



Homeowner's Association

RULES & REGULATIONS

Revision 1-1-2017

Sandstone Ridge HOA is managed by a volunteer Board of Directors. This volunteer Board is in place to provide security, maintenance, building management, financial accounting and oversight of the entire facility. Association Rules and Regulations may be changed at any time by the Board of Directors. At the Board's discretion, a Homeowner or renter may be fined if they violate Rules and Regulations as stated herein.

1. HOMEOWNER ASSOCIATION DUES. All HOA Dues are due and payable on January 1 and July 1 each calendar year. Checks should be made payable to Sandstone Ridge HOA. You may drop your check in the Office Mail Box located on the office wall in the community room or mail it to: Sandstone Ridge Office, 3600 Sheridan Lake Road, Rapid City, SD 57702. Indicate the condominium number(s) on your check. Cash cannot be accepted. A late fee of \$50 per month will be assessed if HOA dues are not paid in full ***within ten days of the due dates, January 1 or July 1.*** If a Homeowners' dues become delinquent, the late fee will be applied and a lien filed against the property. All legal fees and filing expenses will be charged to the Homeowner.

2. INSURANCE. All Homeowners are required to carry proper condo insurance coverage. Homeowners are liable for damages to any and all parts of the facility due to an incident originating within their unit.

3. UNIT MAINTENANCE AND MODIFICATIONS. Homeowners are required to contact the SSR Board prior to any major unit modifications such as electrical wiring, plumbing, modification of walls, door-ways, etc. Contact the Maintenance Manager prior to having any work or modifications done to a unit. This includes installation of carpet, counter tops, cabinets, delivery of furniture, plumbing work, etc. This allows for placing protective pads in elevators, cleaning of common areas and advising neighbors of noise due to construction.

The second and third level condo unit floor coverings may be linoleum, vinyl or tile in kitchen and baths; however, **the remainder of the unit must be carpet.** If this rule is violated, the Homeowner will be asked to take appropriate measures to become compliant. This is a courtesy to those living below your unit.

4. RESIDENT LOCK-OUTS. If you are locked out of your unit, contact the Maintenance Manager, Board President or Secretary to gain entrance. Please note, if you have replaced the original Sandstone lock with a new lock, your door may be forced open in an emergency situation.

5. ENTRANCE AND PUBLIC HALLWAYS. Entrance Code changes take place on January 5 and July 5. You will be advised of the new entrance code when you receive your "Statement of Homeowner Dues." The fire code of the City of Rapid City prohibits children's toys, bicycles, walkers, etc. from being stored or temporarily left in hallways or entrances at any time. Children playing or running in the halls, stairways, elevators, parking areas, or anywhere in or around the building where they may cause injury or unnecessarily disturb residents is strictly prohibited.

6. PATIOS/BALCONIES. Homeowners or residents may not change the exterior appearance of the building in any way. Only standard patio furniture (i.e., table, side tables, chairs, potted plants, *gas* grill, etc.) is permitted. Patios and balconies may not be used for storage. **First floor residents are not to use their patio as an entrance to their condo.** All residents, visitors and deliveries should use one of the three entrance doors. Nothing may be mounted to the railings or the exterior finish. This includes awnings, flags, thermometers, planters, and any other items. Shades on balconies or patios must be the roll up type. These must be mounted on the beam across the front or side of the patio so that when rolled up they are not visible. A neutral color such as tan is recommended. Holiday décor is only allowed on patios and balconies **between November 5th and January 15th.** No other decorations are permitted throughout the rest of the year. This is to preserve the visual appearance of the building for all residents. Do not use tape for hanging holiday decorations, utilize zip-ties instead. Do not throw anything off your patio or balcony except snow. Expense involved in clean-up will be charged to the Homeowner.

7. DOOR ALTERATIONS. Do not attach anything to the hallway door leading into your condominium unit that would require making holes in the door and thus creating a repair situation.

8. SMOKING. Smoking is **not permitted** anywhere in the building except inside your individual condominium unit. If smoke originating from your unit is determined to be affecting the common areas or any other residents' unit, it is your responsibility to make the necessary remedy.

9. EXERCISE/FITNESS AREA. The exercise/fitness area is for residents and their house guests. No one under the age of 16 is permitted in this area. Safety guidelines are posted for your protection. Food is prohibited in this room.

10. POOL AREA. The pool area is unlocked from 8:00AM until 5:00PM Monday - Friday. Homeowners are provided a common area key to gain entrance and utilize the pool area after office hours. **No one under the age of 14** is allowed in the pool area unless accompanied by an adult. **Guests** should always be accompanied by a resident. **Pets are NEVER allowed** in the pool area. Proper swim attire is required when using the pool or hot tub. Nudity is prohibited. Be advised surveillance cameras record pool activity. No toys smaller than your fist are permitted in the pool to protect the filter system. **No one under the age of 14** is allowed in the hot tub for any reason. Abide by all rules posted in the pool area.

11. POOL & COMMUNITY ROOM GATHERINGS. The Pool or Community Room must be reserved with a \$150 deposit for **private gatherings of more than 6 people.** The deposit will be returned provided the responsible person leaves the area clean/undamaged. **NO food is allowed in the pool area.** Reservations can be made through the Maintenance Manager (341-2787). All gatherings must be conducive to other residents being able to use the pool during your event. To avoid humidity control equipment failure **NEVER prop doors open!**

12. Sandstone Room Reservations. Reservations are made by calling the Maintenance Manager (341-2787) or filling out the reservation form found on the bulletin board located in the Community Room. Pets are NEVER allowed in the Sandstone Room.

