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# *Forward*

This booklet will serve as a handbook for new and existing residents of Stony Hollow. This Publication includes: The house rules, and other important information about Stony Hollow. Please look it over.

Sincerely,

The Board of Directors

*Stony Hollow*  
*Board of Directors*

**MISSION STATEMENT**

*The single most important fiduciary duty of the Board of Directors is to increase shareholder value at Stony Hollow. This is accomplished through professional oversight, management of the budget, upkeep, beautification of the buildings, maintenance of the grounds and execution of the bylaws with the highest integrity; representing the people of Stony Hollow.*

*The Board will always ensure that the buildings are structurally sound and address all issues in a timely and professional manner. We strive to keep Stony Hollow a beautiful, secure, safe and financially sound community that shareholders are proud to live in.*

# CHECKLIST FOR NEW OWNERS

## LIST OF THINGS NEW OWNERS MUST DO

1. Make sure you get all keys fobs from the previous owner at closing. Extra key fobs are \$55 and can be obtained from the maintenance office in building 7.
2. Go to maintenance with your car registration and license to obtain a Stony Hollow parking Sticker.
3. While you are at maintenance, give them your phone number(must be a 631, 516 or 934 area code ONLY) along with the building and unit that you reside in. Tell them what number you would like to have programmed in to the front gate call box and the front door call box of your building. When guests pull up to the gate and call you from the box, hit the number 9 on your phone and the gate will open up granting them access to the parking lot. The front door of the building will buzz by hitting 9 on your phone when someone calls from the front door of the building.
4. You must call cablevision, tell them your address and that you are under the **bulk rate community package**. You will get a separate bill for your cable box and any extras. The Optimum Voice phone is around \$ 29 per month if you request it. This will be billed separately.
5. You must park legally with in two lines (a normal parking spot) at all times. Non-compliance of the parking policy may result in your vehicle being towed and it will cost \$250.00 to retrieve your vehicle. Parking in front of **Fire Zones** and **Dumpsters** will get your vehicle towed and impounded.
6. All pets must be registered with a photo and fall within the legal weight limit of 25 lbs or less. This must be done within 5 business days of moving in or a penalty will result.
7. Most forms can be found at ([WWW.STONYHOLLOW.NET](http://WWW.STONYHOLLOW.NET) ) on the forms page. Any other forms can be obtained at the maintenance office.
8. Please sign up for the online Newsletter that you will receive in your e-mail at ([WWW.STONYHOLLOW.NET](http://WWW.STONYHOLLOW.NET))
9. Please EMAIL [BOD@STONYHOLLOW.NET](mailto:BOD@STONYHOLLOW.NET) with your name, building number and unit number info. Please include your phone number. This will add you to the automated calling list when the Board makes an announcement via telephone through a prerecorded message.
10. The star tax rebate form can be found at the Town of Brookhaven's website. If you are eligible, fill it out. The tax rebate will be reflected on your maintenance bill if approved by the town.

Maintenance office: 631-474-5687

# **CONTACT INFORMATION**

## **BOARD OF DIRECTORS**

Email: [BOD@stonyhollow.net](mailto:BOD@stonyhollow.net)

## **FAIRFIELD PROPERTY SERVICE (PROPERTY MANAGEMENT AGENCY)**

460 Old Town Road owners, Corp  
C/O Fairfield Property Services  
538 Broad Hollow Road  
Melville, New York 1747  
Phone: (631) 499-6660  
Fax: 631-499-2042

## **ROBERT C. WIRTH, ESQ.**

357 Veterans Memorial Hwy.  
Commack, NY 11725  
Phone (631) 864-0800  
Fax (631) 864-3599

## **MAINTENANCE DEPARTMENT**

Office Located in Building #7  
Office hours: Mon-Fri 8 AM to 4:30 PM  
(631) 474-5687  
Email: [maintenance@stonyhollow.net](mailto:maintenance@stonyhollow.net)

# 460 OLD TOWN ROAD OWNERS CORPORATION

## STONY HOLLOW HOUSE RULES

### VERSION 14.1

May 1, 2017

Dear Shareholder,

As of May 1, 2017, this version (version 14.1) of the Stony Hollow Rules for 460 Old Town Road Owners Corporation supersedes all previous versions. ***All previous are null and void.***

PLEASE READ THROUGH THIS ENTIRE DOCUMENT AS THERE HAVE BEEN UPDATES AND CHANGES TO THE HOUSE RULES.

