

Homeowners' Association at Stonebridge, Inc.
"Quick Reference Guide" Current Protective Covenants

1. All construction within the Stonebridge subdivision shall be of a similar nature, but not so similar as to make it identical with the neighboring properties. Said construction shall be in conformity with the general character and beautification of the neighborhood and shall be maintained in the same manner. The natural beauty and contour of the land is to be preserved as far as reasonably possible.

2. Above Ground Swimming Pools

No above ground swimming pools shall be placed on any Lot.

3. Sheds

No aluminum or metal sheds shall be allowed, but exterior storage shed which match the existing dwelling or of a neutral color fitting with the color scheme of the existing homes within the neighborhood and are not visible from the street will be permitted.

4. Clotheslines

Clotheslines or any other similar device for the drying of clothes shall not be erected or placed on any Lot.

5. Garages

All residential dwelling units within Stonebridge Area A shall have a minimum one-car garage and a maximum two-car garage per dwelling unit. Detached garages are allowable and shall be treated as an accessory structure with respect to property setbacks. Garage entrances on single-family homes should be set back behind the front facade of the home by a minimum of 10 feet.

6. Roadways and Sidewalks

All sidewalks and fire hydrants shall be maintained by the property owner whose property abuts the public sidewalk or by the community HOA, should the property owner or HOA not remove the snow within 72 hours of the end of a snowstorm, the Ballston DPW will clear the snow and bill the property owner or HOA.

**Please note that if your property line has a side parcel/corner lot you are responsible for that section of sidewalk, sidewalk entrance/exit and the fire hydrant that abuts the property line.*

**That means, if you are a corner lot you need to do the sidewalk from the front of your property to the back of your property.*

**It also means, if you are on a corner lot, you are responsible for the sidewalk entrance/exit.*

7. Landscaping and Screening

All townhome buildings shall utilize a variety of landscaping materials and designs. No two adjacent buildings shall have the identical landscaping design.

8. Seeding and Topsoil

The owner or occupant of any lot with disturbed areas shall be required to topsoil and seed all areas not occupied by buildings, pavement or otherwise landscaped.

9. Site Lighting

Lighting shall be as referenced in the Town of Ballston Zoning Ordinance for residential properties located in the Ballston Lake Residential zone.

**Please note the streetlights are managed by National Grid, if you notice a light is out, there is a number each of the poles, and you can call 1-800-867-5222 to report the outage.*

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10. Signage

Signage shall be as referenced to in the Town of Ballston Ordinance, Article XI relating to signs.

While the Sponsor is the owners of at least 10% of the buildings lots in the Stonebridge Subdivision, owners of buildings lots, their representatives, and their assigns shall not be entitled to place signs within the subdivision without prior written approval from Sponsor.

No signs, billboards or advertising media shall be erected or maintained on the premises with the exception by the Sponsor for marketing and advertising purposes, which shall be located on property owned by Sponsor.

11. Motor Vehicles and Storage

No unregistered motor vehicles, recreation vehicles, boats, or other trailers, R.V.'s, utility trailers, travel trailers, trucks, motorcycles, snowmobiles, ATV's, commercial vehicles, or any other kind of motorized vehicles shall be stored on any Lot unless enclosed in a garage.

There shall be no outside storage or parking of commercial or recreational vehicles, camper bodies, boats, and trailers for more than three (3) consecutive days.

Removing and returning the vehicle on the same calendar day does not restart the timeframe.

No extensive work on any motor vehicles, boats or machines of any kind shall be permitted outdoors on any Lot or portion thereof.

**A reminder to all residents in our development that there is absolutely no parking on public roadways from November 1 through April 1.*

12. Noxious or Offensive Activity

No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

13. Animals

No animals or birds shall be kept or maintained on any Lot or other portion of the premises other than for domestic purposes.

14. Temporary Structures

No structure of a temporary nature, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on the lot at any time as temporary or permanent residence, except as sales trailer by the Sponsor.

15. Fencing/Screening

All fencing shall be prohibited within the front property setback of each Lot except for minor decorative fencing or screening not to exceed 36 inches in height or as otherwise required in this PUDD legislation.

Screening shall be by fencing, lawn berms, shrubs, decorative walls, trees, or other approved landscape materials.

No fence shall be maintained about the premises except a properly maintained split-rail or other decorative metal, vinyl, wood, or wire fence, not exceeding six (6) feet in height. Fences may be constructed and maintained on the sides and rear of the premises, but no fence of any nature shall be permitted in front of such premises, except as allowed above. A hedge shall be allowed in the front of such premises and shall be maintained in a neat and orderly fashion.

