



March 2024

Dear Stonebridge Farm Homeowner:

We are all genuinely interested in keeping and maintaining our Community in the best possible manner. All of us have a responsibility to read and understand the Stonebridge Farm Covenants, Conditions, Restrictions and Reservation of Easements. By purchasing your home in Stonebridge Farm, you agree to the terms set forth in the governing documents. The purpose of this is not to make life difficult, but rather for the board to ensure compliance with the governing documents, make sure improvements are consistent with the aesthetic appeal of the community, and to ensure the exterior alteration does not adversely impact neighbors. The following are common exterior alterations that that you will have to obtain written permission from prior to the work being performed:

Accessory Structures	Major landscaping projects	Signage
Deck/Patio modifications	Outbuildings of any type	Swimming pools
Fencing	Room additions/Structural changes	Vehicles
Roof replacement	Tree removal	

These items will require the completion and submission of an **IMPROVEMENT APPLICATION FOR ANY EXTERIOR ALTERATION TO YOUR HOME OR GROUNDS PRIOR** to starting any exterior alteration(s) to your lot. We recommend obtaining approval first so you do not commit large amounts of money to the proposed project. We should also point out that gaining the concurrence of your neighbors for your project is a good first step, but their concurrence is not an official board approval. You must receive written approval from the board prior to starting your project.

Unapproved projects/additions, etc., brought to our attention may be challenged and may require removal. Unfortunately, some homeowners have not followed these guidelines in the past and as a result, have had to remove unauthorized projects after the fact.

Please note that the application process is not to inhibit change, but to insure that Community standards are maintained. We are trying very hard to avoid using your HOA funds to contest unapproved projects. Please help your HOA board focus the use of our funds on issues that will help beautify and enrich our Community. There is an application form attached. You may also visit the community website, www.stongebidgefarms.org for an additional Improvement Application, for a copy of the Stonebridge Farm community documents and other useful community information. Once the application is submitted, the Board will review the application and the management company will notify you of the Board's decision in writing. Should you have any questions, please do not hesitate to contact us.

Thank you for making Stonebridge Farm your home.

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