As always, if you have any questions, please email the board of directors at(BOD@stonyhollow.net) or contact the corporations Management company or Attorney.

Sincerely,

The Stony Hollow Board of Directors

# **STONY HOLLOW HOUSE RULES**

## **BUILDINGS**

### **AIR CONDITIONERS**

1. Replacement or repair of air conditioners and air conditioner sleeves are the responsibility of the shareholder.
2. Air conditioners must not be placed in the window. Window air conditioners are not allowed.
3. All A/C units must be through an air conditioner sleeve or through the brick and sealed with mortar by a professional contractor.
4. Anyone found to have a window air conditioner will be fined accordingly.
5. All sleeve air conditioners must **fit snug in the sleeve**. Any air conditioner that doesn't fill the sleeve completely will be given 30 days to replace the unit with a unit that fit properly. If not in compliance, shareholder will be fined accordingly.
6. Portable room air conditioners are permitted. They must have an automatic shutoff when the pan fills up. The portable unit window air intake **must** be placed NEATLY in the window.

### **Hallways**

1. The public hallways of all buildings shall not be used for any purpose other than entering and exiting the building.
2. There is no smoking in the hallways.
3. Do not obstruct the hallways with garbage, toys, strollers, bikes, footwear or any property. This is a fire hazard.
4. Please do not congregate in the hallways, as this both a fire hazard and quality of life issue. (Noise echoes throughout the hallway and this may disturb other residents).
5. There is no decorating of the hallways with furniture, pictures, paintings or any other item without the consent from all neighbors and the Board of Directors as the hallways are a shared common area.
6. Anyone not following these rules will be fined accordingly.
7. Doors in hallways must be closed at all times. Fire department regulation, NO propping open of doors allowed.

## **CARPETING**

1. All upstairs units must have wall to wall carpeting in all bedrooms, hallways, and living room areas.
2. The carpeting must be a good quality residential grade carpet.
3. There must be padding underneath all carpeting. The padding must be 8 pounds density padding. This is usually the highest quality padding that the carpet store offers. This cuts down the noise factor between you and the neighbor below you.
4. Bathroom and kitchen areas do not need any carpeting.
5. The area under and around the swing space of the front doors do not need any carpeting.
6. The dining area does not require carpeting.
7. Wood and tile flooring in upper units can only be installed in kitchen, bathroom, and dining area. If installed in any other area flooring must be removed and carpet and padding must be installed on unit subfloor.

## **CONSTRUCTION IN UNITS**

1. If any shareholder is planning on upgrading their kitchen, bathroom, electric or plumbing; a construction application must be filled out. Starting work without an approval will result in shutdown and fine.
2. In the construction application, please provide in detail as to what is being done in the unit and have proof of the contractor's license and insurance.
3. Only license and insured contractors are allowed to do plumbing and electrical work in any unit.
4. Maintenance will review and approved your application if the contractors have the proper credentials.
5. Contractors are only permitted to work between 8A.M and 6 P.M. week days only upon construction application approval. Saturday construction may be granted with prior Maintenance APPROVAL only. NO SUNDAYS.
6. ANY altering of brickwork to the outer building is prohibited.
7. If Plumbing needs to be shut off to the entire building for any project, maintenance must have 24 hours' notice and the building water for non-emergency projects can only be shut off on weekdays between the hours of 9:00 A.M. and 3:00 P.M.
8. Tub/Tile resurfacing can only be done on the weekdays in the months of April, May, September and October, WEEKDAYS ONLY between the hours of 9:00 A.M. and 5:00 P.M. The unit must have all windows open and the company must have a fan pointing out the window. The bathroom fan must also be shut off so the harsh chemicals do not permeate through the entire building. These fumes can be hazardous to residents and pets.



