

2024

SHV



Stonehill Village
Common Area
Rules and Regulations
January 2024

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1. INTRODUCTION

These Rules and Regulations describe the purpose, usage and accessibility of the developed Common Areas and Recreation Facilities at Stonehill Village and explain the general rights and obligations of all Members, residents, families, visitors, and guests as defined in the STONEHILL VILLAGE MASTER DECLARATION and other governing documents (collectively, the “Governing Documents”).

The Common Areas and Recreation Facilities at Stonehill Village are maintained and governed by the Stonehill Village Community Association (the “Association”). They have been meticulously planned and designed to provide the Members with a Community lifestyle in which they can take pride. The Association is committed to making Stonehill Village an ideal community for all of its residents. Each Association Member is expected to do their part in maintaining the Stonehill Village Community by following the Rules and Regulations. Failure to abide by the Rules and Regulations, and all Governing Documents, may result in the revocation of privileges.

These Rules and Regulations have been approved and adopted by the Board of the Association.

Effective Date: July 7, 2000

Amended November 2022, and incorporates all previous amendments

2. OWNERSHIP: WHO CAN USE THE RECREATION FACILITIES AT STONEHILL VILLAGE

- a) Individual Owners
- b) Entity Owners
- c) Trust Owners
- d) Tenants
- e) Guests
- f) Special Privileges

(A) Individual Owners

Who Is an Individual Owner? For purposes of these Rules and Regulations, an “Individual Owner” is a natural person who owns legal title to a Lot at Stonehill Village. If your personal name is not on a recorded deed to a Lot in Stonehill Village, you are not an Individual Owner. For married couples, both spouses are considered to be Individual Owners, whether the deed to their Lot is in both or only one of their names.

Individual Owner’s Privileges. Individual Owners have full privileges to use and enjoy all Recreation Facilities at Stonehill Village, subject to all Governing Documents and Rules and Regulations adopted by the Board of the Association.

Immediate Family Member Rule. For purposes of these Rules and Regulations, “Immediate Family Members” are those individuals who are the children (natural, adopted, step or foster) of an Individual Owner and permanently reside in that Individual Owner’s residence at Stonehill Village. All other family members or relatives of an Individual Owner are subject to the Rules and Regulations concerning Guests. Immediate Family Members derive their rights to use the Recreation Facilities only through their relationship with the Individual Owner and residence in Stonehill Village. Immediate Family Members of an Individual Owner have full privileges to use and enjoy the Recreation Facilities in the same manner and to the same extent as the Individual Owner, subject to limitations regarding age.

General Age Considerations. All age requirements in these Rules and Regulations are intended to achieve a careful balance between open accessibility and the need for safety in the use of the Recreation Facilities for all Individual Owners, Immediate Family Members and Guests. It is impossible to define an exact age that is universally appropriate for each aspect of the Recreation Facilities because of natural differences in the development, maturity, and responsibility of individuals. These Rules and Regulations reflect a reasonable effort to weigh all factors fairly without any intention to be unfair or discriminate against any class of individuals, whether based on age or otherwise.

Personal Responsibility. Notwithstanding anything in these Rules and Regulations, each Individual Owner is always personally responsible for the conduct, acts or omissions of his or her Immediate Family Members and Guests at all times. This personal responsibility applies regardless of whether the Individual Owner is personally

accompanying the Immediate Family Members.

Minor Immediate Family Members. Except where these Rules and Regulations state a different age, Immediate Family Members who are under the age of 16 may not access the Recreation Facilities unless they are personally accompanied by the Individual Owner.

Adult Immediate Family Members. Except where these Rules and Regulations state a different age, Immediate Family Members who are 16 years old or older may access to the Recreation Facilities without being personally accompanied by the Individual Owner.

Suspension of Privileges. The privileges of an Individual Owner and his or her Immediate Family Members to use and enjoy the Recreation Facilities continue if the Owner is in good standing with the Association (i.e., in compliance with the requirements of the Rules & Regulations and the other Governing Documents). If the Individual Owner or any of the Individual Owner's Immediate Family Members or Guests are in violation of any Governing Documents for Stonehill Village, the Board may suspend the Recreation Facilities privileges. The suspension may apply to the Individual Owner or to one or more of the Individual Owner's Immediate Family Members individually, at the discretion of the Board. If an Individual Owner's privileges are suspended, the suspension automatically applies to all of the Individual Owner's Immediate Family Members and Guests, as well.

(B) Entity Owners

Who Is an Entity Owner? For purposes of these Rules and Regulations, an "Entity Owner" is any corporation, general or limited partnership, limited liability company, incorporated or unincorporated association or other form of legal entity that holds title to a Lot in Stonehill Village. Entity Owners should contact the Property Manager for more detail regarding the rights and responsibilities of Entity Owners.

