Staffordshire Estates Rules and Regulations

1 Conduct and nuisances

Owners are responsible for the conduct of household members, tenants, guests, invitees, contractors, and pets while they are in the community.

Conduct that creates a continuing nuisance, safety hazard, property damage, or unreasonable disturbance is not permitted.

Residents should comply with applicable county noise requirements. Adhere to county noise ordinance, quieter activity is expected between 9:00 p.m. and 7:00 a.m.

Threatening behavior, vandalism, and damage to common property may be referred to law enforcement. The responsible owner may be charged for repair costs as permitted by the governing documents.

2 Common areas

Residents must accompany their guests when using ponds or other resident-only amenities.

Children near ponds must be closely supervised.

Pick up pet waste, trash, and personal belongings. Report accidental damage promptly so it can be addressed.

Common areas may not be used for private storage, dumping, or activities that interfere with other residents' use.

3 Roads and recreational vehicles

Drive carefully, obey posted signs, and yield to pedestrians, bicycles, and road-legal vehicles.

Golf carts, side-by-sides, and similar vehicles must be operated responsibly. Use lights after dark, keep noise reasonable, and do not allow operation by anyone who cannot safely control the vehicle. Parents and guardians are responsible for minors.

4 Community Pool

Pool hours are 9:00 a.m. to 10:00 p.m., unless temporarily changed or the pool is closed for weather, maintenance, safety, or health reasons.

There is no lifeguard. Everyone swims at their own risk.

Children under age 14 must be accompanied and actively supervised by an adult throughout the pool and deck area.

Guests must be accompanied by a resident. Residents are responsible for guest conduct.

Glass is prohibited throughout the pool enclosure. Proper swim attire is required.

Clean up before leaving, use the provided trash containers, keep music and conversation at a reasonable level, and be considerate of others.

Running, unsafe play, tampering with equipment, and conduct that creates a health or safety concern are prohibited.

5 Landscaping and property maintenance

Maintain lawns, planting beds, shrubs, trees, driveways, walkways, fences, structures, and exterior surfaces in a generally neat, safe, and serviceable condition.

Mow and edge as reasonably needed during the growing season; control visible weeds; prune dead, damaged, or obstructive growth; and remove accumulated debris.

Clean exterior mildew, algae, or staining when it becomes materially visible.

Keep house numbers visible from the street and maintain mailboxes in good repair.

Temporary conditions caused by repairs, weather, illness, or contractor scheduling will be considered reasonably when the owner communicates with management.

6 Drainage

Do not alter drainage patterns, block swales, or direct runoff onto neighboring property or common areas. Drainage changes require ARB review.

7 Vehicles and parking

Do not park vehicles on lawns, landscaped areas, easements, or common property.

Street parking must comply with law and may not block traffic, mail service, driveways, hydrants, or emergency access.

A vehicle may receive minor maintenance in a driveway for a reasonable period, not longer than seven days. Disabled, dismantled, or long-term repair projects should be kept inside a garage.

8 Boats trailers and recreational equipment

Boats, trailers, recreational vehicles, and similar equipment should be stored in a garage or behind an approved fence. Short-term driveway placement for loading, unloading, cleaning, or trip preparation is permitted when it does not create a nuisance or obstruction.

9 Trash and recycling containers

Trash and recycling containers should be stored out of street view and returned from the curb promptly after collection, generally within 24 hours.

10 Animals pets and horses

Owners must comply with applicable animal-control requirements and prevent animals from creating repeated noise, odor, safety, or sanitation concerns.

Pets must be under reasonable control in common areas, and waste must be removed promptly.

Animals may not be tethered outdoors unattended for extended periods.

11 Exterior changes and equipment

Permanent exterior structures, equipment, signs, lighting, recreational equipment, and visible changes require ARB approval unless the ARB Guidelines expressly say approval is not required.

12 Signs

Temporary political, sale, and lease signs must comply with applicable law and any size, number, location, and time limits adopted by the Board.

13 Holiday decorations and lighting

Holiday decorations should be installed and removed within a reasonable seasonal period. Lighting and sound may not unreasonably disturb neighboring properties.

14 Clotheslines

Outdoor clotheslines are not permitted. Fences and porch railings may not be used for drying clothes or household items.

15 Home occupations

A lawful home occupation may operate only when it remains secondary to residential use and is not detectable from outside by regular customer traffic, employees, signage, noise, odor, lighting, storage, or deliveries beyond normal residential activity.

Child day care, adult day care, and garage sales are prohibited by the recorded covenants.

The owner remains responsible for permits, licenses, zoning compliance, parking, and avoiding disturbance to neighbors.

ENFORCEMENT OF RULES— All Association Rules and Regulations and all restrictions set forth in the Community Covenants shall be enforced by the Association, acting through the Board of Directors and the Managing Agent. Individual owners retain any enforcement rights provided by the governing documents. The Managing Agent will conduct periodic inspections of the community.

Homeowners shall be notified in writing of an alleged violation. The violation must be corrected within the time stated in the violation notice. Immediate correction may be required when warranted by the nature of the violation. Violations must be corrected and the property thereafter maintained to avoid additional violations for the same type of offense. Correction of a violation does not automatically relieve the owner of a fine already incurred. Fines will be assessed according to the structure below.

The right of an Owner, the Owner's family, tenants, and guests to use recreational facilities may be suspended for a rules infraction for a period not exceeding sixty (60) days. An Owner's voting rights may be suspended only when an assessment remains unpaid for more than thirty (30) days after notice, as provided in the governing documents.

First Offense: Written letter of warning. Notice to the Homeowner giving the nature of the alleged violation and the required corrective action.

Second Offense: A $100.00 fine for the same type of violation, to be added to the Owner's account. Unpaid fines are collectible in the same manner as assessments and may constitute a lien against the Owner's Lot as provided in the governing documents.

Third and Subsequent Notice of Violation: The Association may impose a $175.00 fine for the same type of violation, to be added to the Owner's account. Unpaid fines are collectible in the same manner as assessments and may constitute a lien against the Owner's Lot as provided in the governing documents.

After receiving a violation notice, a Homeowner who believes that no violation exists should contact the Association within the time stated in the notice.

Owners may be required to remove, at their expense, an exterior improvement that was installed without required ARB approval.

A violation by a tenant, occupant, household member, guest, invitee, contractor, or agent shall be treated as a violation by the Homeowner. The Owner shall receive the applicable notices by mail, or email when authorized in writing by the Owner. The notice shall describe the alleged violation.

Rules and Regulations may be amended, repealed, or adopted from time to time pursuant to the authority and procedures established by the governing documents. Notice of a rules change will be provided to Homeowners at least thirty (30) days before enforcement of the change begins, unless immediate implementation is reasonably necessary for safety or legal compliance.

ADMINISTRATION

Questions and reports should be directed to the Association's management contact or Board-designated representative.

The Board may adopt, revise, or clarify reasonable rules within its authority.

Updated 10/6/2026