

The Gates at Savannah Quarters

Property Owners Association, Inc

Rules and Regulations

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Introduction

The Gates at Savannah Quarters Property Owners Association (POA) and its elected Board of Directors proudly and responsibly manage, maintain, upgrade, and beautify all community common areas, facilities, structures, and amenities designed exclusively for its residents and their accompanied guests.

The board is also responsible for securing and restricting access to such community assets from non-residents and other non-authorized persons to preserve their value and guarantee a fun and safe environment.

Purpose

All homeowners and residents benefit from the planning and design that have been an essential part of the development of our community.

Design controls aim to ensure homeowners and residents that design quality standards will be maintained. Which, in turn, protects property values and enhances the community's overall environment.

The Rules and Regulations (R&Rs) address amenity use, general rules and restrictions, exterior alterations, or modifications made by homeowners to their property (land and structures) as outlined in the Declaration of Covenants, Conditions, and Restrictions (CCRs) and By-Laws.

The authority for maintaining the quality of design in the community is founded in the Declaration of Covenants, Conditions and Restrictions, and Association By-Laws, which are a part of the deed to every property. The Covenants establish the Architectural Control Committee.

Sellers are required by Georgia Law to provide a copy of all "homeownership documents" to the buyer. Governing documents can be viewed on the community's website, thegatesatsavannahquarters.com.

These Rules and Regulations may be amended, repealed, and adopted from time to time by the Board of Directors. Homeowners are responsible for obtaining the most recent information from the community website.

Requirements

Enjoying the association's amenities: Clubhouse, Pool, and Storage Lot are contingent on a homeowner's assessments and other fees being current.

General Rules

Homeowners, tenants, and their accompanied guests are expected to comply with these Rules and Regulations (R&Rs) while safely enjoying the common areas, facilities, and amenities. The Clubhouse, Pool, and other adjacent amenities are monitored by 24/7 video surveillance. Failure to follow the R&Rs may result in the suspension of amenity use privileges and fines against the responsible homeowners' account. Suspension terms are defined by the Board of Directors. Homeowners may be held financially liable for damages to common areas, facilities, and amenities caused by their children, guests, or tenants.

Amenity Rules and Regulations

General

- Parking is permitted in designated areas only.
- Do not drive or park vehicles of any type on the grass.
- Music is not permitted without the use of headphones and should not be audible by anyone other than the user.
- No skateboards, bikes, skates, scooters, or similar items are permitted in the amenity area.
- All amenity doors and gates must remain closed after entry.
- NO PETS are allowed in any amenity area at any time.
- Common areas must be cleaned up/returned to their previous condition after the conclusion of the activity.
- Grills are prohibited on common property and amenity areas.
 - The only exception is for board-sponsored events.

Catch and Release Fishing

- Residents can partake in catch-and-release fishing in our lagoons.
- Placing traps in the lagoon is prohibited

Clubhouse

- Reservation and rental of the clubhouse are subject to availability on a first-come basis and are secured once your rental fee and security deposit are paid.
- The Clubhouse may be reserved and rented by residents of The Gates.
- The Clubhouse is not available for commercial or profit-making ventures, nor shall it be open to the public.
- No smoking or vaping is allowed in the clubhouse or within fifteen feet (15') of the clubhouse doors.
- To rent the clubhouse, homeowners must be in good standing with the POA, including current on their assessments.
- If interested in renting the clubhouse, please visit the community website for its availability, rental fees, and application.
- Review the clubhouse rental agreement on the community website for additional rules.