Entity Owner Rule. Each Entity Owner may designate only one individual who has the right to exercise the privileges of the Entity Owner regarding the use and enjoyment of the Recreation Facilities. The individual designated by the Entity Owner will be referred to as the "Beneficial User." The Beneficial User must always be a present holder of an ownership or beneficial interest in the Entity Owner. For purposes of these Rules and Regulations, a designated Beneficial User has the same rights and privileges, and is subject to the same limitations, as an Individual Owner, including those pertaining to spouses and Immediate Family Members. All other owners, beneficiaries, members, directors, officers, employees and agents of the Entity Owner are subject to the Rules and Regulations concerning Guests.

Registration of Beneficial User. An Entity Owner that desires to designate its Beneficial User must register that individual with the Board of the Association before the privileges of the Beneficial User will begin. The registration will be on a form provided by the Property Manager, and must contain all of the information requested by the Property Manager. Each registration will remain in effect until revoked or substituted by written notice to the Board from the Entity Owner. There will not be any charge for registration of a Beneficial User, as

long as that registration remains in effect for a period of at least 12 consecutive months. If an Entity Owner changes the designation of its Beneficial User within 12 months of the last designation, the Board may charge a reasonable administrative fee for registration of the new Beneficial User.

Suspension of Privileges. The privileges of an Entity Owner and its Beneficial User to use and enjoy the Recreation Facilities continue if the Entity Owner is in good standing with the Association. If the Entity Owner or its Beneficial User is in violation of any Governing Documents for Stonehill Village, the Board may suspend the Recreation Facilities privileges. The suspension may apply to the Entity Owner or to the Beneficial User, in the discretion of the Board. If an Entity Owner's privileges are suspended, the suspension automatically applies to all of the Entity Owner's Beneficial Users and Guests, as well. If an Entity Owner's Beneficial User is suspended, it is the discretion of the Board whether it applies to the Entity Owner as well. The length of the suspension in all cases is also at the discretion of the Board.

(C) Trust Owners

Special Rules for Trusts. The Board acknowledges that some people may choose to own a Lot in the name of a trust, whether for estate planning purposes or for some other reason. All trusts are considered to be Entity Owners, and subject to the same Rules and Regulations described in the preceding section. However, there are special exceptions for certain trusts. The Recreation Facility privilege of an Entity Owner who is a trust depends upon the type of trust.

Grantor Trusts. A grantor trust is one in which the grantor(s), trustee(s) and beneficiary or beneficiaries who hold a present interest in the trust are all the same individual(s). In the case of a grantor trust, the individual(s) who hold all three capacities are all considered to be Individual Owners for purposes of these Rules and Regulations. The Immediate Family Member rule applies to Grantor Trust Owners. All other contingent beneficiaries or successor trustees who are not Immediate Family Members in a grantor trust are subject to the Rules and Regulations concerning Guests.

Non-Grantor Trusts. A non-grantor trust is any trust that does not meet the preceding definition of a grantor trust. All non-grantor trusts are considered to be Entity Owners and are subject to all of the Rules and Regulations concerning Entity Owners.

Suspension of Privileges. The privileges of all grantor and non-grantor Trust Owners are subject to suspension to the same extent and in the same manner as stated in these Rules and Regulations for Individual Owners and Entity Owners, respectively.

(D) Tenants

Who are Tenants? For purposes of these Rules and Regulations, a "Tenant" is an individual or individuals who reside in a residence on a Lot in Stonehill Village under a written or oral agreement with the Owner of the Lot, but who do not hold legal title to the Lot on which the residence is located.

Tenant Rule. As the rental of homes in Stonehill Village is generally prohibited, except in extreme circumstances, no Tenant may gain privileges under these Rules and Regulations unless the Board of the Association approved the oral or written tenancy arrangement prior to the Tenant moving into Stonehill Village. An Owner, whether an Individual Owner or Entity Owner, who has obtained such prior approval from the Board, may designate its Tenant as the Beneficial User of the privileges to use and enjoy the Recreation Facilities at Stonehill Village in the same manner as Entity Owners may designate a Beneficial User. However, if there is more than one individual Tenant in a single residence, the Owner may designate no more than two adult Tenants as the Beneficial Users. The Immediate Family Member rule applies to Immediate Family Members of a Tenant who is a Beneficial User. During the period of time in which a Tenant is designated as the Beneficial User, the Recreation Facility privileges of the Owner are temporarily terminated, and the Owner may then only use the Recreation Facilities as a Guest, subject to the Rules and Regulations concerning Guests. The Owner's full Recreation Facility privileges as an Owner will be restored automatically upon termination of the Tenant's designation as a Beneficial User, unless the Owner then designates a different Tenant as the Beneficial User. A Tenant can remain a Beneficial User only for as long as the tenancy exists.

