

ATTENTION STERLING RIDGE / TREVOR GREEN OWNERS

NOVEMBER 2021

CONFIRMED/UPDATED RULES AND REGULATIONS

As per the Board of Directors meeting held on November 16, 2021, the attached Rules and Regulations for Sterling Ridge / Trevor Green have been adopted.

You may recall that the recent mail-out provided each owner to cast their vote for these clarifications of the Covenant Use Restrictions. The enclosed minutes from the meeting show the majority of those voting supported these Rules.

If you have tenants residing in your home, please provide them with a copy of these Rules and be sure to keep a copy with your important papers as they should be passed on should you sell your home.

These Rules will go into effect immediately.

As always, thank you for working with your Board of Directors to keep our neighborhood a safe and pleasant place to live!

May you, your families and friends remain safe and healthy through the coming Holiday Season!

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Annual General Meeting

Minutes to Sterling Ridge HOA BOD Meeting

November 16th, 2021

With no quorum for the Annual General Meeting we moved onto the regular Board of Directors meeting.

1. Fernando established a BOD quorum and called the meeting to order; 2nd Kevin.
2. In attendance were Fernando, Kevin, Melba, Rick, Dawn, Mike, and Terry from BMI.
3. Last available minutes from September previously reviewed and accepted.
4. Treasurer's report reviewed by all and accepted. At present we are in good shape. The budget for 2022 was reviewed and approved with unanimous consent.

Committee Reports:

Landscaping – (Tuttie):

- No report. Concern raised about the area along Ashley-Melisse that is not being cut because of a drainage issue. Suggestion made that if the ground is too soft for riding mowers perhaps it could be cut with string trimmers. The City has been made aware of this.

Lake Management: (Tuttie)

- No report.

Neighborhood Watch (Mike):

- Mike reports 4 police interactions in the neighborhood since the last meeting in September.

Architectural Review (ARC) (Fernando, Kevin, Rick):

- All resident ARC requests have been reviewed and approved.

Website Management (Mike):

- Nothing new to report.

Rules and Regulations:

- The new Rules and Regulations mailed to all homeowners with the paperwork for the General Meeting was reviewed item by item. A vote was taken including all mailed in proxies and all present. Mike made a motion to adopt; 2nd Fernando. The final vote ... Yeas 89% Nays 11%. The motion is passed.

Old Business:

The shallow irrigation well for watering of the common areas is being installed this week.

New Business:

Election: All officers remain in their current positions except Kevin who will become Vice President.

Adjourn:

Meeting adjourned Fernando; 2nd Rick

Next Meeting:

Date: January 25th, 2022 at 6:30pm

Place: Coastal Baptist Church on Girvin Rd.

STERLING RIDGE HOMEOWNERS ASSOCIATION, INC

RULES AND REGULATIONS

(A) Fines.

Unless otherwise stated, fines for violations of (Rules and Regulations) and (Covenants and Restrictions) for Sterling Ridge Homeowners Association, Inc. are as follows:

- First offense: Warning
- Second offense: Warning
- Third offense: \$100.00 (In Accordance With State Statute)

(B) Residence Address Number:

- In locations where the view of a residence address number is obstructed by vegetation, another structure, or any other obstruction, and the distance of the building or structure prevents close observation of the required address from the street, then the address numbers shall be posted within ten feet of the drive, walk or other access to the premises. In addition, the address number shall be placed a minimum height of 36 inches, a maximum height of 60 inches and be visible from the street.

(C) Pets:

- Pets cannot be off leash or running loose other than on owner's property.
- Excessive barking is not allowed.
- Pet owners are responsible and shall pick up and properly dispose of pet's solid waste.
- Noxious odors emanating from a property due to pet's solid waste is not allowed.

(D) Noise making Equipment/Devises:

- Noise making devices such as radios, television sets, stereos, musical instruments, automobile stereos and other devices shall not interfere or inconvenience other residents.

(E) Landscaping:

- Landscaping should not extend beyond the property line.
- Trees and tree branches shall not obscure posted street names or traffic signs.
- Where an established tree exists, tree branches shall not hang low over the road where they could impact moving vehicles.
- Shrubs may be planted in the front of the lot provided they are a minimum of two feet (2 ft.) back from the curb or sidewalk. At maturity, they can be no more than three feet (3 ft.) in height.

(F) Retention Ponds:

- No swimming, boating or recreational activities is permitted in the retention ponds.
- No trespassing onto private property to gain access to retention ponds or water ways.

(G) Garages:

- Items shall not be stored in front of the garage or house.

(H) Garbage/Recycle:

- Garbage/Recycle bins shall be placed by the curb the day prior to pick-up and shall be placed out of sight by 9 PM the day of pick-up.

(I) Window Covering:

- No towels, sheets, blankets or other form of makeshift or temporary window covering shall be permitted.

(J) Fences:

- Fences may not extend beyond the front corner of the house without approval by the Architectural Control Committee.

(K) Exterior Work:

- Exterior work to include (roof shingle replacement, exterior wall/permanent modification) requires Architectural Control Committee.
- Exterior paint (unless the same color is used) requires Architectural Control Committee.
- Garage doors are to be of single color unless approved by the Architectural Control Committee.