



StillWaters Residential Association

StillWaters Rules and Regulations

Date: July 23, 2024

The following constitute the Rules and Regulations of the StillWaters Residential Association (hereafter referred to as the Association). These Rules and Regulations are in addition to all the terms and provisions set forth in the SWRA Governing Documents (hereafter referred to as Covenants), and in the event of any conflict or ambiguity between the terms and provisions set forth in the Covenants, then, except as otherwise specifically provided herein to the contrary, the terms and provisions of the Covenants shall always control. These Rules and Regulations shall apply to all Owners and Occupants of any property. *These adopted Rules and Regulations apply to all '87, '71, '74 and Waters Edge property owners, whether specifically stated or otherwise.*

I. Animals

- A. Nuisance Animals. The Association has adopted a policy to remedy instances of domestic animals that are owned or in the possession of a resident or a visitor that present a nuisance or physical threat to the owners of the community. Such animals may be permanently removed from the StillWaters community. (Section 3.8 of the 1987 Covenants)
- B. Pets. Noise rising to the level of a nuisance shall be prohibited. Pets should be controlled to stay on Owners/tenants property and kept on a leash and under Owner's control when off their property. Ownership of vicious breeds is strongly discouraged. (Section 3.8 of the 1987 Covenants)

II. Architectural

- A. Construction and Building. Any changes to the outside of a home or structure require a prior permit/approval from the Architectural Committee (ARC). No building, fence or other structure shall be commenced, erected, placed, moved on to or permitted to remain on any property, nor shall any existing upon any property be altered in any way which materially changes the exterior appearance thereof, nor shall any existing structure upon any property be altered in any way which materially changes the exterior appearance thereof, nor shall any new use be commenced on any property, unless plans and specifications (including a description of any proposed new use) thereof shall have been submitted to and approved in writing by the Architectural Committee. Such plans and specifications shall be in such form and shall contain such information as may be required by the Architectural Committee. (Article II – Architectural Committee: Architectural Control of the 1987 Covenants including 1971 and 1974 properties and Waters Edge)

- B. Docks. Owners of property adjacent to Lake Martin may erect docks on property located between the outer boundary of their property and contiguous to same and the high-water mark upon approval of the Architecture Committee. Any alterations of the plans and specifications or of a proposed alteration in the completed structure must also be submitted to the Architectural Committee in writing and the Architectural Committee's approval in writing must be similarly secured prior to constructions or alteration. All property Owners who construct or cause to be constructed a dock or pier must maintain structures in good repair. (Article IV – Special Restrictions Affecting Lakefront Parcels of the 1987 Covenants)
- C. Fences. Fences may not exceed the total height of 4 feet and must be approved by the Architectural Committee. Plans, for such fence delineating the size, design; texture, appearance, and location must be approved by the Architectural Committee prior to construction. Screening fences are allowed as defined for garbage, fuel tanks, and small service yards with the approval of the Architectural Committee. (Sections 3.13, 3.16 and 3.17 of the 1987 Covenants)
- D. Storage Structures. No fuel tanks or similar storage receptacles may be exposed to view and may be installed only within an enclosed or screened area, or buried underground, and in compliance with all building codes and governmental regulations governing such receptacles. (Section 3.16 of the 1987 Covenants)
- E. Subdivided Parcels. No property shall be subdivided, or its boundary lines changed except with the written consent of the SWRA Board and Architectural Committee. (Section 3.20 of the 1987 Covenants)
- F. Temporary Structures. No structure of a temporary character shall be placed upon any property at any time; provided, however, that this prohibition shall not apply to shelters used by the contractor during the construction of the main dwelling house; and provided further, that these latter temporary shelters may not, at any time, be used as residences or permitted to remain on the lot after completion of construction. (Section 3.14 of the 1987 Covenants)
- G. Wells. No private water wells may be drilled or maintained on any residential property so long as the Association, or a governmental entity, or their agents, successors or assigns, plans a water distribution line within fifty (50) feet of such property with an average daily water pressure in such line adequate for normal household use in dwellings served by such distribution line. (Section 3.18 of the 1987 Covenants)