Suspension of Privileges. The privileges of all Tenants who are designated as a Beneficial User are subject to suspension to the same extent and in the same manner as stated in these Rules and Regulations for Individual Owners and Entity Owners.

(E) Guests

Types of Guests. For purposes of these Rules and Regulations, "Guests" are any individuals who are not Owners or Beneficial Users with present Recreation Facility privileges under these Rules and Regulations. "Local Guests" are those individuals who are visiting an Owner, Beneficial User, or their Immediate Family Members, but who are not staying at their residence more than one night. "House Guests" are those individuals who are visiting an Owner, Beneficial User, or their Immediate Family Members, and who are staying at their residence more than one night.

Guest Rule. The privileges of all Guests to use and enjoy the Recreation Facilities at Stonehill Village are derived only through Owners or Beneficial Users with present Recreation Facility privileges under these Rules and Regulations. All Guests must always be accompanied by the Owner or Beneficial User who invited them.

Limitation on Guests. No Owner or Beneficial User may have more than 4 Guests accompany them at the Recreation Facility at any time. This 4-person maximum applies to the entire household of the Owner or Beneficial User (not 4 Guests per Individual Owner or Beneficial User and per Immediate Family Member). Individuals who are Local Guests will not be permitted to be a Guest at the Recreation Facilities more than 3 times each calendar week. Individuals who are House Guests will be permitted to be a Guest at the Recreation Facility only during the period of time that they are staying at the residence of the Owner or Beneficial User for whom they are a Guest, but not more than 30 days in any 12 consecutive calendar months.

Suspension of Privileges. The Board may, in its discretion, suspend the Recreation Facility privileges of any Guest who violates any Rules and Regulations or other Governing Documents of Stonehill Village. The suspension may be for such period of time and subject to such conditions for reinstatement as the Board may determine.

Suspension of Privileges. The privileges of all Tenants who are designated as a Beneficial User are subject to suspension to the same extent and in the same manner as stated in these Rules and Regulations for Individual Owners and Entity Owners.

(F) Special Privileges

Developer. Nothing in these Rules and Regulations limits the rights of the Developer, its owners, directors, officers, employees and designated agents, and their respective Immediate Family Members and Guests, to use and enjoy the Recreation Facilities.

Personal Responsibility. Notwithstanding anything in these Rules and Regulations, the Developer is always personally responsible for the conduct, acts or omissions of their Immediate Family Members and Guests at all times regarding the use of any Recreation Facilities.

3. RECREATION FACILITY RULES

(A) General Information

Residents under 16 years of age must be accompanied by a parent or guardian who is over the age of 16. Residents are responsible for returning all Common Areas and Recreation Facilities to a clean and orderly condition after use. **Residents and their Guests use the Common Areas and Recreation Facilities at their own risk.**

(B) The Centre

The Centre is the primary Recreation Facility in Stonehill Village. Located at 1300 Shorthill Drive, at the entrance to Spindletop, this renovated 1876 barn encompasses over 7800 sq ft. and is designed for the use and enjoyment of Stonehill Village Members, their families and Guests. The Centre houses the Reception Area; Conference Room; Kitchen; Game-Loft; and Exercise Facility. Members may not use the Reception Area; Conference Room; Kitchen; and Game-Loft of the center unless they have reserved it for private use or are participating in an event host by the SHV social committee. Members have the privilege of using the lower level, Exercise Facility/Locker Rooms at The Centre from 5 AM until 10:30 PM daily, subject to reserved activities. Hours may be extended for Members reserving the Centre on Friday and Saturday Nights, and special holidays. However, a request must be made in writing to the Property Manager. Access to the Centre may be accomplished by using an Electronic Key Fob. The security alarms will automatically activate/deactivate at designated times. No Member is permitted to operate any type of business out of the Centre. No Member or Guest is permitted to remove or rearrange any items on the walls in the Centre for any reason.

i. Kitchen

Located on the main floor, the Kitchen may be used by a Member when the Member has rented The Centre. The Kitchen is not equipped to prepare meals; however, it is equipped with a warming oven, microwave, refrigerator, and dishwasher. Anyone using this facility is expected to thoroughly clean the area prior to leaving. All Members are responsible for removing all trash from the premises. The use of a caterer does not release the Member renting the Centre from responsibility for the kitchen being left cleaned and ready for the next event.

