

## Life in the Woods

The Stonegate Woods Homeowners' Association (SWHA) welcomes you to the neighborhood. We hope you will enjoy your surroundings as much as we do. Many of us have lived here for a number of years, while others are newcomers like you. We like the spacious feeling of the grounds, the quiet street and safe, secluded location, and we value our property as a substantial investment. All homeowners are automatically members of SWHA. To keep association dues to a minimum the SWHA Board engages a part-time property manager to assist with the many site management tasks. You may contact the property manager (or the Board) by leaving a voicemail message at 530-759-1240. The Board actively encourages members to participate and share in the many activities associated with managing our community. Members are always welcome at Board meetings which are held the third (3<sup>rd</sup>) Wednesday of each month, 6pm at the home of the current Board President, 3127 Woods Circle.

All Woods residents deserve to live in a beautiful, well-kept neighborhood. To achieve this goal, residents are asked to observe the rules summarized below. The complete Rules and Regulations are posted elsewhere on the website.

**Please note that tenants must comply with the rules. Property owners are responsible for their tenants' observance of the Rules and Regulations.**

### SWHA Dues

SWHA dues are currently \$130/month. Dues cover maintenance and improvements in the commonly-owned Association property, including:

- Landscaping
- Maintenance of carports and storage areas
- Fence maintenance
- Parking lot maintenance
- Common area insurance
- Contracts for SWHA-related services

SWHA Dues are payable on the first of each month and late after the 15<sup>th</sup> day of the month. Late charge is \$13 plus 1% per month (each month) after the end of the month in which the payment is due. The SWHA may assess a lien against property for dues in arrears and, in extreme cases, has the power to foreclose.

All Stonegate residents are also members of the Stonegate Country Club, which is a separately run organization. Membership in the country club is mandatory for all Stonegate homeowners, including the Woods.

### Homeowner responsibilities

Homeowners are responsible for the maintenance and insurance of all areas “inside the fence”. This means the homeowner is responsible for the interior, exterior, roof and yard of their unit. The CC&Rs require that each property be maintained in reasonable condition to protect the property values for all homeowners. If properties are not maintained, SWHA has the legal right to have the necessary work done and bill the property owner.

The exterior appearance of the property must be consistent with the adjacent units. There are two approved exterior paint colors in the Woods. Both are registered with Home Trends in east Davis. The blue/gray is “Sterling” and the clay/brown is “Brindle”. All exterior trim is white. If you wish to have a front door color other than white, you may select from one of the select optional colors registered at Home Trends. If you wish to use a paint manufacturer other than that represented by Home Trends for the blue/gray or clay/brown color, you may contact the property manager (530-759-1240) and request a sample for color matching. Please do not attempt to color match to what you see outside as this may be affected by dirt, weather, etc. When re-roofing, the color must match the original roofing to be consistent with neighbors and not appear as a “patchwork quilt”.

If you change your address, you must notify SWHA. The association is required to send homeowners certain notices each year and keep a current record of the owners. SWHA’s address is: P.O. Box 73884, Davis, CA 95617-3884.

SWHA is not legally responsible or liable for the construction, maintenance, or use of roof access ladders. The ladder is the property of the owner of the roof to which it is attached.

### Common Area Etiquette

The common areas are for the use and enjoyment of all. Individuals may not store items (other than a vehicle) in a parking space. SWHA often receives complaints about items such as boxes and play equipment placed or stored in the common areas. Please remember to keep carports and all common space clean and clear.

Please treat the landscaping with care. Remember, you are paying for it, and it’s the SWHA’s largest maintenance expense. Pet owners who walk their pets in the common areas must clean up after them.

### Dumpster Etiquette

Davis Waste Removal (DWR) will not pick up items outside the containers provided. DWR will not empty containers which are blocked by items left in the dumpster areas. Please be courteous to your neighbors and put your trash in the dumpster or recycling containers. Removal of large items and hazardous waste to the dump is the resident’s

responsibility. DWR will not pick up yard trimmings left at the curb in Woods Circle. Place your waste in a dumpster if space allows, or at the curb on Lake Blvd.

**The dumpster areas are not a safe place for your children to play!**

#### Parking Etiquette

Each unit is assigned two spaces: an assigned covered space in the carport and an unassigned space in a lot. Unauthorized cars in a carport space may be towed without notice. Cars in the lots must be in drivable condition and currently licensed and registered. Cars left in the lots for more than 30 days without being moved will be tagged by SWHA. If not removed promptly, the vehicle will be towed at the owner's expense.

Items such as boats, trailers, garden or play equipment, boxes or household items may not be stored in the carports, parking lots or other common areas.

Please remember that we have a narrow street with children, bicycles and blind corners. It is very important for you, your tenants, and guests to **drive slowly**. The speed limit within our circle is 15 mph and the City will cite speeders.

#### Noise

Please realize that your neighbors are, in many cases, only a wall away. Please observe the City of Davis noise ordinances and respect everyone's right to quiet enjoyment of their property. Problem noise in the past has included excessively loud music, continuous dog barking, and loud and boisterous social gatherings.

Thank you for your continued consideration for our common quality of life.

The Stonegate Woods Homeowners Association