Playground

- The playground area is open from sunrise to sunset.
- **WARNING:** Play at your own risk
- Children must be supervised by a responsible adult eighteen (18) years or older.
- No smoking or vaping is allowed in or within fifteen feet (15') of the playground area.
- Do not use equipment when wet
- Do not misuse playground equipment
- No running, pushing, or shoving
- Proper footwear is required (no bare feet)
- Do not use play equipment unless designed for your age group
 - Bouncers are for the targeted age group of 2-5 years old.
- If you notice any broken equipment or playground hazards, please report them to the Community Manager or Board of Directors.
- NO PETS are allowed in the playground area at any time.
- No glass is allowed in the playground area
- Do not leave trash in the playground.
- Close the gate after entering and exiting the playground area.
- Do not throw mulch

Pool

- There is **NO LIFEGUARD ON DUTY**. All persons swim at their own risk; The Gates POA assumes no liability for accidents or injuries.
- The swimming pool is for residents of The Gates only; all guests must be with a resident.
- Residents are limited to five (5) guests per household.
- The maximum number of swimmers allowed in the pool is 278
- A keyfob is required to enter the pool area.
- All amenity doors and gates must remain closed after entering and exiting the pool area.
- Pool Season is from April 1st thru September 30th. (unless otherwise noted)
- Pool hours are Dawn to Dusk.
- Unattended solo bathing is prohibited.
- Children under sixteen (16) shall not use the pool without an adult eighteen (18) years or older in attendance.
- Persons who cannot swim **MUST** be accompanied by a responsible adult eighteen (18) years or older at all times and **MUST** also wear a life-saving device.
- Children 3 years old and younger and anyone not in control of their bowels must wear snug-fitting plastic pants or a water-resistant swim diaper.
- Shower before entering the pool.
- Proper swim attire is required (No Cut-Offs)
- No smoking or vaping is allowed in or within fifteen feet (15') of the pool area.
- No glass articles are allowed in or around the pool area.
- No food or drink shall be permitted within Ten feet (10') of the pool.
- No alcohol is allowed in the gated pool area.
- Grills are prohibited in the pool area.
- Discard trash in the proper receptacles.
- Music is not permitted without the use of headphones and should not be audible by anyone other than the user.
- No diving
- No running, boisterous behavior, or rough play is allowed.
- No spitting, spouting of water, or blowing nose while in the pool.
- Large flotation devices over four (4) feet are not permitted.
- No standing on boards or pool toys
- Pool furniture is not permitted in the pool.
- No pets are allowed in the pool area.
- No bicycles, skateboards, or rollerblades in the pool area
- No swimming is allowed during heavy rain or when lightning and thunder can be seen or heard.
- Persons with diarrhea or nausea should not enter the pool area
- No persons with skin, eye, or nasal infections, open cuts or wounds, or communicable diseases are allowed to enter the pool.
- Persons **MUST** dry off before entering the bathrooms or clubhouse
 - Diaper Changing Tables are located inside the restrooms.
- Return all pool area furniture to its original location before leaving the pool area, including lowering umbrellas.
- Personal items will be discarded if left in the pool area.
- If you notice any damage in the pool area, please contact the Community Manager.
- A licensed Certified Pool Operator maintains the pool. In the event that the pool **MUST** be closed, all signage **MUST** be adhered to, or access to the pool will be revoked.
 - Additional posted signs at the pool **MUST** also be followed at all times.
- Any persons in the pool or deck area outside of pool hours will be considered trespassing.
- Safety equipment, life ring, and hook are not toys and should only be used for emergencies.
- There is a First Aid Kit and a Phone mounted near the restroom entrance for emergency purposes.
 - **The Clubhouse/ Pool address is 30 Gateway Drive, Pooler, GA 31322.**

Storage Lot

Residents can rent a space to park boats, RVs, and open/closed utility trailers. Reservations are on a first-come, first-serve basis. Contact the board if you wish to keep your item in the lot. Multiple items require separate spaces. Refer to the storage lot application on the community website for more information.

Architectural Control Committee

The Architectural Control Committee (ACC) has been established by the declarant. It consists of at least three (3) members unless otherwise determined by the board, but it should remain an odd number. The board appoints all members of the ACC. All homeowners and residents of our community are encouraged to volunteer to serve on the ACC.