ii. Conference Room

The private Conference Room is capable of seating 10 to 14 people.

iii. Community Area

The Community Area located on the first floor of the Centre is designed to hold receptions, banquets, etc. The beautiful stone fireplace is often at the core of community gatherings. Members may not use the main floor and game room of the center unless they have reserved it for private use or are participating in an event host by the SHV social committee.

iv. Loft /Game Room

Game tables are located in the Loft. The tabletops may be turned over and used for other functions. Care must be exercised in the use of the tables' felt tops, as the repair of any damage will be the financial responsibility of the Member. Children under the age of 16 are not permitted in the Loft without a supervising adult.

v. Locker Rooms

Located on the ground floor, the Locker Room facilities are for the convenience of the Members while using the exercise equipment and/or the Recreation Facilities. Valuables should not be left in the Locker Rooms. The Centre is not responsible for lost or stolen articles. Long-term use of a locker (24+ hours) is prohibited; private locks may not be left on the lockers overnight and must be removed when the Member exits the facility. The Centre does not provide towels or locks.

vi. Exercise Facility

The Exercise Facility is equipped with an extensive array of fitness equipment. Individuals are responsible for becoming familiar with each piece of equipment prior to usage by following the instructions provided. There is no formal physical fitness instruction provided by The Centre. Persons under the age of 14 are not permitted to use any exercise equipment. Persons under the age of 16 must be accompanied by an adult in the exercise room. Cleaning wipes are located in the Exercise Facility. It is the Member's responsibility to wipe the machines down after each use. Please make sure that shoes are clean from mud and grass before entering the facility. It is the responsibility of the Property Manager to ensure that sign-in sheets and cleaning material/wipes are available.

The Centre, Stonehill Village, the Association, and the Developers are not responsible or liable for injury or damage to person or property. All damage to property is the financial responsibility of the Member. **IT IS STRONGLY ENCOURAGED YOU CONSULT YOUR PHYSICIAN PRIOR TO USING THIS FACILITY.**

vii. Televisions

Televisions are located in the Community Area and the Conference Room. A third TV is located in the Exercise Facility to use with headsets only. As a courtesy to other Members, the Televisions are to be kept at a minimal sound level and only appropriate programming may be viewed. All Televisions must be turned off before leaving. Please leave the remotes below the Televisions. The property Manager will ensure TV operating instructions are cleanly visible, to include the Exercise Facility TV and Headset instruction.

viii. Fire Alarm/Suppression

In the event of a fire, sound the alarm to make sure others are aware of a fire, exit the building immediately, and call the fire department.

Individual safety and the safety of others is paramount. Should discretion dictate, fire extinguishers are located on the Main Floor (next to the Dock Door by fire stairs) and on the Ground Floor next to the Exercise Room. Fire Alarms are clearly marked throughout The Centre.

(C) Tennis Courts

The Tennis Courts will be open dawn to dusk, weather permitting. The Courts may be closed at the discretion of the Property Manager. Special activities at The Tennis Courts may require a rental agreement and fee. The Tennis Courts are for the use of Members. The following rules apply:

- The Courts may not be used for skating (in-line or roller), skate boarding, or roller hockey. Violation of this rule will result in the Member's financial liability for damages.
- Pets are not permitted on or around the courts.
- Tennis shoes and proper attire, including shirts, must be worn while on the courts.
- Eating or smoking are not permitted on the courts.
- Sitting, leaning on, or jumping over the nets is not permitted. No climbing on fence around courts.
- When others are waiting to play, Members are asked to limit playing time to one
- (1) hour for singles and one and one half (1 ½) hours for doubles.
- Scheduled Association & Neighborhood Society events will take priority over individual use.
- Removal of Tennis Nets for the season to prevent damage due to freezing will be at the discretion of the Property Manager.

(D) Swimming Pools

The Stonehill Village Swimming Pool is a privately owned Recreation Facility, entirely funded by assessment paying Members. The Association Board administers the Pool Rules and Regulations. Day-to-day management of the pool is the responsibility of the Property Manager. **Use of the pool is a privilege extended to Stonehill Village Owners whose assessments are current and paid in full and who are in compliance with all aspects of the Governing Documents.**

Members understand and agree to abide by the Pool Rules and Regulations governing safe and lawful operation of the swimming pool and assume responsibility for all Immediate Family Members and Guests using the pool facilities.

Rules may be changed, at the discretion of the Association Board, when deemed necessary. Members will be notified promptly of any changes to the Rules and Regulations.