## **ITEMS NOT ALLOWED IN UNITS**

1. Washer/Dryers
2. Water Beds
3. Surrounds Sounds
4. Any type of gas powered motor, garbage disposals including but not limited to mopeds and motorcycles.
5. Whirlpool/jetted tubs with any type of motor

## **PLUMBING**

1. Toilets and other plumbing devices in all units must not be used for any other purpose than for which they were constructed.
2. Disposal of kitty litter, rags, paper towels, garbage, grease or anything else that is not meant to be dumped in to the plumbing system is not allowed. The cost of any repairs of this nature will be charged back to the shareholder. This includes personal wipes and feminine products labeled flushable.
3. Leaks and plumbing issues/concerns should be reported to onsite maintenance immediately
4. Heat zone valves are the responsibility of unit owner any zone valve found defective must be replaced within 10 days.
5. If the plumbing service is called by a resident and it is found that the corporation is not responsible for the charge incurred, the shareholder will either pay the plumber on site directly or will be charged back as a future maintenance bill. There are no exceptions.
6. Toilet stoppages. If maintenance is called for toilet stoppage and stoppage is in your toilet and not main line charges will be applied to your account.

## **WINDOWS**

1. Shareholders can have windows installed at their own expense. There are multiple window companies that can be utilized.
2. All deteriorating windows must be replaced within 30 days if it is determined that the window is affecting the building structure or heating costs in any way.

**PHASE OUT OF OLD ALUMINUM WINDOWS: ALL ALUMINUM WINDOWS MUST BE REPLACED BY MARCH 1<sup>ST</sup>. 2019. Non-compliance will result in fines per window per month.**

## Approved Window Companies

1. Unified Windows: contact unified 1-888-631-2131
2. Home Depot AC12 Series Vinyl Windows and Sliding Glass Door: local home depot store
3. Tri State Window Factory: 4100 Series Vinyl Windows 1 800 645-4568

## Window Specifications

- Vinyl windows
- Must be able to unclip windows from frame to open in for cleaning
- Must have the grills in the windows
- Must be energy star rated
- Must be double or triple pane
- Must have locks on all windows (locking the windows in the winter keeps any drafts out)

## TRASH/RUBBISH DISPOSAL

1. All trash must be put into dumpsters. Do not leave anything outside of dumpsters.
2. Please keep lids closed
3. Following items are **NOT** to be put in or left at dumpsters
  - Furniture
  - Appliances
  - Mattresses
  - Construction debris
  - Tires
  - Hazardous materials
4. Large bulk items must be brought to disposal area by playground (fenced in area with disposal sign)  
Please note on sign what is acceptable to put in area
5. Violators of disposal rules will be fined.

Any questions on disposal call maintenance dept.

**DO NOT LEAVE ITEMS OUTSIDE DUMPSTERS**

## **WASHERS AND DRYERS**

1. Washers and dryers are only permitted in the laundry rooms in buildings seven and twenty seven.
2. No shareholder is permitted to have clothes washers or dryers in their personal units. There are no exceptions to this rule. The plumbing pipes are not equipped to handle the wastewater.
3. Anyone found in violation of this policy will be fined accordingly on a monthly basis until the equipment is removed.

