

Stoney Glen West Association



P. O. Box 2850
Chester, VA 23831

July 2006

Dear Stoney Glen West Home Owner:

This is a reminder that all home owners in Stoney Glen West are required to abide by the "Covenants" originally developed and recorded with Chesterfield County in July 1990. In addition, a set of "Community Standards" were issued in October 1999 which further outline procedures and approval processes required prior to any modifications to homes and lands located in Stoney Glen West.

The primary purpose of both the Covenants and Community Standards is to assure a community which is "aesthetically pleasing and functionally convenient". Some of the items outlined in these documents include changes to exterior appearance of the home (color, siding material, etc.) removal of trees, installation of fences, installation of accessory buildings, dog pens, upkeep and maintenance of property, boats and boat trailers kept on the property, etc. As you would agree, all of these items (plus others listed in the covenants) are very important to our ability to maintain an aesthetically pleasing and functionally convenient community.

What does this mean for you as a home owner in Stoney Glen West?

1. First be sure you have a copy of these Covenants and Community Standards. You should have received both when you purchased your home.
2. Review these documents fully to understand our community requirements and your responsibilities.
3. Abide by these requirements and follow all necessary pre-approval processes.

Additionally, if you rent your property, you are also required to make sure that your tenants abide by all community covenants and standards.

Attached please find an overview summary of the covenants. Please review this and save it for future reference. If you have any questions or have misplaced your complete copy of the covenants and community standards, please contact any one of us.

For exact wording, please review the complete Covenant documents recorded at
the Chesterfield County Clerk's Office

Please also note that any unapproved modifications or outstanding violations will be listed in the disclosure package which you are required to provide to prospective buyers when you sell your home.

Sincerely,

Stoney Glen West Association Board

Gary Robertson	President	796-3727
Mark Mills	Vice-President	748-7149
Janet Bishop	Treasurer	717-5252
Ed Smith	Recording Secretary	706-4857
Susan Lovasic	Corresponding Secretary	706-5910

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Quick Overview of Stoney Glen West Covenants and Deed Restrictions

- Attached are excerpts of Stoney Glen West Covenants and Deed Restrictions from Book 2112 Pages 259 to 268. This does not include information from Book 2112 Pages 279 to 313. These are provided as a reference for Stoney Glen West homeowners. See recorded documents for more details.
- Note that these documents refer to the "Developer" as the decision maker. This role is currently the responsibility of the Stoney Glen West Association Board.
- If you feel that a property in Stoney Glen West is in violation of a Covenant or ARB requirement, please:
 1. First speak directly with the home owner of the complaint property. It is usually faster and easier if you raise your concerns directly with your neighbor. They might not be aware of the problem you are concerned about.
 2. Be sure to review the ARB requirements and Deed Covenants to confirm that your complaint is something that is covered. Some items like street parking, animal control, etc. should be addressed directly to the appropriate Chesterfield County agency.
 3. If you believe that the situation is covered by the Covenants or ARB requirements, you can submit a formal complaint to the Association Board. Contact one of the Board members or visit the stoneyglenwest.org website to obtain a complaint form. Please fill out this form completely. Complaints without the contact name and address information included may not be addressed. You will receive an acknowledgement within 60 days of receipt of your complaint.

NOTE THAT ALL CHANGES OR ADDITIONS TO THE EXTERIOR OF YOUR PROPERTY REQUIRE PRE-APPROVAL BY THE ARCHITECTURAL REVIEW BOARD (ARB). PLEASE REFER TO THE "STONEY GLEN WEST COMMUNITY STANDARDS" DOCUMENT FOR ADDITIONAL INFORMATION AND APPLICATION FORM.

If you have specific questions about the Stoney Glen West Association Covenants and Deed Restrictions or the associated ARB standards, please contact any of the Association Board members. Also be sure to visit the Association website (www.stoneyglenwest.org) to access copies of the "Stoney Glen West Community Standards" and obtain ARB application forms.

