

# **Stonehedge II Townhome Condominium Association**

c/o Community Asset Management

910 South York Street

York, PA 17403

## **Policy #7 – General Appearance of the Community**

1. The objective of this policy is to maintain an attractive, tasteful, and uncluttered appearance within the community, fostering a harmonious and aesthetically pleasing environment. At the same time, it seeks to respect and allow for individual personalization by residents, ensuring that each homeowner can express their unique style while contributing to the overall beauty and order of the neighborhood
2. Section 3.2 of the Condominium Declaration for The Stonehedge II Townhome Condominium stipulates that the “exterior of all buildings, including but not limited to, the roof and exterior siding, but specifically not including windows and doors (including garage doors)” are Common Elements of the Community.
3. It is understood that the following are included among the Common Elements of the Community
  - a. Window shutters
  - b. Garage door trim
  - c. Front entry door trim
  - d. Exterior lamp posts
  - e. Exterior columns
4. It is understood that while entry doors and garage doors are not common elements of the community their appearance is subject to regulation by the Association
5. Section 10.1.h of the Condominium Declaration for The Stonehedge II Townhome Condominium stipulates that “no owner may paint, decorate, or otherwise alter or modify in any way the exterior of the unit...”
6. It is the responsibility of the Association Board of Directors to enforce the provisions of the Condominium Declaration for The Stonehedge II Townhome Condominium in accordance with Association Policy #4 – Policy for Violation of Association Rules
7. Unit Owners are expected to keep the limited common areas tidy and free from excessive clutter
8. The board will allow the following exceptions to the provisions of the Condominium Declaration for The Stonehedge II Townhome Condominium
  - a. Unit owners may attach one (1) flagpole bracket to an exterior column or to garage door trim.
    - i. Only the United States flag may be displayed
    - ii. Flags may be no larger than 3.5' x 5'
    - iii. Flag poles may be no longer than 6'

- b. Video doorbells may be installed
  - c. Key-pad locks may be installed
  - d. One, and only one, decorative item may be affixed to the siding within the confines of the unit front porch
    - i. Such items may be affixed by using 3M brand Command hooks, or similar
    - ii. The use of nails, screws, or other products which will damage the siding, soffit, fascia, posts, or crossbeams are prohibited
    - iii. Decorative items may be no larger than
      - 1. 18" x 18",
      - 2. 18" in diameter, or
      - 3. 254.47 sq. inches
  - e. Seasonal wreaths or other tasteful door decorations may be displayed on the front door
    - i. Door decorations may be no larger than
      - 1. 18" x 18", or
      - 2. 18" in diameter, or
      - 3. 254.47 sq. inches
  - f. Tasteful seasonal, holiday, or temporary special event decorations may be displayed
    - i. Decorations, including holiday lights, must be displayed in a manner that will not damage common elements
      - 1. The use of nails, screws, or other products which will damage the common element are prohibited
    - ii. Decorations may be affixed by using 3M brand Command hooks, or similar
    - iii. Command Hooks or similar products used to hang seasonal decorations may remain affixed year around but must be installed so that they are not visible from the exterior of the unit
  - g. The number of furniture items on the front porch should be limited to a reasonable amount, ensuring easy access and a neat appearance following these guidelines:
    - i. A maximum of two chairs
    - ii. One small table
    - iii. One bench (optional)
    - iv. No more than four decorative items
9. Except for a flagpole bracket, as described in Section 8 of this policy, no decorations or hanging devices may be affixed to shutters or building columns.
10. Oversized decorative items, including, but not limited to, figurines and similar ornaments are not permitted on garage light fixtures

11. Pole Lamp decorations

- a. Decorative yard flags no larger than 12" x 18" may be displayed on the crossbar of pole lamps
  - i. Yard flags may not promote any business or commercial enterprise
  - ii. Yard flags may not use profane or offensive language
- b. One hanging decorative or floral basket or wreath with a diameter of no greater than 14" may be hung from or displayed from the crossbar of pole lamps
- c. No other objects or decorations may be hung from the crossbar of pole lamps.

12. The front porch and rear patio or deck should be maintained by regular sweeping, cleaning, and removal of debris; grime and other stains should be removed, as necessary.

13. All areas at the rear of units must be maintained in neat, orderly, and clutter-free fashion

- a. Owner installed bricked or paved areas must be weed free
- b. The storage of ladders, wheelbarrows, or any other type of tool under rear decks is prohibited
- c. Areas under rear decks must be weed free and free of debris