

# Stepping Stone Condominium Association, Inc.

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November 21, 2017

TO: Homeowners

FROM: Stepping Stone Condominium Association Board of Directors

SUBJECT: Policies, Procedures, Rules and Regulations

Revisions to key SSCA policies, procedures, rules and regulations and resolutions in conformity with the Association's Declaration and Bylaws are outlined below:

## **Policy and Procedure for Past Due Accounts**

All homeowners have previously received a copy of this document. It has been amended to:

- 1) Add the following paragraph under the **Procedure** on page 2 6. **Suspension of Rights and Privileges:**

**“Any homeowner who is delinquent for more the ninety (90) days in the payment of any monetary obligation to the Association shall not burden the Association with the financial hardship of providing garbage collection, water, sewer, insurance, lawn care and other incidental services and amenities to himself or a tenant without compensation or payment. Accordingly, such homeowner shall not be permitted to lease his unit until such time as his indebtedness has been paid in full or an impaired credit workout agreement has been entered into with the Association and the homeowner has demonstrated a good faith effort to comply fully with said agreement.”**

## **General Operating Procedures**

Please note that the review of the policy and rules for “Outdoor Grilling” that have been under review since our April 8, 2016, correspondence has been completed. The new policy has been posted on the website and on the message board. **Summary: Only electrical grills are permitted in our development.**

## **Notable Amendments to Adopted Resolutions**

### ➤ Compliance Procedure

Section 1 has been amended to require the homeowner to include in the request a clear and concise statement of the grounds on which he or she is requesting a hearing.

Section 2 has added to provide notice to homeowners that they shall not be entitled to a hearing for failure 1) to submit a lease as required by the Declaration; 2) to have a current approved lease on file; and 3) to request approval to renew a lease.

Section 3 has been amended to allow the Association fourteen (14) days to set the time and date for a hearing.

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The language on the suspension of rights and privileges has been clarified to ensure that there is no confusion as to when the suspension can occur.

- Rules for Leases for Use by Non Resident Homeowners of Stepping Stone Condominium Association, Inc. and Regulations Governing the Conduct of Lessees and Homeowners Board Committee Structure

Section 5 has been amended to notify the owners who lease their units that the presence of convicted felons and registered sex offenders are not compatible with our goal of ensuring the safety, security and quiet enjoyment of our community.

Section 6 has been amended to allow twenty (20) days for the Association to notify the homeowner of deficiencies in their leases. Homeowner will receive one notice of deficient lease provisions after a review of the first lease agreement submitted for the rental property. Subsequent failures to comply with applicable Resolutions, rules and regulations will be subject to fines and other actions by the Association.

- New Resolution -Parking Permits

For the safety, welfare, comfort and convenience of all residents parking permits will be issued. Effective January 31, 2018, all vehicles on SSCA's property must display a parking permit in compliance with the Resolution Establishing Procedure Governing the Use of All Parking Areas, Reserved or Otherwise, on the Property of Stepping Stone Condominium Association, Inc.

If you need copies of complete documents not enclosed or have questions, please contact us at [sscboard@steppingstonecondominium.net](mailto:sscboard@steppingstonecondominium.net). The governing documents, Articles of Incorporation, Declaration and Bylaws, are also posted on our website at [www.steppingstonecondominium.net](http://www.steppingstonecondominium.net).

Thank you for your cooperation.

Respectfully,

Board of Directors  
Stepping Stone Condominium Association