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Page	Section	Summary of Content
260	Part I	"The primary purpose of these covenants, restrictions, and affirmative obligations ("Covenants")... has been creation of a community which is aesthetically pleasing and functionally convenient."
261	1.1	<p>"Building Approvals"</p> <p>Can not erect, place, or alter a building, fence, or other structure unless approved by the Developer</p> <ul style="list-style-type: none"> - This includes changes to exterior color or finish, architectural style, roofing material, siding material, driveway material, fencing material, landscape design, and construction techniques - This includes the right to approve the precise site and location of any building, fence, or structure on any property <p><i>NOTE: Contact the ARB to request pre-approval before adding to or altering the exterior of your property.</i></p> <p><i>NOTE: In addition to ARB approval, the home owner is responsible to obtain all required permits and approvals from Chesterfield County.</i></p>
262	1.2	<p>"Tree Removal"</p> <ul style="list-style-type: none"> - "No trees measuring six (6) inches or more in diameter at a point two feet above ground level may be removed without the prior approval of the developer. - Approval for removal of trees located within ten (10) feet of a building will be granted unless such removal will substantially decrease the beauty of the property <p><i>NOTE: Contact the Board to request approval for removal of a specific tree that is diseased, dead, or within 10 feet of the building.</i></p>
262	1.3	<p>"Landscape Guidelines"</p> <p>Developer has the right to promulgate and amend from time to time landscape guidelines (authorized standards, methods, and procedures) - which can be used without prior written approval from the Developer</p> <p><i>NOTE: Refer to the "Stoney Glen West Community Standards" for details.</i></p>
262	1.4	<p>"Signs"</p> <p>Developer must pre-approve any signs placed in Stoney Glen West. Developer may develop "uniform sign regulations" to establish standard design criteria for all signs (including real estate signs).</p> <p><i>Note: Business advertisement signs are not permitted at anytime. See the attached resolution regarding permitted signs. It is <u>never</u> permitted to place a sign in the median strips at the Nairn or Lippingham entrance roads. There are irrigation heads there which could be damaged.</i></p>
262	1.5	<p>"Mailboxes"</p> <p>Mailbox design, color, and location must be approved by Developer. Developer may establish "uniform mailbox regulations".</p> <p><i>NOTE: Refer to the "Stoney Glen West Community Standards" for details. Repainting or replacement of the wood post and mailbox is required if they become weathered. Small containers of the required post paint color are available. Contact a Board member.</i></p>

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263	1.6	<p>"Maintenance"</p> <p>It is the responsibility of each property owner, tenant, contractor, or subcontractor to prevent the development of any unclean, unsightly, unkempt, unhealthy, or unsafe conditions of buildings or grounds.... That shall tend to substantially decrease the beauty or safety of Stoney Glen West, the neighborhood as a whole, or the specific area.</p> <p><i>NOTE: This covenant covers a broad range of home and lot upkeep responsibilities of the property owner. For example, common maintenance issues are lack of routine mowing of grass or weed removal. Yards (grass and plants) shall be maintained to meet community appearance standards. Grass areas should not be full of weeds or dead patches. Plants should be pruned as appropriate and flower/mulch beds weeded routinely. Additionally painting of doors, shutters, and trim wood is required if they become weathered. Mailboxes and posts must be properly maintained.</i></p>
263	1.7	<p>"Parking"</p> <p>Space shall be provided for parking of automobiles off public streets prior to the occupancy of any building.</p> <p><i>NOTE: While this section does not specifically require that cars be parked in the driveway, every effort should be made to keep parked vehicles out of the street except for visitors to avoid overcrowding of the community streets.</i></p>
264	1.11	<p>"Antenna"</p> <p>No television antenna, radio receiver, radio sender,.. Shall be attached to or installed on exterior portion of any building - except...master antenna system for CATV for entire development. No satellite dishes are permitted at all.</p> <p><i>NOTE: Current regulations no longer permit Home Owner Associations to forbid the use of satellite dishes. However, if used in Stoney Glen West, the dish must be small and placed in an inconspicuous location (rear or side of the house with screening).</i></p>
264	1.12	<p>"Fences"</p> <p>No chain link fence is permitted on any property</p>
264	1.13	<p>"Dog Pens"</p> <p>Developer must pre-approve design, color, fencing, material, size, and location of any dog pens</p>
265	2.3	<p>"Other Restrictions"</p>
265	2.3. (a)	Use of a dwelling unit as an office by the owner or tenant shall be permitted only if such use does not create undue customer or client traffic to and from the property
265	2.3. (b)	Only detached single family dwelling and one accessory building (may be a garage) may be permitted - if it does not overcrowd the property
265	2.3. (c)	Guest suite (without a kitchen) may be permitted as part of main dwelling or accessory building. It may not be rented or leased separately. Should not result in overcrowding of the property
		<i>NOTE: In addition to Stoney Glen West Association approval, the home owner must also obtain all required permits and approvals from Chesterfield County for these items.</i>