III. Common Area

- A. Common Areas. The Association has designated certain properties for use by the community for open spaces and amenities, such as the park, tennis/pickle ball courts, etc. No building, tent, trailer, or other structure, either temporary or permanent, may be erected or caused to be placed in any such designated common area without approval of the Architectural Committee and the Board of Directors.
- B. Moonbrook Park Usage. Groups of people using the park for soccer, golf or other team/group activities is not permitted. Only group events sponsored by SWRA can be held at the park. (Board Policy adopted December 11, 2007)
- C. Swimming Pool. SWRA does not provide lifeguards for the Pineview pool. This pool is reserved for SWRA property owners in “good standing” and their guests with card key access. Other pools within SWRA are managed by the sub-associations. Parents must accompany children under the age of 13. Owners are asked to adhere to the Pool Rules posted in the pool area.
- D. Tennis/Pickleball Courts. Use of the SWRA owned Tennis/Pickleball Courts is reserved for SWRA property owners in “good standing” and their guests with card key access. Guests must be accompanied by a property owner to use. Owners are asked to maintain the area and lock the gate when leaving. Owners should be mindful of others and try to share the courts as much as possible.

IV. General Rules

- A. Auctions. No property owner may conduct any auction, fire, bankruptcy, or similar practices.
- B. Business out of Residence. In order to comply with the covenants, the following is expected: removal of all ladders, equipment and supplies from outside the home; limit the amount of workforce traffic that is in and out of the home; limit or eliminate pickup and delivery of work materials and equipment or supplies to the home; commercial vehicles should be parked in the garage; limit (no more than two) the number of commercial vehicles parked at the home; no on-the-street parking of workforce vehicles; business must be invisible to the community – no retail business; and follow the rules and standards that other residents do – residential property, not commercial property.
- C. Estate Sales. Estate sales are permitted pending prior notification to SWRA. Estate sales should be limited to the residence and closed garage. The use of any outside facilities, such as car ports, driveways, decks, etc., are prohibited. (Board Policy adopted June 18, 2024)
- D. Exterior Lighting. All outdoor lighting should be designed, installed, and aimed such that it only illuminates its intended target and prevents emission of light into the night sky. Allowable outdoor lighting should strictly avoid creating conditions of light trespass for other property Owners.
- E. Fireworks. The use, sale, or distribution of fireworks within the StillWaters community is strictly forbidden by the Association and the State of Alabama (Code of the State of Alabama – Section 8-17222). (Board Policy adopted June 28, 2016)
- F. Garage Sales or Yard Sales. No garage sales, yard sales nor like events will be allowed within StillWaters. (Board Policy adopted amended June 18, 2024)
- G. Golf Carts and Unlicensed Motorized Vehicles. All motorized vehicles (golf carts, ATVs, etc.) on StillWaters' roads and common areas must be operated by licensed and insured drivers as required under Alabama law. (SWRA Board of Directors Resolution, November 27, 2007, Revised August 8, 2008) All motorized vehicles (golf carts, ATVs, etc.) on StillWaters' roads and common areas must have head lights, brake lights, and rearview mirrors or cameras. All motorized vehicles (golf carts, ATVs, etc.) on StillWaters' roads and common areas must have a registration decal attached. (Board Policy adopted May 7, 2024)
- H. Hunting and Firearms. Hunting and/or the use of firearms on SWRA owned property and common areas is strictly prohibited. Owners should adhere to the laws and restrictions as defined by the Alabama Department of Conservation regarding hunting on their own property. Circumstances may arise where the use of a firearm is necessary to remedy a dangerous situation, i.e., venomous snakes, coyotes, or potentially rabid animals of any kind. Owners are encouraged to use extreme caution in those situations to reduce the danger to themselves, their family or other property owners. Owners are asked to notify the SWRA office immediately in such an event to respond to inquiries from other concerned Owners.
- I. Offensive Activity. No noxious or offensive activity shall be carried on upon any property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to the neighborhood. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in anyway noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of other property in the neighborhood by an Owner. (Section 3.8 of the 1987 Covenants)
- J. Open House. Open House signs are allowed the day of the event only or up to three days for a weekend event on the property only, no directional signs are allowed. Owners must have prior approval by SWRA. (Board Policy adopted May 30, 2007)