All gates to the Pool area are armed. They are not to be propped open. Propping open any access gate to the Pool area will result in the immediate suspension of Recreation Facilities privileges because of liability to the Association. Please note that an alarm will sound if the gates are left open more than three minutes. With the alarm, the security company will be alerted. Members responsible for the alarm sounding will be responsible for any charges associated with the alarm company, law enforcement officers notified or Property Manager.

All persons under the age of 16 must be under the direct, on-sight, supervision of a parent or a designated, responsible adult over the age of 18, always. Persons under the age of 16 are not permitted into the Centre unsupervised. **Lifeguard service is not provided.** The Pools will normally be open for use during the hours listed below. The Pools may be closed at the discretion of the Property Manager.

RULES FOR BOTH POOLS:

- ALL persons using pool do so at **own risk**.
- The Association is not responsible for accidents or injuries.
- If you are caught using the pool before or after pool hours, you will lose pool privileges for the season. **NO EXCEPTIONS!** This will be strictly enforced.
- All users must shower before entering the pool.
- ALL persons under the age of 16 must be accompanied by an adult of at least 18 years of age when at the pool or in the Centre. No exceptions.
- You may have no more than 4 guests per household. If the Pool Monitor deems the conditions at the pool are at capacity, admission of Guests may be refused.
- NO parties are to be held in the pool area.
- NO animals are permitted in the fenced in area surrounding the pools and patio, except for registered leashed service animals. All animals, including service animals, are not permitted in the pools.
- Please be courteous of others when using your cell phone.
- Children under the age of 16 may not be left at the pool area unattended. This rule will be rigidly enforced. The Property Manager or Pool Monitor may ask the child to leave and not return unless accompanied by a parent or designated, responsible adult on future visits.
- Members must dispose of their trash in the proper containers provided to avoid damage to the pool filtration, and to leave the area enjoyable for other Members. No trash should ever be thrown into the pool. Violators will be subject to suspension of Recreation Facilities privileges.
- Members leaving the area with wet bathing suits are asked to leave through the gates rather than through the Centre, to avoid damage to carpet and other Centre furnishings.

- Deck furniture is not to be moved outside the fenced pool area or placed in the pool. Movement of deck furniture within the pool area is permitted; however, furniture should be returned after use to its original location. Avoid dragging tables and loungers. Please remember to put umbrellas down before leaving the pool area.
- All personal possessions are to be removed from the pool area and Locker Rooms at the end of each day.
- Members are fully responsible for the conduct of their children and Guests while on the premises.
- No towels will be furnished.
- Playing of loud music is prohibited. Personal listening devices with earphones are permitted.
- No Guests are allowed unless accompanied by an Individual Owner, Beneficial User, or Immediate Family Member.
- Babysitters age 18 years or older are allowed to use the pool when caring for Immediate Family Members of Individual Owners or Beneficial Users.
- No motorized or non- motorized vehicles (examples: bicycles, skates, etc.) are allowed inside the gated area around the pool and patio at any time.
- The Pool Monitor has the authority to remove any individual who is not acting in a responsible manner or following the rules stated above. Key Fob access will be terminated if an individual is removed from the pool and can only be reactivated upon approval of the board.

ADDITIONAL RULES FOR QUIET POOL:

- Must be 16 or older to use this pool
- No Jumping
- Individual Rafts Allowed (only if space permits)
- No Games (aka frisbee, ball, wrestling, etc.)
- No Loud Voices
- No Music (except on headsets)

NOT PERMITTED:

- Food poolside (Only permitted at the tables provided).
- GLASS. NO EXCEPTIONS!
- Alcoholic Beverages

- Gum
- Running, Jumping into Pool, Diving, Towel Flipping, Horseplay
- Smoking/Vaping or chewing tobacco
- S squirt Guns, large floats, to the extent that they infringe on others' enjoyment of the pool
- Hard balls
- Radios, external speaker
- Profanity
- Yelling/Screaming
- Jumping/Standing on any of the Pool furniture
- Persons with open sores, bandages, spitting, blowing nose
- Thong bathing suits
- Saving of Loungers
- Littering
- Defacing or destruction of property will be grounds for immediate suspension of recreation facilities privileges. Members will be liable for loss or damages caused by them or their guests.

HEALTH & HYGEINE PROVISIONS:

- Any person suspected of having an infectious or communicable disease or any person with an obvious open wound, head lice (including nits) or ringworm shall not be permitted to use the pool. However, these persons may be granted entry upon verification of a written statement from a physician that the condition is not infectious.
 - o Reason: Keep the chance of spreading infectious disease to a minimum.
- Any person experiencing diarrhea or vomiting shall not be permitted to use the pool. This is especially important for children in diapers.
 - o Reason: Diarrhea can contain disease.
- Please don't swallow pool water.
 - o Reason: Help educate children and protect yourself against Recreational Water Illnesses.
- Please wash your hands with soap and water after using the toilet or changing diapers.
 - o Reason: Keep yourself and others from getting sick.
- Please take your children on bathroom breaks every 30 to 60 minutes.

