

THE MOTOR COACH VILLAGE AT STONERIDGE RULES AND REGULATIONS FOR RENTAL GUESTS

GENERAL RULES, HOURS OF OPERATION, AND OPENING/CLOSING DATES

- Only Class A motorcoaches over 31 feet long are permitted (CC&Rs, Article I, Section 41).
- Rules may be posted in various areas of the MCV such as the Owners Lounge, Pool/Spa, Fitness Center and/or Dog Park. Compliance with rules helps keep MCV safe and enjoyable for all.
- Solicitation, door-to-door or otherwise, is prohibited.
- Household trash must be bagged and placed in the dumpsters located near the Dog Park. No landscape or construction debris is permitted and must be disposed of outside the MCV. Rinsed aluminum cans may be placed in the blue recycling container. All cardboard boxes must be flattened before placing in dumpster.
- The Association or agent of the Association reserves the right to refuse admission of a motorcoach based on standards established by the Association. The Association or agent of the Association reserves the right to ask anyone not following these Rules and Regulations to leave the premises, with no refund of rental fees.
- Improper conduct or obscenities will not be tolerated. This includes excessive noise, intoxication, quarreling, threatening, fighting and offensive or abusive language. Owners are responsible for the conduct of their families and guests. All workers in the MCV shall be treated in a courteous manner and no worker shall be reprimanded or harassed in any way.
- Children under 16 years of age must be under adult supervision at all times and may not use the Owner's Lounge, including pool/spa, without an adult present.
- Check-in Time is between 11:00 a.m. and 4:00 p.m. Check-out Time is before 11:00 a.m.
- Quiet Hours are from 10:00 p.m. to 7:00 a.m. Sunday evening through Friday morning and 12:00 midnight to 8:00 a.m. Friday evening through Sunday morning.
- The Owners Lounge is open Sunday to Thursday 5:00 am til 11:00 pm, Friday and Saturday 5:00 am til Midnight and will be opened on or about May 1 and closed on or about October 15, at the discretion of the MCV Board, depending on weather conditions. The building will be winterized and unavailable for use after the fall closing date.
- The pool/spa will be opened on or about June 1 and closed on or about September 30, at the discretion of the MCV Board, depending on weather conditions. Pool hours are Mon – Thu 7:00 a.m. to 10:00 p.m., Friday and Saturday 8:00 a.m. to midnight, and Sunday 8:00 a.m. to 10:00 p.m.

To maintain a peaceful, safe and pleasant environment, the following are strictly prohibited:

- Smoking in any building or in the pool/spa area.
- Pets in any building, except for Assistance Animals as specified below.
- Drone usage by owners or guests (exception is professional filming for commercial use by the resort)
- Remote controlled hobby craft such as airplanes, or kites, or similar devices which could crash into motorcoaches if operated near motorcoach sites
- Basketball, street hockey, or other focused activities which could cause congregation of persons in the street who are distracted & not mindful of approaching vehicles, and which could impair accessibility by emergency services
- Crossing or entering another resident's site without his or her permission.

- Tents, bedrolls or any other overnight sleeping devices. Overnight sleeping outside of a motorcoach is not allowed.
- Brandishing or discharging of firearms or other lethal weapons.
- Fireworks.
- Skateboards or other similar equipment which create excessive noise. Segways are permitted as long as the 12 mph speed limit is adhered to.
- Burning of anything other than LP gas (propane/butane) in fire pits or fireplaces.
- "Sale/For Sale" signs or any temporary/non-permanent business advertising placed on any vehicle or structure, or within Common Areas; any display of signage on non-commercial vehicles (personal vehicles), awnings or sun shades that promotes a business or benefits an individual or company.
NOTE: Commercial vehicle signage of electricians, plumbers, general contractors, county inspectors, etc., **and** manufacturer/dealer-installed signage on vehicles such as Marathon, Newmar, Jeep, Polaris RZR, etc., **or** on commercially-rented vehicles such as Odyssey Sports or U-Haul, is **not** prohibited.
- Visible clotheslines or drying racks outside of the motorcoach.
- Storage of items under or around the motorcoach.
- Operation of generators, except for emergency purposes.
- Flags that are authorized to be displayed are:
 - The US Flag
 - Flag that represents the owner's country of origin
 - Flag that honor any of our countries Armed Services and First Responders
 - Flag that represents a MotorCoach Club
 - Others as approved by the BOD

ACTIVITY KEY CARDS

Entry Cards allow access and use of the Owners Lounge and the StoneRidge Property Owners Association (SPOA) Activity Center on StoneRidge Road.

