

STONEHENGE VILLAS POA

BOARD OF DIRECTORS

July 16, 2010

To: Realtors representing Stonehenge Villas in Fairfield Glade

It is the desire of the Stonehenge Villas Board to assist in any way possible in the marketing of homes in our area. We want your clients to know that we will act to assure a quality neighborhood environment and conservative management of association funds.

We are attaching the Rules adopted by Stonehenge Villas and the Covenants for your attention. The primary goal of the Board of Directors is to maintain property values. In addition, other goals are to operate prudently with the association money and balance individual desires with the wishes of the majority of owners.

We are approving the placement of For Sale signs inside a front window. Also, homes conducting an open house may place an Open House sign on the front lawn during the scheduled hours of the open house. Along with the placement of Realtor signs, we remind you of the rule of a minimum six month lease to renters.

Stonehenge Villas Board of Directors

12-5-05

Rules & Regulations - Owner Responsibility

1. Pets:

A house pet will be considered any dog or cat that dwells entirely within a living unit and only leaves the unit on a leash. No outside pets, or pets left outdoors unattended will be permitted. No pens, fenced-in areas, tethers or dog-runs, or any other enclosures will be permitted on the Association grounds. Unit owners will be solely responsible for cleaning up after their pets. Owners should take all due care to prevent undue noise or nuisance from their pets. (Should pet debris or noise become a problem, the Board of Directors reserves the right to levee fines and/or demand for removal of the animal.)

2. Landscaping:

Villa owners are to leave the front (shrubs/trees/bushes) of their units as they were put in by the builder. No additional shrubs, trees or bushes are to be put in the front. This includes "yard art". Although, pots of annuals maintained by villa owners are acceptable.

3. Gas/Electric Lamp Post:

Approval has been granted to convert gas lights to electric. Owners must get Board approval of the type of light to be installed. (Please report bulb outage or need for mantle replacement to a Board member if you can't replace it yourself.)

4. Screen doors:

Approval has been granted to add screen doors with the stipulation that all owners consult with the Board on the type of door to be installed.

5. Handrails:

Approval has been granted to add handrails to the front porch area of a unit with the stipulation that all owners consult with the Board on the type and location of handrail to be installed.

6. Solar tubes:

Previous approvals have been given for installation of solar tubes. Owner's request for installation and approval by Board must be in writing.

7. Realty and other signs must be approved by the Board prior to being installed.

8. All requests for change and response from the Board must be in writing prior to any changes being made.