- o Reason: Reduces the chance of fecal contamination and the amount of urine in the pool.
- Please change diapers in the restroom and not poolside.
 - o Reason: Reduces germs on benches and pool area surfaces.
- Please wash thoroughly with soap and water before swimming.
 - o Reason: Reduces the amount of fecal matter in the pool.
- No person who is observed passing feces, urine or blood into a pool shall be permitted to use the pool until the condition is controlled.
 - o Reason: Bodily fluids may contain infectious pathogens and contaminate the water.
- Patrons are asked to shower before entering the water.
 - o Reason: To reduce sweat, other body fluids and lotions in pool which affect the water chemistry.
- Swim Diapers: Diapers specifically designed for swimming must be used on all children who are not consistently potty trained. ALL diapers are to be changed in the lower-level bathrooms. Do not change any diapers outside on pool deck, grassy area, loungers, or tables. Changing tables are located in each bathroom. DO NOT leave soiled diapers in the bathroom trashcans. Please take them with you. This policy will be strictly enforced. See <https://www.swimoutlet.com/guides/understanding-swim-diapers> for more information.

POOL HOURS:

Pool Hours will be daily, from Memorial Day to Labor Day, 10 AM – 9 PM. The Pools may be closed due to inclement weather at the discretion of the Pool Monitor. Any Member or Guest that is observed using the pool before 10:00 AM or after 9:00 PM will have their pool privileges suspended.

(E) Patio

Located outside The Centre on the ground floor, The Patio may be used anytime during hours designated for Member access to The Centre.

(F) Basketball Court

The Basketball Courts are for the use of the Members and Guests accompanied by Members, and will be opened seasonally from dawn to dusk. The Courts are for the enjoyment of all residents of Stonehill Village; therefore, reserving the court is not permitted. Basketballs are available for sign out in the fitness center for member use.

(G) Playground Equipment

The Playground Equipment is intended for Stonehill Members and Guests accompanied by Members. All children must be accompanied and closely supervised by a parent,

guardian, other responsible adult, or babysitters who are 16 years or older. The Playground Equipment is unsupervised, and all users do so at their own risk.

- Children may only go down the slides seated on their bottom and facing forward, feet first.
- No climbing up the slides.
- When climbing on approved climbing structures, use both hands and stay away from other climbers.
- Adults must always remain in visual contact with their children
- No flips, somersaults, or cartwheels.
- Parents are expected to enforce the rules.
- Always play with SAFETY in mind.
- Children should share and/or take turns with all playground equipment.
- Please, show respect for others and follow instructions.
- Respect the rights of others to use their own space. Avoid fighting, wrestling, shoving, and games that may cause injury to others.
- Remember that words can also hurt. Name calling and cursing are inappropriate behavior and will not be permitted.
- Shoes are always required. No bare feet.
- Food and beverages are to be kept at the tables.
- Members and Guests are expected to clean their areas before leaving.
- The Association is not responsible for lost or stolen personal property.

(H)Leisure Trails

The Leisure Trails should be used with understanding and courtesy to others. Pets are allowed to be walked on the Leisure Trails, however, individuals walking their pets must use a leash and pick-up all waste matter. The Leisure Trails are limited to walking, jogging, biking, skateboarding, in-line skating, and electric golf cart usage. Pedestrian traffic always has the right-of-way. Maintenance and/or construction vehicles contracted by the HOA are permitted on the Leisure Trails. Construction vehicles contracted by Members for work on individual Lots are not permitted on the Leisure Trails. In addition, Public Utilities, County Vehicles, the Property Manager, the Design Review Board, and the SHV Developer may have vehicles on the trail. No other vehicles are permitted on the Leisure Trails. Construction equipment and/or materials are not to be stored on Leisure Trails. The Park System is open dawn to dusk.

Electric (no gas-powered golf carts permitted) golf carts may be operated by the following individuals: 1] Persons age 18 and older; 2] Persons 16 to 17 years of age holding a valid

driver's license and parental permission. Person under 16 years of age is not permitted to operate a golf cart on Stonehill Village property. All golf carts must be registered and have a SHV sticker displayed in the designated spot. Detailed Rules and Regulations regarding golf cart registration and usage are available on the website.