- Owners who arrange private rentals of their lots are responsible for providing key cards to their rental guests and ensuring the return thereof.
- Guests who rent lots through the Sales Office will also receive up to 2 cards per lot. Cards must be returned to the Sales Office before departure, to avoid being charged a fee.
- Unauthorized use of the card, such as loaning the card to a non-resident or allowing any other individual to use the card, is prohibited.
- Children under 16 years of age may not use the card unless accompanied by an adult.

OWNER'S LOUNGE

- The Owner's Lounge (the "O") is open to all Owners and rental guests except at times when it is specifically reserved.
- A non-owner is prohibited from reserving the "O."
- Anyone using the kitchen or BBQ grill must remain on the premises while the appliances are being used. They must also clean up after themselves, wash all dishes, and empty the dishwasher no later than the next morning. The trash can must be emptied and a new bag placed in the can; and the filled trash bag should be put in the dumpster. Used dish towels should be washed and returned to the drawer as soon as possible.
- Association property, with the exception of library books, should not be moved or removed from the Owner's Lounge.
- Personal food and drink may only be stored in the refrigerator or freezer for an upcoming event at Owner's risk.
- The laundry room should be left as clean as possible. No pet bedding is permitted to be washed or dried in the laundry room.
- Thermostat is pre-set for daytime operation with a nighttime set-back. You may temporarily adjust the thermostat if necessary, but please return it to the pre-set temperature before you leave the building.
- Any non-automatic light switches should be turned off when leaving the building.
- All areas and property used at the "O" must be left in a clean and orderly fashion.

PARKING

- Parking at each site is limited to the motorcoach and two passenger vehicles and must be on the concrete pad, asphalt apron, or hard paver surface. Golf cart parking is in addition to this limit. No other vehicles may be parked on the site, except for bicycles, mopeds, Segways, etc. No parking is permitted on the grass.
- Motorcoach must be parked so that the driver's side is on same side as permanently installed water spigot and utility outlet intended for use on that site. No part of the motorcoach, including slides and tow bars, may extend over the grass area.
- A temporary storage area is available for boats, trailers with dollies and other vehicles. A fee may be charged for storage.
- Parking on any other site is strictly prohibited unless permission is obtained from the site owner.
- Temporary overnight parking is permitted at the Owners Lounge parking lot for authorized guests.
- Motorcoach parking lanes at the Owners Lounge are for use by motorcoaches, particularly when hooking/unhooking and/or unloading tow vehicles. Use of these parking lanes by smaller passenger vehicles should be avoided whenever possible.

PETS - PETS ARE WELCOME WHEN QUIET AND ATTENDED. THESE RULES APPLY TO ALL PETS.

- There is a maximum of two (2) non-aggressive pets per site.
- All pets including dogs, cats, or other potentially rabid house pets must have a current rabies vaccination. Guests and Owners must be able to present proof of current vaccinations if requested.
- Aggressive and uncontrolled pets are not permitted to remain in the MCV.
- Excessive barking inside or outside the motorcoach will not be tolerated.
- The Association or their agent reserves the right to require any guest to remove a misbehaving pet or vacate their site if the pet continues to be a nuisance to others.
- No pet enclosures or temporary fences are permitted at any time.
- When outside the motorcoach, pets must be accompanied by an owner. When off your lot, pets must be on a leash no longer than 6 feet. Pets are not allowed inside the Owner's Lounge and Pool/Spa area.
- Pets are not permitted on any site other than the one on which they are staying unless invited.
- There is a fenced Dog Park with two sections where pets can run and play. Pets must be accompanied in the Dog Park by the owner or by the pet's handler.
- Always clean up after your pet. Pet waste disposal bags and receptacles are located at the Dog Park.

