

Day Care Policy

Family Child Care Home Policies & Procedures

The use of any home in the community as a “Family Child Care Home” is permitted, provided that it meets all of the necessary approvals under the law and provided that the conditions, as set forth herein by the Stone Ridge Condominium Home Owner’s Association, have been met.

POLICY & REQUIREMENTS

Any Family Child Care Home operating in the Stone Ridge Condominium Home Owner’s community is subject to the following policies and requirements.

- 1. Notification/Application Requirement:** Before any dwelling unit may be used as a Family Child Care Home, the Owner and/or resident of such dwelling unit shall notify the Association, in writing, at least thirty (30) days prior to the opening of the Family Child Care Home through the filing of an application to operate a Family Child Care Home. (See “Application/Notification Procedure” below)
- 2. Written Approval:** Written approval that the notification requirement law been met must be obtained from the Association before operations may begin.
- 3. Liability Insurance:** Each “Child care provider” operating a Family Child Care Home within the community shall obtain the liability insurance in at least the minimum amount described under that statute, and shall not operate unless such minimum liability insurance is in effect at all times.
- 4. State Registration:** Each Family Child Care Home must be registered and shall not operate unless such registration remains current.
- 5. Increase in Association Insurance Cost:** Each “Family Child care provider” operating a Family Child Care Home within the community, shall pay, on a pro-rata basis (based on the total number of Family Child Care Homes operating within the community) any increase in insurance costs incurred by the Association that is solely and directly attributable to the operation of Family Child Care Homes within the community.
- 6. Annual Renewal Requirement:** The Board of Directors must be provided at least annually, with evidence to its satisfaction that the Family Child Care Home continues to be in compliance with all of the necessary approvals under the law, including, without limitation, any local ordinances. In addition, the Child care provider must submit proof of current liability insurance and current Child care provider license. These documents are to be submitted with the annual Family Child Care Home Common Area Fee of \$50.00 in January of each calendar year.

7. Rear Yard Fencing Requirement: In the interest of safety for the children of the community and those being cared for at the Family Child Care Home, the Association has set forth these fencing requirements. Any property/lot where a Family Child Care Home is operated must obtain approval for and install, at the Owner/residents expense, a fence that complies with the Architectural Review Committee's fence guidelines, as well as Lima Township guidelines. Please contact Leadership Management Inc. for a copy of the Fence Guidelines and an Architectural Modification Request Form. The fence must be completely installed prior to beginning the operation of a Family Child Care Home in the community. Please Note: Contact Green Oak Township for a Fence Permit Application.

8. Nuisance / Threat of Injury: The Board of Directors may order that any such Family Child Care Home cease its operations or otherwise modify its operations, including reducing the number of children, on the grounds that the activity is creating a nuisance. The Board of Directors shall include in any such order a reasonable time in which to comply, as determined by the Board of Directors. In situations where, in the judgment of the Board of Directors, there does not appear the immediate threat of injury to persons or property, the Board of Directors shall provide notice to the Members of the opportunity to speak at a hearing convened to consider what action should be taken with regard to the Family Child Care Home under consideration.

APPLICATION/NOTIFICATION PROCEDURE:

An application is to be filed with Board of Directors notifying the Association of an Owner's/ residents intended use of a dwelling unit as a Family Child Care Home, and shall include the following documentation:

1. Applications for Family Child Care Homes must be submitted to the Board of Directors, in writing, at least thirty (30) days prior to the opening of the Family Child Care Home.
2. Submit applications directly to Leadership Management, Inc. They may be contacted at 810-735-6000 or via email at dawn@leadershipmanagement.us.
3. Attach the following documentation to your application. Without this information, your application will be denied.
 - a. Evidence that the Family Child Care Home is in compliance with any and all State and local laws and regulations, including without limitation, any local ordinances.
 - b. Copy of current Liability Insurance Certificate (See "Liability Insurance" above).
 - c. Copy of current Family Child Care provider License / Registration (See "State Registration").

Within 30 days of receipt of your Application/Notification, the Stone Ridge Condominium Homeowners Association will issue written approval that you have met the requirements of the Stone Ridge Condominium Homeowners Family Child Care Home Policies and Procedures.

VIOLATIONS:

Failure to comply with any law, township ordinance or any of the following policies and/or procedures will constitute a violation of the Rules & Regulations for Stone Ridge Condominium Homeowners. Violations may be subject to fines assessed by the Association and/or the Board of Directors may cause the Family Child Care Home to cease operations within the community until the violation is corrected or indefinitely.

Allowing a Family Child Care Home or a no-impact home based business in the Community does not constitute an endorsement or recommendation of any such business on the part of the Association. The Board of Directors may modify community Rules & Regulations at any time without prior notice, except where prohibited by the Declaration of Covenants, Conditions and Restrictions for Stone Ridge Condominium Homeowners, or where prohibited by law.