosed in tied plastic garbage bags and disposed of in the dumpsters, located in the front main parking lot.
Garbage is not allowed to be stored outside the units or on the decks.

PETS

Residents are restricted in the number of pets, to 2 dogs and 2 cats per unit. Dogs must be registered with the HOA Secretary and licensed with the Town of Grafton. **Dogs are not allowed to roam the common area unattended.**

Dogs must use the TALL grass areas east and west of the two main roadways or the north end field areas as their toilet areas. Droppings on common area lawns must be picked up or tossed into the TALL grass immediately. Owner rental units are responsible for making sure their tenant follows pet rules. Dogs should be leashed when walking in the courtyard area (for protection of the general public and children).

Residents are strongly encouraged **not** to feed wildlife, by leaving food out in **common areas, near units.** This should discourage small animals from entering and taking up residence inside units.

COMMUNITY SEPTIC SYSTEM/WELL WATER

Stonecroft utilizes its own septic system. The system is located on the north end of the complex and is pumped semi-annually to maintain the system.

Please only use single ply toilet tissue. Do not flush sanitary napkins,
tampons, condoms, cigarette butts, Q-Tips or diapers down the toilet. Do not place grease, fats, coffee grounds or paper towels down the drain. Do not place toxic substances such as cleaning fluids, oils, paints, disinfectants, pesticides, etc., down the drain. This can destroy the bacteria action of the septic system.

The community well is located at the courtyard gazebo. Water is tested in accordance with The Dept. of Natural Resources Rules and Regulations.

PAVILION

The pavilion is available to all residents for personal use. HOA Secretary maintains a reservation schedule. To obtain permission to use the Pavilion for a party, please attend a board meeting or contact the Secretary. (BOD may require a maintenance deposit, rental of Porto lets, or the purchase of additional liability insurance). Use of time is limited to 11PM.

GAZEBO

The Gazebo is the control center for all utilities (Lighting, Septic, Well),
which is vital to Stonecroft, therefore is not available for parties and events.

BOARD OF DIRECTORS (BOD) – General Meetings/Special Events

The Board meets once a month, usually the 3rd Tuesday at the Chapel. An Association general meeting is held each year in December for the purpose of electing officers for the upcoming year.

VIOLATION

Violation of rules by any unit owner or unit owner's tenants

subjects that owner to comply with any Notice of Violation delivered by the BOD. Such
Notice of Violation may request compliance by a specific date and may
require special assessment cost if not remedied.

Any violation or failure to follow all rules and guidelines contained in Article VII sections 1, 2, 2a, 2b, and 2c of the Stonecroft Condominium Association bylaws will result in a fine of up to $20,000 to be assessed against the grantor and/or grantee associated with any transfer of ownership.

WATER MAIN

Water main shut off valves are located in 2204, 2205, 2211, 2212, and 2219.

TELEPHONE MAIN INSTALLATION BANKS

Telephone main installation banks are located in 2208 and 2213.

SNOW PLOWING AND SHOVELING

BARBEQUE GRILLS AND FIRE PITS

Any type of open flame, grill, barbeque cooking device, heating device or fire pit on deck balconies is prohibited. These items are also prohibited under overhangs or within ten feet of a structure. Electric grills are an acceptable alternative.