



Stoney Glen South Association, Inc.

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To: Stoney Glen South Homeowners

Reference: SGS Community Standards

Dear Association Member,

This is a reminder that all homeowners in Stoney Glen South (SGS) are required to abide by the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions ("Declaration of Rights") and the Declaration of Covenants and Restrictions ("Declaration of Covenants") (collectively referred to as "the Covenants") originally developed and recorded with Chesterfield County. You should have received these when you closed on your house. In addition, a set of Community Standards ("Standards") was created, which further outlines procedures and approval processes required prior to any modifications to homes and lands located in SGS Attached to this letter).

The Covenants and Standards are to assure a community that is "aesthetically" pleasing and "functionally convenient". Some of the items outlined in these documents include changes to exterior appearance of the home (e.g., color, siding material, etc), removal of trees, installation of fences, installation of accessory buildings, dog pens, upkeep and maintenance of property, boats and/or trailers kept on the property, etc. As you would agree, all of these items (plus others listed in the Declarations) are very important to our ability to maintain an aesthetically pleasing and functionally convenient community. In addition, Chesterfield County has regulations that must also be followed or the homeowner is subject to fines issued by the county. The Board will include these in our documents and instructions, if known, for your convenience.

The enforcement of these items was initially the responsibility of the Developer. However, control was assigned by the Developer to the Association for all items on developed lots. The Developer retained the right to new dwelling construction and undeveloped lots. Over the next several months we will be stepping up enforcement of the items noted in the Declarations, as further defined in the Standards that are permitted by the governing documents.

For exact wording, please review the complete Declaration documents recorded at the Chesterfield County Clerk's Office, which can also be found at <http://stoneyglensouth.org/>

What does this mean for you as a Homeowner in SGS?

1. First, be sure you have a copy of the Covenants and Community Standards.
2. Review these documents fully to understand our community requirements and your responsibilities.
3. Abide by these requirements and follow all necessary pre-approval processes.

Additionally, if you rent your property, you are also required to make sure that your tenants abide by all community covenants and standards.

Attached is an overview summary of the covenants. Please review this and save it for future reference. If you have questions or need a copy, please contact us at <http://stoneylensouth.org/>

Please also note that any known unapproved modifications or outstanding violations will be listed in the disclosure package that you are required to provide to prospective buyers when you sell your home.

Sincerely,

Stoney Glen South Association Board of Directors

Enclosures

1. Quick Overview of Stoney Glen South Covenants and Deed Restrictions
2. SGS Community Standards

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Quick Overview of Stoney Glen South Covenants and Deed Restrictions

- Attached are excerpts of the SGS Declaration of Rights from Book 4087 Pages 201 to 218. As a homeowner in SGS, you must also comply with the Declaration of Covenants information from Book 4087 Pages 219 to 250, which can also be found on the SGS website. These are provided as references for SGS homeowners.
- Note that these documents refer to the “Developer” as the decision maker. This role is currently the responsibility of the SGS Association (assigned to the ARB per the By Laws) with the exception of new home construction and undeveloped lots.

NOTE THAT ALL CHANGES OR ADDITIONS TO THE EXTERIOR OF YOUR PROPERTY REQUIRE PRE-APPROVAL BY THE ARCHITECTURAL REVIEW BOARD (“ARB”). PLEASE REFER TO THE “STONEY GLEN SOUTH COMMUNITY STANDARDS” DOCUMENT FOR ADDITIONAL INFORMATION AND APPLICATION FORM.

If you have specific question about the SGS Association Declaration of Rights, Declaration of Covenants, or the associated Standards, please contact any of the Association Board members. Also be sure to visit the Association website (<http://stoneyglensouth.org/>) to access copies of the various documents and to find other important information.

Page	Section	Summary of Content
202	Part 1	<p>“The primary purpose of these covenants, restrictions, and affirmative obligations (“Covenants”)... has been the creation of a community, which is aesthetically pleasing and functionally convenient.”</p>
202	1.1	<p>“Building Approvals” Cannot erect, place, or alter a building, fence, or other structure unless approved by the ARB.</p> <ul style="list-style-type: none"> • This includes changes to exterior color and finish, architectural style, roofing material, siding material, driveway material, fencing material, landscape design, and construction techniques. • This includes the right to approve the precise site and location of any building, fence, or structure techniques.
203	1.2	<p>“Tree Removal”</p> <ul style="list-style-type: none"> • No trees measuring six (6) inches or more in diameter at a point two feet above ground level may be removed without the prior approval. • Approval for removal of trees located within ten (10) feet of a building will be granted unless such removal will substantially decrease the beauty of the property. <p><i>NOTE: Contact the ARB to request approval for removal of a specific tree that is diseased, dead, or within 10 feet of the building.</i></p>