# **QUALITY OF LIFE ISSUES**

## **NOISE RULES**

1. Excessive/disturbing noise is not permitted in the buildings.
2. No shareholder shall produce noise that disturbs the quality of life of other shareholders in the building between the hours of 10 PM and 8AM.
3. Surround Sound Stereo systems are not allowed to be hooked up to computers, stereos and sound systems or television in any unit at any time.
4. All construction must be done between 8AM and 6PM.
5. Moving in or out must be scheduled between 8AM and 8PM.
6. Treadmills in upper units must have treadmill mat underneath-hours of use 8AM-9PM only

## **SMOKING RULES**

### **NO SMOKING WITHIN 25 FEET OF BUILDINGS**

1. If residents complain to the Board or Management Company in regards to excessive cigarette smoke permeating from a shareholders' unit, affecting the hallways, surrounding units, a warning letter will be sent and fines levied accordingly. If the cigarette smoke or odor continues and does not subside, a fine will be imposed. This is a serious issue as all people have a right to breathe clean fresh air in their personal units and hallways.
2. Please respect your neighbors and smoke on your patio when possible, or open windows if you are on the second floor.
3. Please be courteous of your neighbors at all times regarding smoking.
4. Please ventilate your unit with a window fan that is placed in the window of the room that you are smoking in, so that it may assist with dissipation of the cigarette smoke.
5. Cigarette butts are not to be discarded anywhere on common grounds. Anyone found in violation of this policy will be fined accordingly.

## **MOVING IN OR OUT**

1. All residents must move in or out between 8AM and 8PM daily.
2. All residents are responsible for any damage to hallways or other common ground property that occur while moving in or out.

## **ALL RESIDENTS MOVING IN MUST:**

1. Register all vehicles and get parking stickers. Failure to do so will result in a fine.
2. Give maintenance the forms to have your phone number programmed in to the gate.
3. Sign up for the automated emergency call list by emailing your contact information to the Board.
4. Register all pets by filling out pet registration forms and paying registration and dog bag fees.
5. Fill out the forms for a seasonal pool pass.

## **PATIOS**

1. No clothes lines or laundry are to be placed on the patios.
2. No unsightly umbrellas or other items that are not maintained (ripped fabric, etc.) are allowed on patios.
3. No awnings are to be constructed over the patio.
4. No motor vehicles or gas powered vehicles are allowed on patio.
5. No garbage cans or bags of garbage are allowed to be stored on any patio. This attracts vermin.
6. Nothing higher than the fence should be on the patio. This includes storage bins, sheds and other items.
7. No pets are allowed to use the patio as a kennel. No pet feces are allowed on patios.
8. No bird food is allowed on patios as it attracts vermin.
9. No permanent or temporary decking is allowed on top of concrete patios.

## **FENCES**

1. Fences are to be installed around all patios. The shareholder must adhere to the fence specification below.
2. Fences are the responsibility of the shareholder to purchase, install and maintain.
3. All fences must be installed with the 4X4 post up against the concrete patio. Do not go further in to the common area.
4. Any fence that is in an old, dilapidated condition or not the correct specifications must be replaced by the shareholder of the said unit at the shareholders expense.
5. Any shareholder selling a downstairs unit that does not have a fence will not be able to go in to closing on the unit until an approved fence is installed.
6. No barn or double gate on fence is permitted. Maximum gate width 50 inches.

**Fence Specifications:**

- 5-foot Cedar # Fence or 5 foot PVC fence that matches the Cedar #1.
- All Fences must be dog eared style, whether cedar #1 or PVC matching cedar #1.
- All fences must have a coat of weatherproofing on both sides. PVC fences can have light cedar.
- The weatherproofing can either be a clear coat or light cedar stain.
- Fence must be installed 2 inches off the ground, not any higher.
- NO PAINT OR DARK STAIN PERMITTED.

**NEGLIGENCE ISSUES**

1. If any resident is found to endanger the safety of other shareholders or residents by negligent acts such as leaving their gas stove on, that said shareholder will be fined accordingly.

