

**THE PROPRIETORS OF STERLING WOODS, INC. [THE ASSOCIATION]**  
**TOP 12 LIST FOR PROSPECTIVE BUYERS**

This is a list of the most common topics that cause issues for new Owners. Please note: Sterling Woods (SW) has Bylaws, Maintenance, Repair, and Replacement Standards, Rules and Regulations. Deciding to buy into SW means that you agree to comply with all governing documents, standards, rules and regs.

1. **Rental Cap.** Prospective landlords are advised to learn how the 20% cap on rentals works.
2. **Rules. Maintenance, Repair, and Replacement Standards [MRRS}** effective October 16, 2024. Make sure to obtain a copy, read it thoroughly, and abide by it. **If damage occurs due to non-compliance with any standard, the Association will pass on to the Owner any non-insured expense, i.e. the insurance deductible.**
3. **Renovation.** Renovation to the interior of the unit or to the deck must be approved by the Board of Directors. Do not proceed without providing BOD with all plans, licenses and insurance. \$100/day fine. See **MRRS #30** and **31**.
4. **Dogs.** A unit is allowed a maximum of 2 dogs of gentle disposition. Dogs must be leashed when outside. Dog owners shall be diligent about picking up after their dogs or will incur significant fines.
5. **Parking.** Ask about parking for your unit. You must use the spots assigned to your unit. Do not park in a Visitor spot. Do the 'Sterling Woods Shuffle' as needed.
6. **Water Heater and Furnace.** Replace Water Heater at 8 years 0 months and keep proof that Water Heater in use is less than 8 years 0 months. All Furnaces must receive an inspection every 12 months. Save receipt to prove compliance. Original 1987 furnace is considered non-compliant, even if an inspection occurs.
7. **Inspections of Unit Exteriors.** Inspections take place every Spring. Owners are advised of issues that need to be corrected. A time frame for compliance is given, after which another inspection is done. Often, the issue is related to a **deck** needing refurbishment. See #3.
8. **Pool.** Residents are responsible for their guest and must remain at the pool with their guest. Residents may bring no more than 4 guests.
9. **Absence.** Thermostat must be set at 58 degrees or higher in Winter. If more than 5 Day absence in any season, turn off main water and provide Property Manager with a contact who has house key.
10. **Clubhouse Keys.** Make sure that you receive from the Seller the two keys and one fob for the amenities. The key to enter the clubhouse is \$100 to replace. The key for the exercise rooms (\$10) and fob to get into the pool (\$25).
11. **Reserve Plan.** Understand that we have such a Plan, which outlines future capital work and how the Association may fund this work.
12. **Garage Use During Transition.** Garages are to be used for the intended purpose of parking a car. Residents transitioning into or out of the community are limited to garage storage of no more than 60 (sixty) days. During the transition period, in which a vehicle cannot be parked in the resident's garage, it must be parked in the designated assigned parking spot or at the Clubhouse Overflow Parking. A Visitor Parking spot may not be used.