- K. **Quiet Hours.** Quiet hours are defined as between the hours of 10:00 p.m. and 7:00 a.m., seven days a week. (Board Policy adopted June 24, 2008). Exceptions may be approved by the SWRA Board as it relates to commercial entities within StillWaters. Construction hours are 7:00 a.m. to 7:00 p.m., six days a week unless approved by SWRA. The Board approved an extension of Quiet Hours for all commercial entities within the boundaries of SWRA until 11:00 p.m. on Friday, Saturday, and holiday weekends. (Board Policy adopted April 4, 2017)
- L. **Rental of Houses.** Single family dwellings may be rented for periods of not less than thirty (30) consecutive days at a time by the owner or his authorized agent. (Section 3.23 of the 1987 Covenants)
- M. **Solicitation.** Soliciting in person or with any other written material within the boundaries of StillWaters is prohibited. Owners should notify the SWRA office if they are solicited.
- N. **Speed Limits.** The speed limit for main roads is 35 mph and 20 mph for side roads and dead-end streets. Slower speeds may be noted at other locations or crosswalks upon approval of the Board.

V. Parking

- A. **Long-term Parking and Storage of Non-Operational Vehicles, Watercraft and Trailers.** Owners are prohibited from long-term parking and storage of non-operational vehicles, watercraft of any type and trailers of any type on their property. Recreational vehicles, motorized or non-motorized, are prohibited. Owners should notify SWRA regarding temporary parking for cleaning, loading, and unloading purposes.
- B. **Trailers, Boats, and Commercial Trucks.** No trailers, boats, commercial trucks or other commercial vehicles, travel trailers or the like shall be stored, parked, or permitted to remain on any property except in a garage or carport, or except during periods of approved construction on a property. This does not apply to temporary parking of trucks and other commercial vehicles for the providing of commercial services to the Parcel. (Section 3.22 of the 1987 Covenants)

VI. Property Maintenance

- A. **Abandoned Personal Property.** Personal property is prohibited from being stored, kept, or allowed to remain for a period of more than 24 hours upon any portion of the Association grounds. The Association may remove or either discard or store any such personal property in a location which the Association may determine, in its sole discretion.
- B. **Burning of Debris.** Owners must notify the SWRA Office before any burning of debris on their property. No burning should last later than 5:00 PM and must be supervised at all times.
- C. **Drainage.** StillWaters property owners with drainage channels or pipes under their driveways, placed by them or predecessors, shall be responsible for the maintenance of those channels in such condition to maintain adequate drainage so as to protect their neighbors and surrounding areas from flooding. (Board Policy adopted November 10, 2009)
- D. **Dumping.** Owners are not permitted to dump trash, leaves, or other debris in any vacant or common property. Owners must dispose of all waste debris in approved receptacles or designated areas.
- E. **Flags and Banners.** Permitted flags or banners may include the U.S. Flag, State Flags, Military and collegiate flags or banners. Other flags or banners must be approved by the ARC and SWRA Board of Directors.

- F. Garbage Area. Each property owner shall provide receptacles for garbage in a screened area not generally visible from the road or provide underground garbage receptacles or similar facility in accordance with reasonable standards established by the Architectural Committee. (Section 3.13 of the 1987 Covenants)
- G. Garbage Cans. Garbage cans must be screened from the road at all times. Owners may place garbage cans on the road for pickup no more than 24 hours before the designed pickup and no more than 24 hours after pickup. Normal pickup within StillWaters is each Wednesday.
- H. General Landscaping. All plans for landscaping are to be approved in writing by the Architectural Committee. (Section 3.21 of the 1987 Covenants)
- I. Signage. No Owner shall in any way post any "For Sale" or "For Rent or Lease" signs or any other kinds of signs, notice or advertisements to the property or in any way allow any such signs to be visible to the public from such Owner's property that does not meet the standards as defined the Association. (Board adopted March 31, 2009) (Section 3.11 Signs of the 1987 Covenants and Exhibit "B")
- J. Trash, Rubbish and Nuisances. All garbage and refuse shall be placed in closed (tied) trash bags and shall be deposited into the authorized trash receptacles or cans. No trash, garbage, rubbish, or debris of any kind shall be dumped, placed, or permitted to accumulate on the property or Association property. Construction debris removal is the responsibility of each Owner, shall not be deposited or placed in any of the trash bins, receptacles or dumpster provided for normal garbage and shall be promptly removed from the Property as soon as possible. (Section 3.13 Garbage Area of the 1987 Covenants)
- K. Trees. No trees measuring six (6) inches or more in diameter at ground level may be cut or removed without the written approval of the Architectural Committee, unless located within ten (10) feet of the main dwelling or accessory building or within ten (10) feet of the approved site for such building. (Section 3.19 of the 1987 Covenants)