# COMMON AREA

## ENTIRE COMMON AREA

1. Anyone found to be vandalizing or destroying any common area of any kind will be prosecuted to the full extent of the law.
2. There are no fliers allowed to be posted ANYWHERE other than the laundry room bulletin board.
3. "Sidewalk "chalk in NOT ALLOWED anywhere other than the shareholders patio.
4. Loitering in the common area, smoking near sidewalks and sitting on steps smoking is not permitted.
5. Fireworks are strictly prohibited.
6. No feeding of wildlife-bird feeders NOT allowed NO food allowed to be placed out for animals.

## GATES

1. Anyone found to be tampering with the gates or gate equipment will be prosecuted to the full extent of the law, charged for all damages, and fined accordingly as well.
2. THERE IS ABSOLUTELY NO LIFTING OF THE GATES MANUALLY. This will be considered tampering with the gates.

## SECURITY CAMERAS

1. Anyone found to be tampering with any security surveillance equipment will be prosecuted to the full extent of the law.

## LAWN AREAS

1. No vehicles are allowed on the lawn at any time for any reason.

Any shareholder breaking this rule will be fined accordingly.

## PLANTING IN GARDEN AND GRASS COMMON AREAS

1. The common area is corporation property, and the corporation reserves the right to remove any planting in common area, at any time.
2. Planting small shrubs, bushes or flowers within 3 feet of your fence line is permitted.
3. The corporation is not responsible for any shareholders planted or decorative items.
4. No trees are permitted to be planted on the premises.
5. No signage, seating, torches or open flame lighting in the gardening area is permitted.
6. ABSOLUTLY NO BAMBOO ALLOWED. THIS WILL BE REMOVED AT THE OWNERS EXPENSE.

Any questions regarding planting- please contact the maintenance department.

## **PLAYGROUND**

1. There is absolutely no smoking on the playground.
2. No pets are allowed on the playground.
3. No food or drink is allowed on the playground.
4. No "sidewalk chalk" or graffiti of any kind is allowed on the playground.
5. No bikes are allowed past the playground gates on to the safety surface.
6. Playground hours 6AM-10PM

## **POOL AREA**

1. All residents must have proper pool passes for residents and guest.
2. All pool passes and rule agreement form must be signed for by the resident of each unit.
3. There are no more than four (4) guests allowed per pass over 4 must pay daily fee. Maximum 8 people per unit.
4. Guest must always be accompanied by the residents from that unit.
5. All people must adhere to the pool signage and staff rules while in the pool and on the deck.
6. All children under the age of 16 must be accompanied by an adult.
7. One pool pass will be given per unit.
8. Pool pass replacement will be a charge of \$25.00
9. The staff and Board reserve the right to ban anyone from the pool for any reason.

**Residents in arrears or with unpaid fines will NOT be permitted entry to the pool areas as residents "GUEST" or by the use of other residents pool pass.**

## **PARKING**

1. Parking is only allowed in designated parking areas. This is only between the white parking spot lines.
2. No parking is allowed in the fire zones, in front of the dumpsters or any other area that is not marked as a parking spot.
3. Any violators will be towed at any time without notice.
4. Commercial vehicles owned by residents must park down by the pool area across from building 15 and in upper parking lot facing the West side of the lot. Commercial vehicles are any vehicles with commercial plates or writing on vehicle.
5. All commercial vehicles larger than the size of a van are prohibited.
6. Boats, jet skis and other recreational vehicles are prohibited from parking at Stony Hollow.

