

Stone Ridge

Lot Maintenance Policy

1. It shall be the sole responsibility of each Co-owner to take all steps necessary to prevent his Unit and any Residence or Structure located therein from becoming unsightly or unkempt or from falling into a state of disrepair so as to decrease the beauty of the Condominium.
2. Each Co-owner will keep all shrubs, trees, grass and plantings of every kind within his Unit pruned, free of trash and other unsightly material (including excessive or tall weeds).
3. No lawn ornaments, sculptures or statues shall be placed or permitted to remain within any Unit without the prior written permission of Developer unless such item is placed within the rear yard of a Unit that is completely enclosed by a fence and such item is no taller than the fence.
4. Each Co-owner shall promptly remove any trees that die or become seriously diseased thereafter. All Co-owners should be aware that Green Oak Township may have ordinances which require the Township's approval before any trees can be removed from the Unit.
5. In no event may any tree of more than six (6) inch caliper be removed from any Unit or Common Element without the written consent of Developer.
6. No noxious or offensive activity, including but not limited to unreasonable smells, noise or aesthetics, shall be carried on within any Unit or the Common Elements nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the occupants or Co-owners of Units.
7. There shall not be maintained any animal or device or thing of any sort whose normal activities or existence is in any way noxious, noisy, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the reasonable enjoyment of Units or the Common Elements.
8. The Board of Directors of the Association shall be the final arbiter of whether a particular animal, device, or thing is in violation of the foregoing restrictions.
9. No laundry, clothes or other items shall be hung or left outside for drying or airing.
10. No above-ground, in-ground or underground exterior fuel tank may be placed within a Unit.

Adopted _____