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203	1.3	<p>“Landscape Guidelines”</p> <p>The SGS ARB has the right to promulgate and amend from time to time landscape guidelines (authorize standards, methods, and procedures) – which may be utilized by homeowners without prior written approval from the ARB to improve their lot.</p> <p><i>NOTE: Refer to the “Stoney Glen South Community Standards” for details.</i></p>
203	1.4	<p>“Signs”</p> <p>The ARB must pre-approve any signs placed in SGS. The ARB may develop “uniform sign regulations” to establish standard design criteria for all signs (including real estate signs) on developed lots.</p> <p><i>NOTE: Business advertisement signs are not permitted at any time. See the attached resolution regarding permitted signs. It is <u>never</u> permitted to place a sign at the neighborhood entrances without prior approval. There are irrigation heads which could be damaged. The County also prohibits the placement of signs on traffic control poles (e.g., stop signs).</i></p>
203	1.5	<p>“Mailbox”</p> <p>Mailbox design, color and location must be approved by ARB. The ARB may establish “uniform mailbox regulations.”</p> <p><i>NOTE: Refer to the “Stoney Glen South Community Standards” for details. Repainting or replacement of the wood post and mailbox is required if they become weathered.</i></p>
203	1.6	<p>“Maintenance”</p> <p>It is the responsibility of each property owner, tenant, contractor or subcontractor to prevent the development of any unclean, unsightly, unkempt, unhealthy, or unsafe conditions of buildings or grounds... That shall tend to substantially decrease the beauty or safety of SGS, the neighborhood as a whole, or the specific area.</p> <p><i>NOTE: This covenant covers a broad range of home and lot upkeep responsibilities of the property owner. For example, common maintenance issues are lack of routine mowing of grass, or weed removal. Yards (grass and plants) shall be maintained to meet community appearance standards. Grass areas should not be full of weeds or dead patches. Plants should be pruned as appropriate and flower/mulch beds weeded routinely. Additionally, painting of doors, shutters and trim is required if they become weathered. Mailboxes and posts must be properly maintained. Siding and other structures on the property should be free from mold/algae/dirt/etc.</i></p>
203	1.7	<p>“Parking”</p> <p>Space shall be provided for parking of automobiles off public streets prior to the occupancy of any building.</p> <p><i>NOTE: While this section does not specifically require that cars be parked in the driveway, every effort should be made to keep parked vehicles out of the street except for visitors to avoid overcrowding of the community streets.</i></p>
204	1.11	<p>“Antenna”</p> <p><i>NOTE: Current regulations no longer permit Homeowner Associations to forbid the use of satellite dishes. However, if used in SGS, the dish must be small and placed in an inconspicuous location (rear or side of the house with screening whenever possible) If the dish must be in the front yard, you must obtain prior approval and natural screening will be required.</i></p>
204	1.12	<p>“Fences”</p> <p>No chain link fence is permitted on any property.</p> <p><i>NOTE: No fence may exceed 4’. Material types, colors, placement, etc must be</i></p>

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		<i>approved.</i>
204	1.13	“Dog Pens” Developer must pre-approve design, color, fencing, material, size and location of any dog pens.
205	2.3	“Other Restrictions”
205	2.3 (a)	Use of a dwelling unit as an office by the owner or tenant shall be permitted only if such use does not create undue customer or client traffic to and from the property.
205	2.3 (b)	Only detached single family dwelling and one accessory building (may be a garage) may be permitted – if it does not overcrowd the property and is not used in any activity normal conduct as a business.
205	2.3 (c)	Guest suite (without a kitchen) may be permitted as part of main dwelling or accessory building. It may not be rented or leased separately. Should not result in overcrowding of the property. <i>NOTE: In addition to SGS Association approval, the Homeowner must also obtain all required permits and approvals from Chesterfield County for these items.</i>
205	2.5	“Garbage” A screened area is required to serve as a service yard in which garbage receptacles, electric and gas meters, air conditioning equipment, clotheslines, and other unsightly objects must be placed or stored to conceal them from view from the road and adjacent properties. There shall be no curbside garbage pickup permitted without the permission of the Association. The Association reserves the right to approve the selection of waste management vendor(s) authorized to provide garbage pickup in the development. <i>NOTE: The Association Board has approved “curbside” garbage collection for SGS. However, garbage cans shall only be placed at the curb the night before scheduled pickup and shall be removed to a screened location the afternoon/evening after scheduled pick-up. Currently, Duck’s Disposal is the preferred garbage collection firm for SGS.</i>
206	2.6	“Mobile Homes, Boat Trailers, Outbuildings, Etc.” No mobile home, trailer, barn, or other similar out building or structure are permitted on any lot either temporarily or permanently. Boats, Boat trailers, RV’s, oversized vehicles or utility trailers may be maintained on a residential lot – but only within an enclosed or screened areas to not be visible from the road or adjacent properties. Design specifications of said enclosure/screen area must be pre-approved by the ARB. Small boat, boat trailer, or boat on a trailer may be placed in the rear yard of a lot without enclosure by a screen area <u>only</u> if the overall height does not exceed four (4) feet above ground. <i>NOTE: In addition to these SGS Association rules, Chesterfield County Zoning Rules prohibit parking of recreational equipment (including boats) in the driveway.</i>
206	2.7	“Temporary Structures” No temporary structures are permitted on the lot at any time.

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