7. All Shareholders will be held responsible for their guest, contractors, deliveries, etc.
8. Any vehicle without plate (TAGS) will be towed.
9. Any vehicles with an expired registration will be towed
10. Vehicles with covers must be able to have the registration and plates displayed.
11. Any vehicle sitting for longer than 10 days in the same parking spot without moving it will be towed.
12. Any vehicle visibly inoperable with a flat tire, or any mechanical issues, that sit for more than one week will be towed.
13. The Board reserves the right to have roving security come in on alternating random nights to patrol the parking lots for illegally parked cars, and call the towing company to have them removed without warning.
14. Any vehicle that cannot be identified through a resident pass on the window can be towed for any reason at any time.
15. GUEST PASSES can be obtained from the maintenance office for guest staying at Stony Hollow. All guest passes must have the building and unit number of the shareholder marked clearly on the pass.
16. No resident or guest shall repair or permit the repair of any motor vehicle on Cooperative Corporation property, with the exception of emergency roadside assistance. Any violation of this provision will result in a fine of \$500.00 per occurrence.
17. Residents who do not adhere to the parking rules and regulations will be subject to fines and towing at the owner's expense without notice. All residential parking is on a first come first serve basic. Reserving parking spaces is strictly prohibited.
18. PODS are NOT permitted on property. A fine of \$500.00 per day will be assessed.
19. No dumpsters allowed on property without maintenance dept. approval.
20. Board reserves the right to ban any vehicle from property.



# GENERAL RULES

## RESALE APPLICATION FEE

1. There will be a non-refundable resale application fee collected for each resale application submitted. This is in addition to the fees collected by the management company for background and credit reports.

## FLIP TAX (TRANSFER FEE)

1. The corporation charges a “flip tax” or transfer fee for the transfer of shares from seller to purchaser. The certified check will be made out to “460 Old Town Road owners Corp” and will be collected at closing.

## MAINTENANCE FEES

1. The maintenance fees are due on the first (1<sup>st</sup>) day of every month.
2. Maintenance fees not received by the seventh (7<sup>th</sup>) day of the month will be considered late and a late charge will be applied to the shareholders account and maintenance bill.
3. Any maintenance fee not received by the 7th day of the month will incur legal fees that will be added to the shareholders account monthly maintenance bill.

## SUBLETTING

1. As of January 1<sup>st</sup> 2013, there is absolutely **NO SUBLETTING** (RENTING OF YOUR UNIT ALLOWED). This rule applies to all Stony Hollow residents and shareholders.
2. All Shareholders that were subletting in the past will still be held accountable for unpaid sublet fees.
3. All shareholders that that did not have their tenants vacate the unit or shareholders that are illegally subletting will be fine One Thousand dollars (\$1000.00) per month until the tenant vacates and those fines will stay on the maintenance bill until it is paid off.

## LOCK OUTS

1. Shareholders are responsible for their own keys. After hours, do not call maintenance for a spare key. If maintenance is called and responds after maintenance hours a Two Hundred dollar (\$200.00 fine) will be charged to the shareholders account.

## **GENERAL**

The Board strongly recommends all shareholders and renters have property insurance. If you are found liable you are responsible for damages to your unit, other units and common areas.

Any resident who harasses a staff or board member will be subject to fines and legal action.

Vandalism-Vandalism will not be tolerated. Anyone committing an act of vandalism will be fined \$500.00 plus cost of any repairs and subject to prosecution.

## **PETS**

1. **All pets must be registered with the community before the pet is on the premises, residing at Stony Hollow.**
2. There shall never be more than one (1) pet in a studio and one bedroom unit or more than two (2) pets in a two to three bedroom unit.
3. **No new pets with the potential of weighing more than twenty five pounds (25lbs) will be accepted in to the community.**
4. The pet registration form must be filled out by the pet owner and the pet's veterinarian. The veterinarian will confirm the pet is vaccinated and will not grow to be above 25lbs.
5. No dog may reside in the community without being approved by and registered with the corporation.
6. No dogs are allowed to be off the leash and the leash must be in the hands of the owner, walking the dog. Any shareholder that allows the dog to walk around on an unattended leash will be fined.
7. Pet forms can be found on the forms page of [www.stonyhollow.net](http://www.stonyhollow.net) or mailed to the shareholder by the management.
8. All feces must be picked up immediately by the shareholder walking the dog. Failure to do so will result in a fine.
9. No pets are to be tied to trees, fences or any fixed object in the community.
10. Any pet larger than the weight limit or pets that are brought in without approval are subject to immediate removal and fines to the shareholders account without exception.
11. All non-registered dogs are subject to a \$250.00 fine per dog per month until all forms are complete and registration fees paid.
12. No aggressive pets will be permitted on property.
13. Any family member living in the unit in the absence of the shareholder cannot have a pet of any kind.
14. All cats must be indoors. Cats may not roam property.
15. **Failure to adhere to any of these rules will result in fines and possible removal of the pet.**

