

Stewart Pines Condominiums

Rules and Regulations
01/01/2026

1. The speed limit on Stewart Pines Property is 10 mph. Please be alert and watch for children!

2. There is only one entrance and exit to Stewart Pines. If you see anyone entering the property in any other way, they should be viewed as a trespasser. Please call the Resident manager or 911 and immediately report the violation.

3. A quiet time exists in the community between the hours of 10:00 pm –8:00 am. No radios, televisions, or other noise producing machines will be employed in such a manner as to disturb neighboring residents. Local Police will write citations to violators.

4. Small group parties may take place as long as they do not disturb other residents.

5. All parties or gatherings that encompass any portion of the condominium common areas must have the approval of the Board of Directors.

6. All children under the age of 15 must be supervised while playing outside in the complex area. If you notice unsupervised children, you may tell them to leave or you may call 911.

7. Every unit is allocated two permanent parking spaces. There will be no parking on the grass or on the patios of the properties. All parking spaces are numbered. All vehicles must be parked in designated, paved parking areas only. Any vehicle parked in a non-designated area will be considered abandoned and will be towed at the owner’s expense.

8. Any vehicle parked in another resident’s parking space will be towed at the vehicle owner’s expense. Only owners, residents, and their guests may park their vehicle in Stewart Pines designated parking spaces. All other vehicles will be towed at the vehicle owner’s expense.

9. No in-operable vehicles may be left in the parking spaces. In-operable vehicles will be considered abandoned and will be towed at the owner’s expense.

10. Only minor vehicle repairs may be performed in the complex. Any questions, please call the HOA manager.

11. Only homeowners and residents are permitted to wash their vehicles in the parking lot. No exceptions.

12. Only plants, a grill, and simple patio furniture may be stored on the back patio portion of the unit.

13. You are responsible for always maintaining the cleanliness of the areas around your front and back porch.

14. Clotheslines may be used but must be taken down **immediately** upon completion of drying clothes.

15. There will be no altering of the landscape (adding flowers, garden poles, fences, etc,) without first obtaining permission from the HOA manager or the Board of Directors.

16. The lawn is not a storage area for personal items. Any item left on the lawn will be removed and disposed of at the expenses of the unit owner.

17. There will be no vehicle driving on the lawn for any reason.

18. At no time should an inactive hose be left lying on any portion of the lawn area. After usage, lawn hoses must be picked up and safely stored inside your unit or unit storage area.

19. All animals/pets must be kept inside their owner's unit unless they are on a leash with their owner. Pet owners are required to clean up after their pets.

20. Satellite dishes may be installed on roofs and balconies. If you are a renter, you must first obtain written permission from the owner and approval from the Board of Directors.

21. The dumpster areas must be always kept clean. Please make sure that all trash is disposed of in the dumpster and not on the ground. All boxes must be broken down prior to placing them in the dumpster.

22. Large trash (to include washers, dryers, bed frames, mattresses, furniture, etc) should be taken to the local dump for disposal. DO NOT put this type of trash in the dumpster.

23. Vandalism will no be tolerated. The individuals responsible will be held accountable for their actions.

24. Please contact the HOA manager if you have any questions regarding these rules and regulations.

25. **Owners must repair any running toilets and leaking faucets immediately**.

26. **Pools, trampolines and firepits/burn barrels are NOT Allowed**.

Thank you for your cooperation in keeping Stewart Pines Condominiums a safe and clean environment for all our residents.

Thank you,
Holtzman Real Estate Services