ASSISTANCE ANIMALS

- If an Owner or Guest has a disability, a request may be made to have an assistance animal allowed inside the "O" and/or Pool/Spa area. No Assistance Animals will be permitted in these areas without prior approval from the MCV Board.
- The requesting party may be asked to provide documentation of the disability as well as how the animal has been trained to serve, in order for the Board to make a fair determination of the need for an assistance animal.
- The animal must remain with its owner at all times.
- The animal must be properly licensed and immunized in accordance with state and local law.
- The Owner or Guest shall be responsible for the conduct of the animal and control the animal's behavior so that the animal does not disturb or annoy others.
- The Owner or Guest must maintain direct control over the animal at all times that the animal is outside of the motor coach either by harness, tether, or leash unless the restraint prevents the animal from performing a service for which it is trained.
- No animal shall be chained or tied to the outside of the motor coach or within a common area of the Property. No pet enclosures or temporary fences are permitted at any time.
- The Owner or Guest shall be responsible for cleaning up and disposing of all animal waste. If the animal utilizes a litter box, the animal waste shall be disposed of in a sealed bag or container.
- The Owner or Guest shall be responsible for any damages, including property damage or personal injury caused by the animal.

- If the Owner or Guest fails to comply with these rules and regulations, the Board reserves the right to limit the animal from the Owner's Lounge, Pool/spa area, or common areas, terminate the permission granted for the animal to be on the Property, and to pursue all other available remedies.

POOL/SPA

- No glass containers are permitted in the pool/spa area.
- No smoking of any kind, including e-cigarettes, is permitted.
- No horseplay, running, or diving is permitted. There is no lifeguard on duty – do not swim alone.
- All incontinent swimmers must wear a swim diaper.
- Only swimming attire is permitted to be worn in the pool or spa. Wet swimming attire is not permitted in the Owner's Lounge; dry swimming attire may be worn with a cover-up. Access by way of the exterior shower room entrance is permitted in wet swimming attire for the use of the shower/restroom only.
- The Association has the right to remove an individual for any conduct that poses a safety risk to anyone in the pool area, for any immoral, improper, unlawful or offensive behavior or any behavior which becomes an annoyance or a nuisance to anyone in the pool area.
- Pool hours are Mon – Thu 7:00 a.m. to 10:00 p.m., Fri 7:00 a.m. to midnight, Sat 8:00 a.m. to 12 midnight, and Sunday 8:00 a.m. to 10:00 p.m.

STREETS

- The speed limit in the MCV is 12 miles per hour.
- The streets in the MCV must be kept sufficiently clear for emergency vehicles and motorcoach traffic. Visitor vehicles may be parked temporarily on the site or on the street while a guest is visiting; however, such vehicles must not block the street. The driver of the vehicle must be within earshot to ensure availability if the vehicle must be moved. Space is available in the parking lot of the MCV Owner's Lounge for extended visitor parking.
- Trailers or dollies used for the transportation of furnishings, golf carts, or other vehicles or items may only be parked on the street or site until such items are unloaded, never for more than 24 hours. Trailer storage must be off-site.

VEHICLES

- The external appearance of a motorcoach must be maintained in an acceptable condition so as not to detract from the value of the adjoining properties of the MCV. Motorcoaches are subject to external inspection to ensure basic standards are not being violated, i.e. leaking oil or excessively dirty exteriors.
- Vehicle washing is permitted in the MCV, provided a pressure nozzle or sprayer is attached to the hose. Excessive water use and runoff is prohibited.
- No major repairs or maintenance to the drive train or chassis may be done on site to a motorcoach or any other vehicle. Emergency repairs may only be made when needed to make the vehicle drivable.
- Drivers of any vehicles, including golf carts, must have a valid driver's license.

These Rules Supersede All Previous Versions