

SBE HOA
SERENITY BROOK ESTATES
RULES AND REGULATIONS

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INTRODUCTION

The SBE HOA, Rules and Regulations are established by the Board of Directors under the authority described in the CC&R's. These rules are designed to ensure that the Association serves the best interests of the greatest number of Members while protecting the rights of the minority. The rules are established for the purpose to preserve the overall community and the safety, convenience and enjoyment of the Associations Members.

It must be recognized and understood by all Association Members that it is necessary for elected representatives of the community to be sure that rules apply to all Members equally. While all Members hold membership in the Association in accordance with the provisions of the Declarations, they must do so while respecting the rights of others where courtesy and common sense must prevail.

Serenity Brook Estates is very special in that it is a private gated custom home community with a rural appeal. As can be observed when reading these rules, the overall policy of this community is for the purpose of enhancing and protecting each member's investment and property value, while maintaining the appearance, desirability and attractiveness of the overall community. The purpose of this document is to compile the policies and rules, as determined by the Board, in one reference guide. These rules may be amended, expanded, clarified or repealed by the Board of Directors at their discretion.

AUTHORITY

As provided in Article 1 of the Declaration of Covenants, Conditions and Restrictions for SBE HOA LLC, the Declarant for Serenity Brook Estates, grants the Board of Directors the authority to adopt, amend or repeal such Rules and Regulations as deemed reasonable and appropriate.

MANAGEMENT STRUCTURE

- A. **Board of Directors** - The Board of Directors of the Association is an Executive Board elected to conduct the affairs of the SBE HOA. The Board consists of three Directors, (President, Secretary, and Treasurer).

MEMBERSHIP RULES

A. Members' Code of Conduct

1. Association management will direct the attention of Members or Guests to any violation of Association rules and pursue appropriate enforcement.
2. Members must conduct themselves so as not to jeopardize or interfere with the rights and privileges of other Members.
3. Members are responsible for the conduct of their Guests. Members and Guests will refrain from any loud, profane, indecent or abusive language.
4. Members shall not physically or verbally abuse, harass or accost any member of the Association management.
5. Members shall not interfere with the management of the Association.
6. Members shall not physically or verbally abuse, harass or accost any other Member or their Guests.
7. Members and their Guests shall obey all rules and shall cease and desist unsafe activities, and shall not compromise the safety of others by their actions.
8. Members shall be held responsible for any intentional damage to Association property.

B. Renter (tenant) and Guest Policies

1. Members are responsible for the actions and conduct of their Renters.
2. Renters are responsible for the actions and conduct of their Guests.
3. Renters and Guests are subject to the provisions of the Declaration of Covenants, Conditions and Restrictions of the Association.
4. Renters and Guests are subject to all Membership rules.

VIOLATION OF RULES AND REGULATIONS

A. Actions Taken

Any Member, Tenant or Guest who violates any of the SBE HOA Rules, Regulations and or Declarations will result in one or all of the followings actions.

1. The Member will be formally notified in writing of all violations.
2. If the violation is a result of the actions of a renter or the Renter's guest, the renter will also be formally notified in writing of the violation.
3. Depending on the severity of the violation the member will be notified in writing to appear at a scheduled hearing before the Board of Directors. If the violation is a result of the actions of a Renter or a renters' guest, the renter will be required to attend the hearing with the member.
4. In accordance with the Serenity Brook Estates Declarations, a charge of \$30.00 per day violation fee will accessed until the violation is corrected. If the violation is corrected post haste after receiving written notice (within the time specified in such notice) the violation fee will be waived.
5. Members shall be held responsible for any damage to Association property, as a result of said violation.

COMMON AREAS AND PARKING

A. Common Areas

1. There are common areas located in the community that are the responsibility of the Association. Space in these areas is not reserved, but available on a first-come, first-served basis.
2. Pets must be kept on a leash, and owners are responsible for the removal of waste.

B. Parking in Serenity Brook Estates

1. Members shall park their vehicles in the driveway or garage of their residence at all times.
2. Parking on the street shall only be used for short term parking, such as visiting guests of members/renters or service vehicles for residences in the community.
3. No overnight parking shall be permitted in the community without prior arrangements between the member and the Association.
4. For long term visiting guests of members/ renters, the member shall obtain a parking permit from the Association.