



2023 MAY 12 AM 11:32 **STONELEDGE at LAKE KEOWEE**  
**5th AMENDED RULES and REGULATIONS**

These rules are to supplement and clarify the Covenants, Conditions and Restrictions for Stoneledge at Lake Keowee.

**Owners, Guests & Renters**

Oconee, South Carolina, Register Of Deeds  
Anna Davison - Register Of Deeds  
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BK **2940** PG **65-72**

**The Common Areas**

The Common Areas are those areas owned by the homeowner's association:

1. No towels or clothing shall be hung on the upper porch railings or left in the common areas.
2. No persons shall use the Clubhouse, fitness equipment, tennis courts, or pool without meeting the following criteria: They must be either a homeowner, an overnight guest of a homeowner, a daytime guest of a homeowner who is on the property, or have a signed rental agreement in place at the time the facility or equipment is being used.

**Conduct**

No noxious or offensive activity shall be permissible in any unit or in the common areas, nor shall anything be done, either willfully or negligently which may be or become an annoyance or nuisance to the other owners or occupants within the property. Do not loudly operate a stereo, television, or radio in your unit between the hours of 11PM and 8AM if the noise level will disturb other occupants of the building. Sound travels on or around the water, and conversations can be clearly heard. Loud conversations on decks and porches are prohibited during quiet hours.

**Pets**

Owners and guests can have domesticated pets not to exceed two per unit. The Owners will be responsible for the conduct of their pets and pets shall always be leashed when outside the unit. A well-heeled dog may walk unleashed with an adult who must always supervise them, and pets shall be allowed supervised play in the water. Owners and their guests will **immediately clean up** after their pets and remove any solid waste from all common areas. Pets should not be a nuisance or danger to any person and unit owner will be responsible for any damage caused by their pets. Pets should never be left unattended on decks or porches.

**Dumpsters and Trash Removal**

The dumpsters placed around the community are to be used for household garbage only. Small household boxes should be properly broken down and flattened prior to discarding. All larger boxes, appliances, furniture, construction supplies and debris, pails, Styrofoam, bathroom fixtures, etc. must be taken to the Oconee Convenience Center (located at 1089 Safety Harbor Rd). Owners are responsible for informing contractors of this requirement and will be held responsible for violations. The only dumpsters permitted within the community are those placed by the Association. Individual owners and their contractors may only park dumpsters in the storage area across Morgan Rd with permission. The detailed AC guidelines regarding dumpsters can be found on the website under the AC Guidelines tab.

**Parking**

All motor vehicles are to be kept in designated parking spaces. Vehicles should not be parked in the space owned by another owner without the permission of that owner. Guests may park in unmarked spaces. Vehicles should never be parked on grassy areas within the Stoneledge community. Vehicles must have a current license plate and must display parking passes, tags, or decals as required while on the property. Overflow parking is marked and available with 16 spaces along Sunset Point Dr after passing the 3<sup>rd</sup> dumpster on the left with 4 additional spaces at the end of Sunset Point Dr. There are 3 additional spaces on Driftwood Lane immediately on the left.

All boats, trailers, campers, motor homes, or any vehicle over 20 ft in length must be stored in the offsite storage lot at 140 Morgan Road. Large vehicles and trailers may be parked within the community property briefly for purposes of loading, unloading, or cleaning. Overnight occupancy of recreational vehicles is prohibited. Positively no major repair work to cars, boats, trucks, or other vehicles will be allowed within the community. Special permission *with restrictions* may be given for some contractor trailers, provided prior permission is obtained from the Property Manager. The detailed Architectural Guidelines regarding contractor trailers may be found on the website under the AC guidelines tab.

01444825  
Box: Morgan Junction  
227 Hidden Shores Ln  
West Union, SC 29696

### **Offsite Storage Lot**

Any owner storing property in the Offsite Storage Lot located at 140 Morgan Rd must complete the "Storage Lot Registration Form" which can be found on the Stoneledgehoa.com website. It is the responsibility of the property owner to keep the information current and note any changes by submitting a new form. Upon completion of the form, owners will be issued a numbered asset tag which will be placed on their stored property. A Stoneledge town home Owner or renter must be the primary legally registered owner of any item stored in the lot. Failure to abide by these rules will lead to fines and/or removal at the owner's expense.

### **Speed Limits & Motor Vehicle Usage**

All motor vehicles must be operated by persons licensed to operate that automobile. The speed limit in the community is 15 MPH.

