



Dear New Homeowner,

Welcome to the Community! Stonelake Master Association consists of 1467 homes. A \$64.00 assessment is collected from each owner monthly to cover the cost to manage the business of the Association and to maintain and improve the clubhouse facility common area. We invite you to make individual or automatic payments online through **ClickPay** from your smart phone, tablet or other media device. Payments can be made by e-check (ACH) **for FREE** and by major credit or debit card for a fee. Get started by creating your account at www.ClickPay.com/FirstService. If you wish to mail in your payments, they would be sent to Billing Payments PO Box 512989, Los Angeles, CA 90051-0989. Be sure to write our account number and Assessment month in your memo section.

Membership to the Stonelake Clubhouse is available to all owners and their family members who live in the home with proof of residency and valid information. Please visit the Stonelake Clubhouse (3000 Ripairan Drive) to complete the paperwork and receive your membership card.

The Stonelake Clubhouse is currently open and staffed between 9:00 am to 9:00 pm seven days a week unless posted otherwise. Clubhouse includes a small wading pool, large swimming pool, hot tub, gym and a beautiful Lobby and Lounge with WIFI access. Mondays and Fridays are considered Member Only Days, with no Guests allowed. On Tuesday-Thursday and Saturday and Sunday Members may bring up to three (3) Guests Per Household, with an additional three (3) Guests allowed for \$4.00 per Guest, with a total of six (6) Guests allowed per Household. Members must be with their Guests at all times while utilizing the Facilities.

Portions of the Clubhouse are also available to rent for private events. Please contact the Stonelake Clubhouse for more details on pricing and availability.

Be sure to check out the Associations website at www.stonelakeclub.com. On the website, you will find information including the Association Governing Documents, Community Rules, Clubhouse Rules, Architectural Control Applications and Guidelines, meeting agendas, meeting minutes, newsletter, and contact information for staff and current updates on things going on in the Community. You may also sign up for email blasts from Management that will include reminders of Community Events, updates and reminders relating to the Association business. Email your sign up request to StonelakeAdmin.CA@fsresidential.com.

The Association holds Board Meetings monthly in the Clubhouse Lounge the 2nd Tuesday of every month at 7:00 PM. All agendas are posted to the Association website at www.stonelakeclub.com at least four days before every meeting.

We understand there is a large amount of information to digest when purchasing a home in a Homeowner's Association. As a result, we have included some of the most ask questions and answers relating to Stonelake Master Association's rules and regulations. *See attachment.*

Questions or concerns? Is your new home in compliance with the governing documents? Please contact the Clubhouse staff at 916-714-9511 staff.

Sincerely,
The Stonelake Board of Directors



**Stonelake Master Association
Frequently Asked Questions Regarding Community Rules**

<p>Can I rent my Home out?</p>	<p>Renting individual rooms is against the CCR&S as outlined in the below noted sections. Members found in violation of these rules are subject to assessed fines to the account and suspension of Membership Privileges, including restricting access to the Clubhouse and Community Events.</p> <p>CC&Rs Leasing of Lots Sections:</p> <p>4.4.1 No Owner shall be permitted to lease his or her Lot for transient or hotel purposes for a period of less than thirty (30) days.</p> <p>4.4.2 of the CC&Rs, No Owner may lease less than the entire Lot.</p> <p>4.4.3 Any Lease agreement is required to provide that the terms of the lease shall be subject in all respects to the provisions of the Declaration, the Bylaws and any Rules and Regulations adopted by the Association and that any failure by the lease to comply with the terms of such documents shall constitute a default under the lease.</p> <p>4.4.4 All leases are required to be in writing and any Owner who enters into a lease of his or her Lot shall, if requested by the Association, provide the Association, on a form provided by the Association, such information regarding the lessees and/or the lease as the Board deems prudent for purposes of notice and access into the Development (such as names, addresses, ages, types of vehicles and licensee plate numbers).</p>
<p>Are there any rules regarding parking/vehicles?</p>	<p>Please see the below noted sections of the CC&Rs relating to vehicle parking:</p> <p>4.9 Storage: No trailer, camper, truck, boat, recreational vehicle, or similar equipment or inoperative automobile shall be permitted to remain within the Development unless placed and maintained entirely within a Lot and obscured from the view of the adjoining Lots and streets, such as within a garage...</p> <p>4.10 Garage: No garage shall be used at any time for residential purposes or any purpose which would interfere in any manner with the availability and use of such garage for the purpose of automobile parking for the number of vehicles it was intended.</p> <p>4.11 Parking: No parking of vehicles as defined by the California Vehicle Code, shall be permitted on any private streets within the Community except within areas designated for public parking by the Board, or , except within areas subject to Sub-Association designated by the Board of Directors of Sub-Associations for public parking. Except otherwise permitted by the Board or Board of a Sub-Association, <i>residents of the Community shall park their motor vehicles only within their respective garages or carports.</i> Temporary loading and unloading and guest parking within private driveways which are adequate for such purpose is permitted, except in common driveways where such use might obstruct access by others. Indefinite parking of any vehicle in any streets or parking area, or any driveway, shall be prohibited. "indefinite parking" means the parking of a vehicle for a period in excess of seventy-two (72) hours. Parking any vehicle in a driveway in such manner as to encroach into or obstruct traffic along the sidewalk shall be prohibited.</p>



Stonelake Master Association – Frequently Asked Questions

<p>Where can I store my Trash Cans?</p>	<p>Trash pickup for Waste Management is scheduled on Fridays in Stonelake Master. Trash containers must be stored out of view as outlined in the below CC&Rs Section:</p> <p>4.13 "...all refuse containers shall be moved to an area from which they are not visible from the streets, Common Area or other Lots promptly after the refuse has been collected, and refuse containers shall under no circumstances be permitted to remain in view for more than a twenty-four (24) hour period.</p>
<p>What requires approval from the Association for the exterior of my home?</p>	<p>Any modifications made to the exterior of the home requires approval from the Architectural Committee, prior to work commencing. This includes, but not limited to, painting the exterior of the home (even if it is the same colors), landscaping modifications and tree replacement.</p> <p>Fence in need of a stain? There is only one approved stain color for the Community, Sherwin Williams Caribou – SW3025. Staining your fence does not require approval as there is only one approved color.</p> <p>The Architectural Committee meets the first Tuesday of every month in the Clubhouse Lounge at 6:00 PM. All applications must be received by Management no later than 5:00 PM, the last Monday of each month in order to be reviewed at the meeting.</p> <p>You may obtain a blank application by visiting the Community website (www.StonelakeClub.com) or stopping by the Clubhouse.</p>

We encourage Homeowners to review all Governing Documents, Rules & Regulations and Architectural Guidelines to fully understand the Community Guidelines. Should you have any additional questions, please feel free to reach out to the Clubhouse and Management staff will be happy to assist, 916-714-9511.