(I) Ponds

The following are not allowed at Stonehill Village ponds:

- Swimming/Wading
- Ice Skating
- Throwing of large objects (rocks, dirt, etc.) into pond
- Dumping trash
- Digging in or around The Pond
- Watercraft (small boats, surf boards, boogey boards, jet skis, etc.)
- Fishing
- Feeding, touching, or interfering with wildlife

3. CENTRE: SECURITY & ACCESS

(A) Security System / Electronic Access

Electronic Key Fob System: This System allows for restricted entry to The Centre for authorized individuals at pre-determined days and times. Individual Owners are permitted two key fobs at no cost. Additional fobs can be purchased for additional Immediate Family Members who are 16 years or older. However, all individuals having a key fob must sign the Licensing Agreement. If a fob is purchased for a minor, both the minor and his/her parent must sign the Licensing Agreement.

Video Monitoring: Recording devices are in and around The Centre and record activities 24 hours a day. The monitoring system is meant to provide an extra sense of security for Members and the facility itself. Cameras record all ingress and egress at The Centre.

Security/Fire Alarm Systems: These Systems are automatically activated, as needed, with automatic notification to local police/fire authorities and the alarm company.

(B) Entry Procedures

Entry to The Centre, including the Pools and Tennis Courts, is done with an Electronic Key Fob. To enter an area, simply touch the Electronic Key to the touch pad located near the door or gate, listen for the magnetic lock to disengage, and then enter. Predetermined times for Entry/Exit from a controlled Common Area are:

The Centre	5:00 AM to 10:30 PM
The Pool	10:00 AM to 9:00 PM (In Season)
The Tennis Courts	Dawn to Dusk (Seasonal)
The Basketball Courts	Dawn to Dusk (Seasonal)

(C) Emergency Procedures

Every emergency cannot be covered in this Guide. Therefore, it is the responsibility of everyone to use good judgment in the event there is an emergency. Examples of situations you may encounter are:

- **Severe Weather:** All outside activities will stop and individuals should enter The Centre immediately. The Showers/Locker Rooms will provide the best protection in case of a tornado.
- **Breaking/Entering and Vandalism:** Notify the Greene County Sheriff if you notice a Breaking and Entering or vandalism occurrence. Do not interfere in the situation, but, if possible, gather information to give to the Sheriff.

(D) After Hours Usage

The use of the Electronic Key Fob allows access to The Centre. As a courtesy to other residents of Stonehill Village, normal outside activities around The Centre will stop by

9:30 PM or dusk (seasonal). Members may access The Centre from 5:00 AM until 10:30 PM daily.

(E) Reservations

All eligible Members wishing to use the Stonehill facilities for special occasions may do so by contacting the Property Manager to establish facility availability and to complete a Reservation Agreement, whereby the Member consents to:

- Pay the current deposit and rental fee.
- Complete and sign the Centre Rental Agreement Contract
- Meet with the Centre Coordinator prior to and immediately after their rental. The coordinator will walk through the facility with the renter to ensure everything is in order. A checklist will be provided which will be signed by the renter and the coordinator. These checklists must be signed and returned to Property Management.
- Reimburse Stonehill Village for any damages or misuse of property while renting the facility.
- Pools and Fitness Center may not be reserved or used by guests of renting-Members during rental of the facility. The pools and Fitness Center will always be open for general membership use only.
- It is the Member's responsibility to read the rental agreement, as all those conditions apply in addition to those listed here
- Exclusive use of any rentable area of the Centre can only be guaranteed by reserving the facility. A paid, scheduled rental will have priority over use by a resident and guests of any of the rentable areas of the Centre.

(F) General Rules & Regulations

i. Off Limits Areas

All Maintenance and Mechanical Rooms are off-limits except during a rental, whereby the renter may access the maintenance closet in the lower area for cleaning supplies.

ii. Parking

Parking in reserved, restricted, or unmarked areas will result in the immediate removal of the offending vehicle(s) without notification and at the expense of the Owner. Unattended vehicles may not be left parked overnight at The Centre.

iii. Solicitation and Subscription

No subscription, petition or notice shall be posted at The Centre, except as posted by the Board or Property Manager. Furthermore, solicitation will not be allowed in or

around the immediate area of The Centre. Stonehill Village is a no solicitation community. However, streets are public. Residents are encouraged to discourage solicitors by not purchasing merchandise from the solicitors and informing them that this is a “No Solicitation” community.

iv. Pets

Other than registered service animals, no animals are allowed in or about The Centre. Each Member is responsible for any damage caused by an animal brought into or around The Centre. Members are permitted to walk their pet in the Common Areas if they are controlled properly on a leash and the owner immediately cleans up after their pet.