**Also, see Town of Ballston Zoning Code for additional restrictions which may apply.*

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16. Refuse and Outside Materials Storage

When necessary to store articles, goods, or materials in the open upon any lot in Stonebridge, the storage area shall not be permitted within the front portion of the lot, defined as the area between the front property line and a line drawn from the nearest corner of the building (to the front property line) and extending perpendicularly to the side lot lines.

Screening of refuse or storage areas shall be by fencing or walls together with berms, trees, or shrubs.

All trash and garbage receptacles must be stored directly behind the rear of the Home or in the garage, and at no time may said trash or garbage receptacles be stored either at the front or side of the Home as constructed.

**Per the Town of Ballston garbage cans shall not remain on the curbside for more than 72-hours.*

17. Drainage

Each property owner shall be responsible for drainage maintenance on its own land.

The Town of Ballston is drafting a stormwater local law. If such a law is enacted, the stormwater management within Stonebridge shall be designed in accordance provided the law is in effect at the time of design and approval.

18. Architectural Restrictions

The Sponsor shall have the right to amend the Architectural Restrictions set forth herein, until the Transfer Control date.

There shall not be any two identical residential buildings adjacent to each other. In the case of the townhome buildings, the adjacent individual units within each structure will utilize contrasting colors and/or architectural details to the greatest extent practicable while still maintaining an aesthetically pleasing facade. In the case of the single-family homes, there shall not be any two homes with the same front elevation located immediately adjacent to each other.

Individual mailboxes shall be of similar style and color throughout each distinct residential area. Multi-unit mailboxes that serve several residential units in one location shall be allowed and shall be placed in a location that is acceptable to the USPS.

19. Specific Construction Not Permitted Within Front Yard

Accessory structures.

Specific construction not permitted within front yard shall be the same as referenced to in the Town of *Ballston Zoning Ordinance for residential properties located in the Ballston Lake Residential zone with the exception of any uses permitted in this ordinance.*

20. Environmental Standards

All uses established within the Stone bridge shall be constructed, operated, and maintained as to comply with all standards as established by the local, state, or federal regulatory agencies.

21. Fire and Explosion Hazards

All uses, activities, and equipment involving handling, use, and storage of flammable or explosive materials shall comply with all applicable local, state, and federal rules and regulations.

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22. Fissionable, Radioactive or Electrical Disturbances

The use, handling, storage, discharge, and disposal of radioactive material or waste products are strictly prohibited in Stonebridge.

No activities shall be permitted which produce electrical and/or electromagnetic disturbances affecting the operation of any equipment other than that of the creator of such disturbance.

23. Air Emissions

Emissions to outdoor atmosphere shall be subject to the specific air quality standards and emissions limits set forth in the Federal Air Quality Act and the New York Air Pollution Control Rules and Regulations.

No wood burning stoves or wood burning inserts shall be permitted.

24. Refuse Storage

Permanent or temporary below ground disposal or refuse and other solid waste is prohibited. Temporary storage of refuse and other solid waste is permitted in dumpsters, where such waste is regularly removed and disposed of in an approved landfill, resource recovery facility, or other repository approved by the New York State Department of Environmental Conservation and where such dumpster does not remain on the property for an extended period of time.

25. Disposal of Sewage and Waste

No waste material or refuse shall be dumped upon or permitted to remain upon any part of said property outside the building constructed thereon.

26. Toxic and Hazardous Substances

Use, handling, storage, disposal, and transport of toxic and hazardous substances and industrial waste is strictly prohibited.

27. Maintenance Standards

The owner or lessee of any parcel within Stonebridge shall at all times keep its premises, buildings, accessory structures, parking lots, access drives, storage yards, and all other improvements in a safe, clean, neat and sanitary condition and shall comply with all laws, ordinances, regulations, and codes pertaining to health, safety, and property maintenance. Each property owner or lessee shall provide for the removal of solid waste from its premises.

During construction, it shall be the responsibility of each property owner to ensure that construction sites are kept free of unsightly accumulations of waste materials and that construction materials, equipment, temporary structures, etc. are kept in a neat, orderly manner.

The property owner or lessee shall maintain all undeveloped land within the occupied parcel in a manner compatible with these maintenance standards.