### **Motorcycles, Motorized Scooters, and ATV's**

Motorcycles, motorized scooters, go-carts, ATV's, and like vehicles can be used for transportation to and from a specific destination, but not used for recreational purposes. Motorcycles, motorized scooters, go-carts, ATV's, and like vehicles are restricted to roadways and must observe the community speed limit of 15MPH. No motorcycles, motorized scooters, go-carts, ATV's, or like vehicles may be operated on the sidewalks. Payment for any damage caused by the use of motorcycles, motorized scooters and/or ATV's will be the responsibility of the unit owner. The usage of all vehicles of transportation should be in line with state DOT specifics.

### **Golf Carts**

Electric or gas golf carts are permissible and can be used for transportation to and from a specific destination, but not used for recreational purposes. Operation of a golf cart must comply with SC DOT rule requiring a driver to be 16 years of age and possessing a valid driver's license. All drivers should drive in a responsible manner. No golf carts are to be parked on the sidewalks or on the grass. If driven after dark, all golf carts must have both head and taillights on. To protect sprinkler heads, sidewalk lighting, landscaping, and pedestrians, the speed limit for golf carts on all sidewalks is 5MPH (Pedestrian Speed). Payment for any damage caused using electric or gas golf carts will be the responsibility of the unit owner. Golf cart parking is provided along Sunset Point Dr and is marked appropriately.

### **Watercraft and Dock Usage**

Duke Energy prohibits boats and personal watercraft from docking on our end ties. (This is inclusive of kayaks) Boats temporarily attached to our end ties must be removed by 11PM. Do not dock any watercraft in any slip owned by another owner without permission of that owner. No floatation devices, water toys, chairs, fishing gear, towels, etc., should be left on docks or in the water when not in use, and never later than 11:00 p.m. Kayaks, canoes, or boat/personal watercraft covers should not be left on docks at any time. All items must be removed from the dock any time the person(s) they belong to leaves the dock area. Items on the dock should never impeded safe passage on the dock by others and should not be left on the grass when not in use. Water toys, which include any small recreational equipment primarily used in conjunction with a moving watercraft, should not be left on boat docks, walkways and ramps or permanently tied to the docks. Water based recreational equipment (Note: These items include, but are not limited to, trampolines, sliding and diving boards not permanently attached to a permitted structure, blobs, three-person towable and other large inflatable recreational items) are prohibited.

Our cove is a NO WAKE ZONE and all watercraft shall observe a speed limit below 5 MPH until they are either outside of the cove or past the no wake buoys. Children under the age of 12 must always be supervised when on the docks. Bicycles, scooters, skateboards, etc are not permitted on the docks.

### **Clubhouse and Pool Area**

Please read all the DEHC rules which are posted in the pool area. The clubhouse is a smoke free area. There are to be no pets, glasses, or glass bottles in the pool area. Food is not allowed in the pool. Children under the age of 12 must always be supervised while in or around the clubhouse and pool. Bicycles, scooters, skateboards, etc are not permitted in the pool area, the clubhouse, or on the tennis courts.

### **Fireworks**

All fireworks, including sparklers are prohibited on Stoneledge property and docks.

### **Firearms**

Discharging firearms, including pellet and BB guns, bow and arrow, etc. is prohibited on Stoneledge property.

### **Signage**

All signs and rules posted in the community and on the docks must always be obeyed.

### **Owners**

#### **The Common Areas**

The Common Areas are those areas owned by the homeowner's Association:

1. No obstruction shall be placed on the common areas nor shall anything be stored in the common area without prior consent from the Architectural Committee. (AC)
2. Nothing will be done in the common areas which will either increase the cost or result in the cancellation of the association insurance policy.
3. No Owner shall hang or display on any windows or place on the outside walls or doors any sign or poster without the consent of the AC. For Sale, For Rent, For Lease signs are not permitted on either the interior or exterior of any unit that is visible to the public, or in the common area.
4. Owners can add tasteful plantings and décor to the area surrounding their home and are responsible for maintaining the same. If an owner fails to maintain these additions or they become excessive, the Architectural Committee has the authority to intervene. It is permissible to display an American Flag within the Government's guidelines for flying such flags. It is also permissible to display flags and/or appropriate banners for weekend and holiday events (e.g. Clemson Football games) but these banners should be removed when the event is over. Tasteful holiday decorations are permitted, but please refrain from the excessive use of lights etc. and remove these decorations when the holiday season is over. The AC will review these decorations.
5. Bird feeders can be attached to the exterior of the home but attached only to the trim boards. Feeders and planters should be tasteful, maintained and removed when not in use.
6. Nothing shall be altered, constructed, or removed from the common areas.
7. Owners are responsible for ensuring that the exterior appearance of their home remains uncluttered.
8. The Clubhouse may be reserved by an owner between the hours of 8AM-11PM, for private events by making a request in writing to the Board of Directors or the person designated to schedule events. The request must include the owners name, date and times requested, type of event, and the number of guests. The owner will be notified whether the date and time requested is available and if a reservation is scheduled, a refundable security deposit will be required. The pool and gym are not included in the reservation and must remain open to all owners, renters, and guests.