## **OCCUPANCY RULES**

1. There shall be no more than 2 occupants living in a studio unit.
2. There shall be no more than 2 adults and one child living in a one bedroom unit.
3. There shall be no more than 4 occupants living in a two bedroom unit.
4. There shall be no more than 5 occupants living in a three bedroom unit.

## **30 DAY RULE**

1. Any guest staying longer than thirty (30) days shall be interviewed by the board when they first arrive. Failure to comply will result in illegal sublet fines.

## **EMERGENCY CALLS**

1. Any emergency calls to maintenance after hours that are not deemed an emergency shall reflect a \$250.00 fee on the shareholders account. Emergency calls after hours consist of major leaks, heat, sewage or fire emergency.
2. Gas smells – call 911 or National Grid 1-800-490-0045 immediately.

**END OF HOUSE RULES**

# FINES

<b>BUILDING VIOLATIONS</b>	
AIR CONDITIONER IN WINDOW	\$250 PER MONTH UNTIL RESOLVED
WRONG SIZE AIR CONDITIONER IN SLEEVE	\$250 PER MONTH UNTIL RESOLVED
HALLWAYS (LEAVING ITEMS OUT)	\$75 PER INSTANCE.
DAMAGE TO HALLWAYS OR CARPETS	Cost of repair
CARPETING	\$250 A MONTH UNTIL RESOLVED
ITEMS NOT ALLOWED IN UNITS AS SPECIFIED	\$1000 PER MONTH UNTIL RESOLVED
ALL PLUMBING VIOLATIONS	\$250 PLUS PLUMBING COST FOR REPAIR
WINDOWS	\$250 PER MONTH UNTIL RESOLVED
FIREWORKS	\$500.00
QUALITY OF LIFE VIOLATIONS	\$250 PER MONTH PER INCIDENT
EXCESSIVE SMOKING AFFECTING NEIGHBORS	\$250
PATIO VIOLATIONS	\$250 PER MONTH UNTIL RESOLVED
FENCE	\$250 PER MONTH UNTIL RESOLVED
NEGLIGENCE VIOLATION (LEAVING A GAS STOVE ON, ETC.)	\$250
LAWN AREA/ SPRINKLER DAMAGE FROM DRIVING ON LAWN	\$250 PLUS COST OF REPAIR
POOL	<b>PASS REVOCATION OF POOL PRIVILEGES</b>
PARKING POD VIOLATION CAR REPAIRS	Towing at owners expense without warning \$500.00 PER DAY \$500 PER OCCURANCE
<b>GENERAL RULE VIOLATIONS</b>	
MAINTENANCE	LATE FEE CHARGE
SUBLETTING	\$1000 PER MONTH
LOCKOUTS AFTER HOURS	\$200
PETS NOT REGISTERED	\$250 PER MONTH PER PET
PET OFF LEASH AND PET WASTE	\$100 1 <sup>ST</sup> . OFFENSE
	\$200 2 <sup>ND</sup> OFFENSE
	\$500 3 <sup>RD</sup> OFFENSE
	4 <sup>TH</sup> OFFENSE PET EXPELLED
	FROM STONY HOLLOW
OCCUPANCY	\$1000 PER MONTH
TRASH DUMPSTER VIOLATION	\$100 AND UP
CONSTRUCTION WORK VIOLATION	\$500-\$1000 PER VIOLATION

