

**STONEHAVEN RECREATION ASSOCIATION II (SHRA II)  
RULES AND REGULATIONS**

**A. General**

1. It is the obligation of the owner of each lot to maintain a standard of construction and maintenance that supports the investment each homeowner made in their property.
2. No dumping of garbage, lawn clippings, tree limbs or other refuse is allowed on SHRA II common property or undeveloped lots. Homeowners and landscape contractors are not allowed to dispose of lawn refuse in the storm sewer system. This is considered littering and will be prosecuted accordingly.
3. The speed limit on all Stonehaven II streets is 25 miles per hour.
4. Only properly licensed passenger vehicles may regularly park at Stonehaven II. In no case can a driveway be used to store or park multiple commercial vehicles. During the course of work, service vehicles may be parked in driveways.
5. No vehicle without current registration and license tags will be allowed in the subdivision, on common areas or on any owner's property other than in a garage, except for newly acquired vehicles for which registration is pending in accordance with state law.
6. Curbside parking is limited to visitors and is only permitted on a short-term basis. In no case is overnight curbside parking permitted.
7. No signs are permitted on any lot with the following exceptions:
  - a. A single "for sale" sign and a brochure box.
  - b. A single sign not more than 36 inches by 24 inches endorsing a political candidate or party may be placed on a Lot not more than thirty (30) days before the relevant election day and not more than 24 hours after the relevant election day.
  - c. Small security system signs not more than 18 inches wide and 10 inches high.
8. Stonehaven II Recreation Association is a bird sanctuary. No hunting of any kind is permitted.
9. No lots may be used for business or commercial purposes.
10. The use of fireworks is only permitted before 11:00 p.m. A parent must be present at all times when fireworks are being used by minor. Damage to homes or lots which is attributed to the use of fireworks is the liability of the homeowner using it.
11. Owners are responsible to pay for any damage caused by owner, tenant, invited guest or visitor to common area or association property or equipment.

**B. Use of Recreational Facilities**

1. All Stonehaven II recreational facilities are for the exclusive use of Stonehaven II members and their invited guests. Members are responsible for the conduct and safety of their guests at all times. All guests must be accompanied by a Stonehaven II member.
  - a. Pool
    - i. Because the Stonehaven II facilities are for the enjoyment of members, pool guests are limited to five (5) per household.
    - ii. The gate at the entrance to the pool parking lot can be opened with your pool key. If you are the last person leaving the area, please lock the gate.

- iii. A key is necessary to enter and exit the pool gate. The pool gate must be kept locked at all times. The gate locks automatically. Please do not prop the gate open. Keys are available by contacting the property manager's office at 864-467-1600. There is a \$25 charge for the replacement of lost key.
- iv. Please see detailed Pool and Tennis Court Rules (available on the community website and mailed annually) [www.nhe-inc.com](http://www.nhe-inc.com)

b. Clubhouse

- i. The cost to rent the clubhouse is \$50 for rental and a \$200 refundable deposit.
- ii. To reserve the clubhouse, please contact the property manager's office at 864-467-1600. Please try to schedule events at least a week in advance.
- iii. In accordance with community bylaws, use of the pool is not included with the Clubhouse Rental. **The clubhouse door to the pool area must be closed and locked at all times.** Use of the pool at the time of a Clubhouse Rental will result in forfeiture of the deposit.
- iv. After the facility is inspected for cleanliness and damage, your deposit will be refunded. For inspection procedures and policies please contact NHE at 864-467-1600.
- v. Please see Clubhouse Rental Form available on the community website at [www.nhe-inc.com](http://www.nhe-inc.com).

c. Tennis Courts

- i. Gates should be locked after use.
- ii. Remove all trash from courts after play.
- iii. Please see detailed Pool and Tennis Court Rules (available on the community website and mailed annually) [www.nhe-inc.com](http://www.nhe-inc.com)

- 2. The SHRA II is not responsible for any personal loss or damage which may occur on or within the recreation area.
- 3. The parking lot is only for the use of members and guests who are using the facilities.

**C. Pets**

- 1. No pets or animals are permitted within the enclosed pool area, clubhouse, or tennis courts.
- 2. There is a leash law in Greenville County that applies to Stonehaven II. Under no circumstances are pets (dogs, cats, etc.) allowed outside a homeowner's lot unless they are on a leash. Owners are reminded that a neighbor's yard is NOT an appropriate place to curb your pet. Pooper Scoopers are required!
- 3. Owners are responsible for controlling the actions of their pets at all times. This includes, but is not limited to, the control of excessively loud and prolonged barking by dogs. Please note, there is a County ordinance regarding barking dogs.

**D. Architectural**

- 1. All exterior architectural modifications and additions must be approved by the SHRA II Architectural Committee. This includes, but not limited to, building modifications, fencing, deck modifications, major landscaping redesign, placement of outdoor lighting, in ground pools and placement of satellite dishes. No above ground pools are permitted.
- 2. Please submit any request for modifications or changes to the SHRA II property manager who will in turn contact the Chairman of the Architectural Committee. The Architectural Review Committee has 30 days to respond. **DO NOT START ANY WORK PRIOR TO RECEIVING ARC APPROVAL.** Any work started prior to ARC approval is done at the owner's risk and may be subject to modifications at the owner's expense.

3. Satellite dishes over 24" in diameter are prohibited due to their detrimental effect on the aesthetics of the property. Like all exterior modifications, the location of satellite dishes must be approved by the Architectural Committee. Dishes are to be installed on the back of the homes, away from the street, unless such placement interferes with reception.
4. No house trailer may be placed on any lot. At all times boats, RVs, trailers, camping trailers and other similar equipment **MUST** be stored inconspicuously behind the dwelling unit.
5. Per the covenants, all mailboxes and posts used in Stonehaven II shall be a design and construction approved by the Architectural Committee. Mailboxes and posts shall be maintained upright and cleaned in a presentable and professional manner using the approved paint colors and materials. Mailboxes, posts or numbers shall not be altered or replaced except by a new mailbox, post and numbers identical to the ones originally installed. Mailbox numbers should be clearly visible.

#### **E. Landscaping**

1. All lawns and landscaping must be maintained and kept in a neat and presentable manner and any improvements thereon be neat and presentable so as not to detract from the overall appearance of the Subdivision or the surrounding property. This includes but is not limited to watering, weeding and seeding and mowing of lawns.
2. Vegetable gardens, compost piles, sandboxes and children's play equipment shall be located only in the rear yard of any Lot.
3. Shrubbery, hedges and tree canopies shall be trimmed to reasonable limits so as not to obstruct line of sight of a driver or pedestrian or hang over in the street, street lights and street signs so as to create traffic hazards.