

STONEPINE OVERALL COMMON AREA/COURT USAGE POLICY
April 2018

In its attempts to assure a pleasant Common Area/court space, fiscal responsibility, and reasonable risk management for Stonepine Overall Association members, the Stonepine Overall Board has created the following Common Area and Court Use Policy, effective May 1st 2018.

Part A. RIGHT TO PUBLISH RULES AND REGULATIONS FOR COMMON AREAS.

It is within the Overall Board's powers to regulate facilities use per Bylaws Article V, Section 3A (pg.5) - "To adopt and publish rules and regulations governing the use of the facilities of the Association, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof." Also, Covenants, Article IV, Section 2 and 2A (pg.5)– "Right of Enjoyment – Each owner shall have a non-exclusive right and easement of enjoyment in and to the Common Area ... subject to the following provision: "The right of the Association to pass reasonable rules, with respect to the Common Area, for the health, comfort, safety and welfare of persons using same;" and Section 3 – Delegation of Enjoyment "...except that the Board of Directors may forbid or regulate use of recreational facilities by non-residents."

Part B. POLICY; PENALTY

B-1. Each Stonepine household will be allowed up to 3 accompanied guests per day⁽¹⁾, plus any immediate family, ⁽²⁾ on park areas containing the tennis courts, playground equipment, and picnic gazebo. The members themselves must be responsible for opening and locking the court gates. The codes will not be given out to non-members. Lock code changes will be given out to residents who have completed the Court Usage Agreement. All other use by any non-residents constitutes trespassing. This is effective May 1st 2018.

B-2. Court Hours – 8:00am to dusk. Court use is first-come-first served with an hour limit if others are waiting.

B-3. Prohibition of certain activities, Loud and unnecessary noise, public urination.

No offensive activity shall be allowed, nor any activity be done which may be or may become a nuisance to any other owner. No person shall make any loud or disturbing or unnecessary noises such as may tend to annoy or disturb another in or about Stonepine Common Areas. No person shall urinate in/on Stonepine Common Area property.

B-4. Residents wishing to use common areas/courts for a one-time special occasion⁽³⁾ must receive written permission form the Overall Board of Directors.

B-5. The penalty for policy non-compliance is loss of rights to the use of the facilities for 60 days.

Part C. NON-RESIDENT USE OF COMMON AREAS/COURTS

The Stonepine Overall Board, using its best judgment given the deteriorating condition of the courts, insurance counsel, and Board concerns regarding limiting liability, will not grant any permission for Common Area and court use by any non-resident group (sports associations, YMCA, etc.) The Overall Board immediately rescinds any previous actual, implied, assumed or perceived permission.

Part D. DEFINITIONS

- (1) Guests – a person who is invited to visit the home of, or is entertained at the house of a Stonepine member, either for the day or staying the night.
- (2) Immediate family - Someone's spouse, parents and grandparents, children and grand children, brothers and sisters, and any in-laws. Adopted, half, and step members are also included in **immediate family**.
- (3) defined in this document as greater than 8 people

Please direct any questions to your Overall Board representative.
<http://www.stonepineassociations.org/board3.htm>

Stonepine Overall Association Court Usage Agreement

I am a resident, in good standing, of Stonepine Overall Association.

I understand that anyone wanting the code for the tennis courts must **be a Stonepine resident and sign this usage agreement.**

I will not give the **Stonepine tennis court lock code** to anyone, **including other residents.**

I understand that any guests I allow on the tennis courts must be accompanied by me at all times, and I must make sure the locks are secure when I leave the court. I also understand that I am responsible to take measures to prevent my guests from determining the code by examination of the lock when it is in an open position.

Any other use of the courts by non-residents is considered trespassing and a liability to all Stonepine residents.

Non-compliance with this policy will result in losing rights to use of the courts for 60 days.

Stonepine Overall Board reserves the right to change the lock code as is necessary, and without prior notice, to protect the interests of all Stonepine residents.

I understand that these measures are due to Stonepine Overall Association Board attempting to limit insurance liability, and to efforts to protect the residents of Stonepine.

Signed _____

Date _____

Name: _____

Phone #: _____

Address: _____

E-Mail Address: _____

Please complete and mail this agreement to: Stonepine Overall Association

PO Box 141

Hudson, WI 54016