### **Short Term Rentals**

Short term rentals are allowed by all Owners grandfathered into this right prior to May 17, 2018. All other owners are subject to a minimum 90-day rental term. All short-term rentals are subject to the following rules, regulations, and processes: The defined terms of 3 day minimum from Memorial Day to Labor Day and 2 day minimum the balance of the year is in effect.

1. A Rental Assessment fee will be charged to an owner renting their home for any period of less than 90 days.
2. All owners renting their homes must have the appropriate insurance. Failure to comply will result in immediate loss of the right to rent until such time as appropriate insurance coverage is provided to the Association.
3. All advertisements of units should be in alignment with the set rules and regulations.
4. All rental bookings are required to be registered and processed through the HOA designated Rental Management firm for administrative purposes.
5. The rental guest must display a parking tag or pass as required by the Association to properly identify their vehicles. Parking spaces marked with an address or the word "owner" are reserved for owners. Renters and guests may only park in the Owner spot assigned to the town home they are staying in. No more than 3 vehicles shall be allowed for each unit when the garage is available for parking. When the garage is not available, the number of vehicles allowed per unit will be 2. No vehicles should be parked on the grass at any time. Overflow parking is marked and available with 16 spaces along Sunset Point Dr after passing the 3<sup>rd</sup> dumpster on the left, and 4 additional spaces at the end of Sunset Point Dr. There are 3 additional spaces on Driftwood Lane immediately on the left. Golf cart parking is provided along Sunset Point Dr and is marked appropriately. Golf carts are not permitted on the grass.
6. Any owner renting for a period of less than 90 days must hire a property management firm designated by the Board of Directors for on-site property management responsibilities. Failure to comply will result in a \$250 fine for the first offense in a calendar year. Any subsequent offenses in that calendar year will result in the loss of the right to rent for the following calendar year.
7. There can be no more than 8 people occupying a rented town home; unless the owner specifies a lesser amount.

### **Structural**

No lower level terrace, upper deck or screen room shall be enclosed or covered by an awning without the consent of the AC, and nothing shall be done which will impair the structural integrity of any building.

### **Guests and Renters**

All Owners are responsible for the conduct of their guests and renters at all times. All Owners should furnish the rules to all guests and renters and the guests and renters should abide by the rules. The unit owners will be responsible for any damage caused by their guests and renters.

### **Antennas**

All external antennas of any type (satellite, TV, radio etc.) are to be affixed to the trim boards, not to the roof or siding whenever possible. Any external antenna or satellite dish exceeding 18" must be approved by the AC. Prior to any new installation, the owner is responsible for contacting either the On-Site Manager or the Architectural Committee for specific guidelines on the placement of any dish. Any unapproved dish installation requiring relocation on a unit will be charged to the unit owner. If the placement of any antenna or dish results in any type of damage to the roof or exterior of the town home or causes any water intrusion issues, the repair for this damage will be charged to the unit owner.

### **Garage Doors**

Any car, RV, boat, or trailer can be stored in a garage as long as the garage door can be closed completely.



### **Fire Pits**

Stoneledge HOA does allow the use of natural wood-burning fire pits, however, gas devices are preferred due to both safety and smoke concerns. There should be no wood-burning fire pits used on either the upper or lower decks. Wood-burning fire pits if used should be a minimum of ten feet from any structure, covered with a spark arresting cover, not block a sidewalk, and always be attended. Having a fire extinguisher available is also recommended.

### **Ownership Transfer**

At the time the Association is required to provide a closing statement of account for the preparation of settlement paperwork related to the transfer of property, the new owner is required to complete the "New Owner Information" document located on the Stoneledge at Lake Keowee HOA website. The associated Owner Statement of Account Fee to be paid by the new owner is a \$100 non-refundable fee to be collected at the ownership transfer closing.

### **Violations of Rules**

Rule violations are to be reported by/to the Quality Patrol Team and Board of Directors in writing. The complaint will be investigated as soon as possible.