v. Children

A parent or designated, responsible adult, must assume responsibility for the behavior of children while at The Centre, and must accompany children under the age of 16. This will be strictly enforced.

vi. Dress

Members must realize that it is not possible to specify exactly the type of clothing that is appropriate, but everyone must agree to abide by the intent of the Association Rules as interpreted by The Association Board.

vii. Smoking & Tobacco

The Centre, both inside and out, and all Common Areas are designated Non-Smoking and Non- Tobacco areas.

viii. Suggestions and Complaints

Requests, suggestions, and/or complaints are to be made in writing and presented to your Neighborhood Society representative. This includes reports of rule violations by Members, Guests, or Employees.

ix. Violations and Penalties

Each Member is encouraged to take full advantage of the facilities at Stonehill Village. However, individuals using the facilities are expected to abide by the rules. Restitution for any damages, theft or cleaning costs will be assessed. Good behavior, proper attire, and consideration of the rights and privileges of others must be always observed. The privileges of each Member include the use of The Centre, Tennis Courts, Swimming Pools, Playground Equipment, the Basketball Court, and the use of the Leisure Trails within Stonehill Village. Specific guidelines and times for each area are provided. Willful defacing or destruction of property will not be tolerated and will be grounds for immediate loss of privileges. Members will be liable for loss or damages caused by their Family Members and/or their Guests.

x. Behavior Guidelines

Residents are reminded that pools and other amenities are Common Areas, which all residents can access, and therefore all residents and guests are expected to be mindful of their personal behavior as not to offend other residents.

xi. Orientation

All Owners, Beneficial Users and Individual Family Members issued a key fob must complete an orientation regarding the proper use of the Recreation Facilities before their rights to use the Recreation Facilities begin.

xii. Owner Responsibility

Regardless of anything to the contrary stated in these Rules and Regulations, the Owner, Founding Members and Developers remain fully responsible for all acts and omissions of the Owner and its Immediate Family Members, Beneficial Users, Tenants, and Guests concerning all aspects of their use of the Recreation Facilities. The scope and liability of the Owner is stated in the Master Declaration and other Governing Documents for Stonehill Village.

xiii. Other Rules

There are other Rules and Regulations that address the actual use of the Recreation Facilities. Those Rules and Regulations cover such things as when the Recreation Facilities are open, what procedures to follow for access to them, and common sense behavior. All of those Rules and Regulations, as well as additional Rules and Regulations the Board may adopt or amend in the future, apply to everyone who uses the Recreation Facilities. Rules and Regulations, and all updates, are available on the resident website.

4. RESIDENT ONLY WEBSITE

All Members can go online to view the resident-only portion of the Stonehill Village website. To access this portion, go to www.stonehillvillage.com. Click on “Residents” in the upper left-hand corner. The following are the username and password:

Username: resident

Password: shvMember2016

The following items, along with several others, can be found under the resident only portion of the website:

- **Newsletter:** view current and previous issues of the newsletter
- **HOA Meetings:** information from HOA meetings
- **Directory:** Find contact information for your neighbors and sort by neighborhood, addresses or name.
- **Forms:** Find the form to submit your request to the Design Review Board, as well as the Rental Agreement and other important forms. Also, find maps related to Stonehill Village.

5. ASSOCIATION MANAGEMENT

The governing Board of Stonehill Village HOA has partnered with Eclipse Community Management for oversight of the day-to-day operations of the association. This includes collecting assessments, paying vendors, coordinating maintenance, and similar tasks.

Eclipse was founded on the premise that communities like Stonehill Village deserve responsive, efficient service provided by experienced community managers. Please contact Eclipse Community Management for any concerns via these methods:

Phone: (513) 494-4049 (phone call or text message capable)

Email: STHL@eclipsecommunities.com

Mail: PO Box 750631; Dayton, OH 45475-0631

Eclipse is also pleased to offer an online Owner Portal where you can log in 24/7 to view your account details, submit requests, and make secure payments. You may activate your access to the portal by visiting <https://eclipsecommunities.com/owner>. We encourage all owners to activate their account so that you can stay in touch with association matters.

6. NEIGHBORHOOD REPRESENTATIVE DIRECTORY

Each neighborhood in Stonehill Village that meets the required number of residents as stated in Article XXXII of the Master Declaration of Stonehill Village qualifies for neighborhood representatives voted by the residents of the neighborhoods. These representatives help to assist in neighborhood issues and present those issues to the management of Stonehill Village. Neighborhood representatives are voted for every year. The Neighborhood Representatives' contact information can be located on the website.