13. GARAGE, PARKING LOT & CAR WASH. Garage parking spaces are for private licensed passenger vehicles only. Vehicles must be parked in the appropriate assigned spot and must not protrude beyond the pillars. No items may be stored in your garage parking space other than your car, pickup or motor-cycle. Vehicles leaking oil or other fluids may not be parked in the garage.

If your vehicle is leaking fluid and you need time to get it repaired, use a parking spot at the far end on each of the fountain side parking areas until you can have it repaired. You are responsible for the cleanup of oil or other fluid leaks. No trailers of any kind are permitted in the parking lot overnight. If you are using a truck or trailer to help move, it will need to be removed from the parking lot the same day. No commercial or commercially rated vehicles may be parked overnight. Non-operating or unlicensed vehicles may not be parked on SSR property. Illegally-parked vehicles will be towed at the owner's expense. Handicapped parking spaces are intended for visitors, or for pick-up or drop-off, not for long term parking. **Traffic in the garage area is one way only**, unless for maintenance reasons. **The car wash is for use by residents only.**

14. LAWN AREAS. Sandstone Ridge asks for your cooperation in keeping lawn areas free of litter, parked bicycles, and other articles.

15. DISTURBANCES. Be considerate of your neighbors by keeping noise (radios, TVs, musical instruments) to a respectable level. Boisterous conduct in the building or parking lot which disturbs the peace of other residents is prohibited. Quiet hours are from 10PM to 6AM. Disturbance may prompt a call to the police.

16. SECURITY. Residents should not allow anyone other than their guests to enter the building. Soliciting door-to-door is prohibited.

17. MOVING IN/OUT. Moves are to be scheduled when it will cause the least disturbance (between 8AM and 5PM). Notify the Maintenance Manager of your moving time so that protective pads can be hung in the elevators. **A move in or out may only be done through the South entrance or the North entrance, not the Main entrance.** Investor owned units will be charged a \$50 fee for each move in and move out. Moving items in and out over the patio from a first floor condo is absolutely prohibited.

18. DAMAGES. Owners of units are responsible for any damage caused by occupants of their unit to any area deemed to be common area, including but not limited to: equipment, walls, doors, furniture, carpeting, elevators, access features, garage, exterior lawn, shrubbery, parking lot. The Homeowner will be billed for any such damage.

19. MAINTENANCE/MANAGEMENT ASSISTANCE. If *personal* Homeowner services are requested of the Maintenance Manager, time and expense involved will be **billed to the Homeowner.**

20. SNOW REMOVAL. During times of snowfall, you and your guests should park on the fountain side of the front parking lot no later than 9AM. This allows for proper snow removal along the front of the building and sidewalks. Vehicles not moved by 9AM may be towed at your expense.

21. PETS. All **pets** must be registered with the SSR Board. This includes residents and visiting pets. The limit is **one pet per unit**. A pet must not be over 15" high at the head when full grown and weight cannot exceed 35 lbs. All pets **must be leashed or caged in the hallways at all times.** Pets are not allowed in the pool area, exercise area, any interior common areas. Pets are also not allowed on any maintained common areas, including area between the sidewalk and the building. Dogs may be walked **ONLY** on the lawn surrounding the front pond area. All solid waste (including fur) must be picked up and disposed of immediately. Doggie Do-Do dispensers are located in the pond area for pet waste. No pets or litter boxes may be kept on patios or balconies. Barking or other disturbances are not permitted. If a pet creates a hazardous situation, it must be removed immediately from the building.

22. SALE/LEASE OF CONDO UNITS - ADDRESS/PHONE CHANGES. It is the responsibility of each Homeowner to notify the Board when selling or leasing their unit. It is also the responsibility of the Homeowner to provide the purchaser or lessee with the Sandstone Ridge HOA Rules and Regulations brochure, and the Move-In, Move-Out Instructions Sheet (obtained from the Maintenance Manager). When a condo is sold, the current Homeowner should provide the new Owner with a copy of the Master Deed and SSR By-Laws. Promptly inform the Board of any change of address or phone numbers.

23. SSR POLICY FOR FINES, ASSESSMENTS, AND NOTICES.

If a Resident or Homeowner is found to be in violation of one or more of these Rules and Regulations, a letter outlining the specific information will be sent to the resident (and non-resident Homeowner). The Homeowner will have 20 days to pay the fine. **A fine amount of \$50 will be assessed.** In addition, 10% annual interest may be applied to total fines and fees until paid. A lien will also be attached to the property. The amount of the lien will include the fine, \$30 Filing Fee, and \$30 Lien Release Fee. The lien will be released upon payment in full.

All fine notices must be approved and signed by a majority of SSR Board members. Violators may appeal to the Board.

24. PROPERTY AESTHETICS. If all residents will do their part in abiding by these Rules and Regulations, as well as making an effort to extend common courtesies and tolerance towards their neighbors, we will have a great community to call home!

NOTICE:

Any violation of the Rules & Regulations carries a potential minimum fine of \$50 for each infraction.

Reminder: High profile vehicles such as SUV's, pickups, vans, etc. should be parked on the pond side of the parking lot.

These Rules and Regulations are posted on the Sandstone Ridge website under the Homeowners tab. It can be accessed by entering the following address:

www.sandstone-ridge.com