

New Rule - Dog barking Standards: Dog barking issues generate more complaints than any other matter that comes before the board. Accordingly, the board has recently adopted new standards to delineate expectations.

- Stone Meadow residents should be able to count on not being awakened in the night by a neighbor's barking dog. Accordingly; dogs shall not be allowed to go outside between the hours of 8 pm and 7 am unless barking is completely controlled.
- Stone Meadow residents should be able to enjoy their decks, yards, neighborhood sidewalks, trails and other amenities without being subjected to excessive barking from neighboring dogs. Accordingly, between the hours of 7 am and 8 pm, dogs shall not be allowed outside unsupervised when there is no one home to enforce nuisance standards.
- Nuisance noise from a dog is defined as barking or whining for more than 5-minutes in any 1-hour period.

Changes to Article VIII Use and Building Restriction, Section 2, Single-Family Residential Use restriction . . . In the board's judgment the current version is too restrictive regarding working from home and does not adequately identify what constitutes unacceptable non-single family-type residential activity. In drafting our new version, the board was careful to specifically prohibit activities that have generated association member concerns and complaints.

OLD VERSION - Section 2: Single-Family Residential Use. All Lots shall be used, improved and devoted exclusively as a one-family dwelling and no gainful occupation, profession, trade, or other nonresidential use shall be conducted on any such Lot. Residential Group Homes shall not be permitted, even though they may be considered one family or single family homes for certain other requirements. Nothing herein shall be deemed to prevent the leasing of any such dwelling from time to time, by the Owner thereof, subject to all of the provisions of the Declaration.

NEW VERSION - Section 2: Single-Family Residential Use. All Lots shall be used, improved and devoted exclusively as a one-family dwelling. No occupation, profession, trade, organization or other nonresidential use that generates undesirable activities or consequences (including but not limited to excessive traffic, noise or safety concerns), shall be conducted on any such Lot. Undesirable activities or consequences are defined as any nonresidential use that changes the nature and character of the neighborhood in any way that negatively impacts other association members.

With the exception of very infrequent traffic, there should be no external signs of business or organizational activities. This Restriction specifically prohibits the following:

- Residence-based employees and/or employee activity related to such restricted non-residential organization, business or business operations.
- Business or organization-related inventory receiving and/or shipping activities
- Clients or customers use of residence for business purposes that involve parking in the street
- Business or non-residential organization members or participants gathering in numbers that involve on-street parking more frequently than once per quarter, or, in numbers that create traffic or safety concerns
- The posting of business or organization signs on resident or neighborhood property
- Renting rooms, floors or entire homes via Airbnb or any short-term rental service or arrangement

Residential Group Homes shall not be permitted, even though they may be considered one family or single family homes for certain other requirements. Nothing herein shall be deemed to prevent leasing of any such dwelling by the Owner to one family or a single family, for a minimum term of one year, and, subjecting lessors and lessees to all of the provisions of the Declaration of Covenants, Conditions and Restrictions of Stone Meadow.

When a complaint is filed with the Association pertaining to a potential violation of this section of the declaration, the Board will require the following in order to make a determination whether a violation has been committed. The written details of the complaint along with substantiating evidence such as photos or videos. Complaints must be submitted to the Association's business office.

The SMPOA Board shall conclusively determine in its sole and absolute discretion, whether, for the purpose of this this Restriction the activities of the home-based business or organization in question rise to a level of nuisance that justifies action.

Changes to Article VIII Use and Building Restriction, Section 25, Basketball Goals . . . In the board's judgment, previously disallowed in-ground basketball goals are considerably more attractive than allowed portable goals. Our new rule also stipulates requirements for good appearance for both types of goals.

OLD VERSION - Section 25: Basketball Goals. No basketball goal shall be attached to the front of any dwelling or garage nor erected in any front yard or on the side of any street which abuts any corner lot. Basketball goals are permitted in any backyard. The Architectural Committee shall have the right to make Rules regarding portable basketball goals. Any violation of those Rules shall be a violation of this Section 25 and shall be enforceable as set out in Article VIII, Section 32.

NEW VERSION - Section 25: Basketball Goals. No basketball goal shall be attached to the front of any dwelling or garage. Portable and in-ground basketball goals are allowed but must be properly installed and maintained so as not to detract from the good appearance of the community. The practice of stabilizing portables with unattractive measures such as sandbags, cinder blocks, etc., is prohibited. All in-ground basketball goals must be approved by the SMPOA architectural committee prior to installation. Any violation of this Restriction shall be a violation of this Section and shall be enforceable as set out in Article VIII, Section 32.

New rules for recreational motorized vehicles such as golf carts, dirt bikes and ATVs . . . This is currently the second most frequent source of complaints and concerns. Previous rules were not compete enough to address the complaints or to facilitate enforcement actions.

The most important thing for members to understand is that these new rules entrust the initiation of enforcement actions (the imposition of \$100 fines per incident day) with members (but only in cases where photographic or video evidence is submitted along with identification of the non-compliant household). This new rule also sets the stage for posting photos and/or videos of violations/violators on the neighborhood website of in cases where the identity of the violators is unknown to the complainant and to the board.

New Rule:

The operation of golf carts on Stone Meadow streets and paved trails is allowed by licensed drivers only, contingent on the exercise of all due caution and courtesy towards pedestrians and bicyclists.

The operation of recreational motorized vehicles including golf carts, ATVs, mini bikes and dirt bikes on Stone Meadow streets by an unlicensed driver, regardless of age, is a violation of Missouri Law subject to fines and enforcement by the Greene County Sherriff Department.

With the exception of golf carts as specified above and authorized service vehicles, the operation of ATVs, mini bikes, dirt bikes, or any other motorized vehicles on Stone Meadow common areas including common space grass and paved and unpaved trails, is a violation of Stone Meadow Association Rules, which are enforceable by numerous measures including fines of up to One Hundred Dollars (\$100.00) per day for each such violation (see details in CC&R Section 32 Remedies).

Directions to Residents:

If you witness violations of Stone Meadow's rules for recreational motorized vehicles, the board recommends the following actions:

- If you personally know the residents involved and feel comfortable doing so, talk to the parents or guardians to see if they are aware of the rule breaking and to encourage them to be responsible and to enforce the rules.
- In cases where you witness violations occurring on Stone Meadow streets or grounds, especially those resulting in property damage or to risk to other residents or visitors, take photographs or video of the offender(s) and submit along with a complaint to the SMPOA board. If the identity of the violators is known to either the complainant or board, the board will contact the violating household with the evidence submitted and will impose fines of \$100 per incident day.
- If the identity of the violators is unknown to the complainant and to the board, the board may publish photographs or video on the SMPOA website for assistance in identification of violators and for the imposition of fines upon violating households.