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266	2.5	<p>"Garbage"</p> <p>A screened area is required to serve as a service yard in which garbage receptacles, electric and gas meters, air conditioning equipment, clotheslines, and other unsightly objects must be placed or stored to conceal them from view from the road and adjacent properties. There shall be no curbside garbage pickup permitted without the prior written permission of the developer. Developer reserves the right to approve the selection of waste management vendor(s) authorized to provide garbage pickup in the development.</p> <p><i>NOTE: The Association Board has approved "curbside" garbage collection for Stoney Glen West. However, garbage cans shall only be placed at the curb the night before scheduled pick-up and shall be removed to a screened location the afternoon/evening after scheduled pick-up. Duck's Disposal is the preferred garbage collection firm for Stoney Glen West.</i></p>
267	2.6	<p>"Mobile Homes, Boat Trailers, Outbuildings, Etc."</p> <p>No mobile home, trailer, barn, or other similar out building or structure are permitted on any lot either temporarily or permanently. Boats, Boat trailers, RV's, oversized vehicles or utility trailers may be maintained on a residential lot - but only within an enclosed or screened area to not be visible from the road or adjacent properties. Design specifications of said enclosure/screen area must be pre-approved by the developer.</p> <p>Small boat, boat trailer, or boat on a trailer may be placed in the rear yard of a lot without enclosure by a screen area <u>only</u> if the overall height does not exceed four (4) feet above the ground.</p> <p><i>NOTE: In addition to these Stoney Glen West Association rules, Chesterfield County Zoning Rules prohibit parking of recreational equipment (including boats) in the driveway.</i></p>
267	2.7	<p>"Temporary Structures"</p> <p>No temporary structures are permitted on the lot at any time.</p>

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STONEY GLEN WEST ASSOCIATION

P. O. Box 2850
Chester, VA 23831

April 10, 2001

Whereas Article I, Section 1.4 of the Rights, Restrictions, Affirmative Obligations and Conditions Applicable to All Property in Stoney Glen West provides that the Association may establish Uniform Sign Regulations

Now be it resolved that all signs displayed within Stoney Glen West shall conform to the following requirements:

1. Any sign displayed within Stoney Glen West must have the permission of the property owner. For signs to be displayed on the common grounds, written permission must be granted by the Board of Directors.
2. Any sign not conforming to the size and display limitations of this resolution may not be displayed within Stoney Glen West unless prior written permission is granted by the Board of Directors.
3. The size of signs shall be no greater than 22 x 28 inches.
4. Signs advertising property for sale may be displayed on the property for sale. Signs may also be displayed at each corner leading to the for sale property if the requirements of paragraph 1 are met.
5. No sign related to any business located within Stoney Glen West may be displayed within Stoney Glen West.
6. One sign denoting the identity of a contractor performing repair or maintenance may be displayed on the property where the work is being done. This sign may be displayed only during a period when the work is being done.
7. Any sign not meeting the requirements of this resolution may be removed without notification of the advertiser.

This resolution was adopted by the Board of Directors at the regularly scheduled meeting on April 10, 2001.

Douglas Jackson,
president