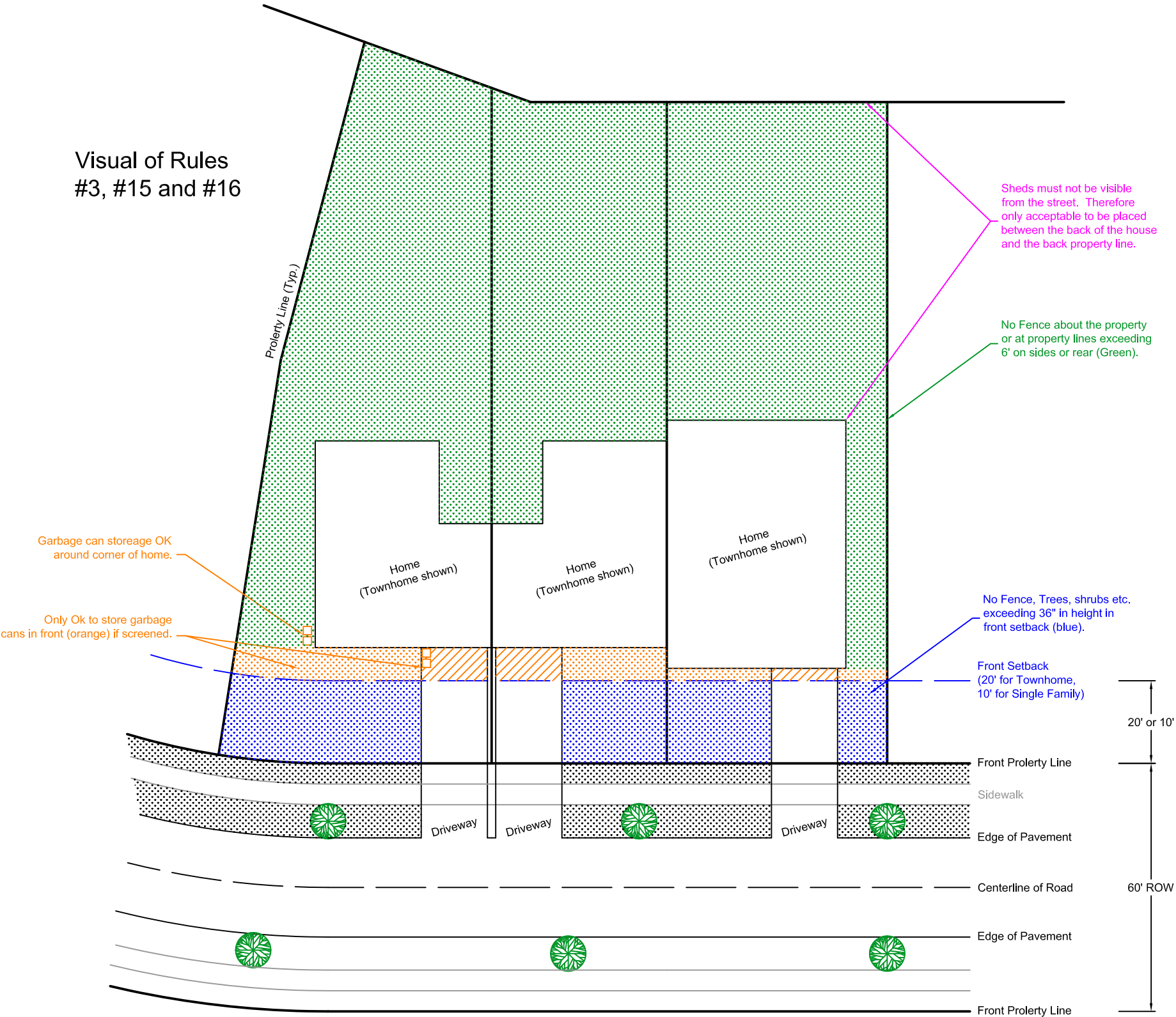
All landscaping shall be maintained in a neat and healthy condition and in accordance with the standards set forth in "American Standards for Nursery Stock" (ANSI Z60. 1-1986) of the American Association of Nurserymen and in accordance with accepted industry practice.

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28. The failure of any beneficiary hereof to enforce any provision of the Declaration shall in no event be construed as a waiver of the right by that beneficiary or any other to do so thereafter, as to the same or a similar violation occurring prior or subsequent hereto. No liability shall attach to any other person for failure to enforce the provisions of the Declaration.

29. The Sponsor, their successors and/or assigns, hereby reserve the right to convey any easements for utilities, stormwater management and/or drainage to the Town or other municipalities as show on the approved and filed subdivision plans.

Visual of Rules #3, #15 and #16



Sheds must not be visible from the street. Therefore only acceptable to be placed between the back of the house and the back property line.

No Fence about the property or at property lines exceeding 6' on sides or rear (Green).

Garbage can storage OK around corner of home.
Only Ok to store garbage cans in front (orange) if screened.

No Fence, Trees, shrubs etc. exceeding 36" in height in front setback (blue).

Front Setback (20' for Townhome, 10' for Single Family)

20' or 10'

Front Property Line
Sidewalk
Edge of Pavement

Centerline of Road
Edge of Pavement
Front Property Line

60' ROW