### **THE PUBLICATION OF THESE RULES IS CONSIDERED NOTIFICATION AND NO OTHER WARNINGS WILL BE ISSUED.**

Violations of any provision of the community's governing documents (its Declaration, Bylaws, and Rules and Regulations) will be addressed as follows. It should be noted that the publication of these rules is considered notification and no other warnings are required to be issued, though the Quality Patrol Team and Board intends to apply a consistent and reasonable approach to this process. The Quality Patrol Team will identify any issues and the Board will determine the need to issue an associated fine.

- The Board shall send written notice to any owner suspected to violate the governing documents, which notice shall be proper if mailed to the Owner's Lot, the owner's notice address listed in the Oconee County tax records, and to the owner's email address, if known.
- The owner has 14 days to appeal this notice of violation. In preparation for this hearing, the owner may submit a written appeal to the Board of Directors within 14 days of the notification. If a written appeal is not received, the owner shall be deemed to acknowledge the violation and agree to the fine. The appeal must contain the following:
  1. Homeowners name and Address
  2. Homeowners reason and basis for an appeal
  3. A copy of all supporting documentation.
  4. The name and contact information of any witnesses.
  5. A request for any additional people to be included in the hearing.
- The appealing homeowner shall be sent Association confirmation of its receipt of the appeal and a date to appear before the Board, which the Board may schedule as an in-person hearing or through electronic media. After the presentation of the appeal, the Board will review the evidence submitted and issue its decision in writing.
- The Board may affirm, modify, or reject the earlier determination. If the Board determines that a fine or other charge will be levied, the Owner shall be subject to the Association's collection policies if not received in 30 calendar days.
- All fines associated with an owner's violation will be due in 30 days. If appealed, fines will be due 7 days after the Board's determination after the hearing process.

**Fines**

- Fines shall be collectible in the same manner as assessments. If the board determines that an owner is in violation, the owner can be assessed a fine up to \$100 for the initial violation, and up to \$100 per day for so long as the violation continues. Violations, such as unit tidiness and common area/unit exterior issues will have (5) days to be corrected post the hearing process.

<b>Common Violations</b>	
<b>Violation</b>	<b>Fine Amount</b>
Dock Rules - Water Toys Left on Dock Overnight	\$100
Parking - Authorized Spaces	\$100
Vehicle/Trailer Parking - 20' Max	\$100
Noise Violation Quiet Hours (11PM-8AM)	\$100
End Tie Usage - No Water Craft on End Ties Overnight	\$100
Unauthorized Boat Slip Use	\$100
Boating - No Wake Zone	\$100
Fireworks	\$100
Short Term Rental-Occupancy - 8 Max	\$100
Short Term Rental-Vehicles - 3 Max (2 Max Vehicles without Garage)	\$100

**Short Term Rental – Registration**

*Any owner renting for a period of less than 90 days must hire a property management firm designated by the Board of Directors for on-site property management responsibilities. Failure to comply will result in a \$250 fine for the first offense in a calendar year. Any subsequent offenses in that calendar year will result in the loss of the right to rent for the following calendar year. This fine is in addition to the annual short-term rental fee charged by the HOA and paid by owners and the subsequent property management fees.*

These rules and regulations, as amended, are promulgated by the Board of Directors for Stoneledge at Lake Keowee Owners Association, Inc., by the authority granted in that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 2240, at Page 72-99, in the Office of the Register of Deeds for Oconee County, South Carolina, and the Amended and Restated By-Laws for the Stoneledge at Lake Keowee Owners Association Inc., adopted by the Members of Stoneledge at Lake Keowee Owners' Association, Inc.

Dated this 10<sup>th</sup> day of MAY, 2023.

Sandy Hadistoy  
Witness

Georgia J. Carr  
Witness

STONELEDGE AT LAKE KEOWEE  
OWNERS' ASSOCIATION, INC.

BY: Paul A. Furber

ITS: Director HOA

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF OCONEE                    )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the above named corporation by its duly authorized officer(s) sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written Amended Rules and Regulations of Stoneledge at Lake Keowee, and that (s)he, with the other witness whose name is subscribed above, witnessed the execution thereof.

SWORN to before me this 10<sup>th</sup>  
day of MAY, 2023.

Sandy Hadistoy  
Witness

Donna M. Furnari

Notary Public for South Carolina  
My Commission Expires: 10/28/24



FILED OCONEE COUNTY, SC  
ANGELA DAVISON  
REGISTER OF DEEDS  
2023 MAY 12 AM 11:32