The ACC regulates the external design, appearance, use, location, and maintenance of the homes and parcels in our community. The ACC will review all homeowners' improvement submissions and make decisions using their best judgment of what will be compatible with the character and appearance of the community according to the CCRs and R&Rs.

BEFORE STARTING A PROJECT, the ACC must approve Exterior Additions, Modifications, or Structural changes made to your property. Approval or denial will be issued within 30 days of receiving a completed application. Approvals may be subject to assessments being up-to-date. It will be the homeowner's responsibility to provide all requested information in a timely manner. If the ACC denies a request, the homeowner may not continue. Homeowners who proceed with an improvement without ACC approval as required in the CCRs will be in violation and risk the requirement to remove the improvement at their expense.

Failure to follow the ACC Request process may result in monetary penalties. The homeowner may be responsible for any cost incurred by the POA to cure the deficiency.

The homeowner is responsible for obtaining the appropriate building permit(s) and ensuring compliance with any city, state, and federal building or electrical codes. The municipality's requirements are beyond the scope of the ACC's review. The ACC request form can be found on the community website thegatesatsavannahquarters.com; outdated forms will automatically result in denial.

Architectural Rules and Regulations

The Gates at Savannah Quarters community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. The Board of Directors and the Architectural Control Committee (ACC) have specific standards outlined for homeowners to follow to ensure the preservation of the existing design and prevent the introduction of design that is not in keeping with the community theme. Refer to the **Architectural Rules and Regulations** on the community website for all items requiring ACC approval.

Residential Rules and Regulations

The association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Property, and Dwellings within the Property, and the Common Property, which rules and regulations shall be consistent with the rights and duties established by the CCRs. Such regulations and use restrictions shall be binding upon all owners, occupants, tenants, invitees, vendors, and licensees.

Air Conditioners

Additional or split units require ACC approval. ***Air conditioning units (of any type), fans, or other items in the window are not permitted.***

Animals (Pets)

No animals, livestock, swine, or poultry of any kind, including birds, insects, and reptiles, may be raised, bred, or kept on any Homesite other than a maximum of three (3) household pets. No livestock or poultry shall be kept on a homesite, and no animals may be kept, bred, or raised for commercial purposes. No animal shall become a nuisance, including noise or odor. All pets shall be leashed and are not permitted to run freely in the community. Pets may not be tethered unattended at any time. No structure shall be constructed without ACC approval. Residents shall pick up after their pets and dispose of waste in one of the three (3) pet waste stations or in a suitable container to maintain sanitary conditions. Each pet owner shall be held financially responsible and liable for any damage caused by their pet. It's strongly suggested that pets have collars with identification tags. No pets are allowed in any amenity area. Per section 6.19 of the CCRs, all aggressive dog breeds are prohibited. *Feeding wildlife (including but not limited to Geese) will be considered in violation and are subject to a fine.*

Antennas and Satellite Dishes

Only one (1) Satellite dish per home is permitted and must be less than three (3) feet in diameter. Screening, such as white vinyl fences or shrubbery, is required if visible from the street. ACC approval is required to install an antenna or satellite dish.

Basketball Hoops and Backboards

Only portable basketball hoops are acceptable but must be placed, so they do not block sidewalks or streets. Portable basketball hoops do not require the ACC's approval but must be removed and stored out of sight after use, along with any materials used to keep them in place. With ACC approval, backboards are permitted in the rear of the home only if they are not visible from the street.

Birdhouses or Bird Feeders

Birdhouses and Bird feeders are permitted in the backyard only, except for one (1) birdhouse or bird feeder in the front yard with ACC approval.

Burning

Burning rubbish, garbage, or any other material on a homesite is prohibited. Burning of firewood in a fire pit is permitted.

Car Covers

Only one fitted car cover is permitted per homesite. Tarps are not allowed.

Clotheslines

No clotheslines visible from any street, sidewalk, or public area shall be permitted.

Construction Dumpsters, Supply Trailers, and Portable Moving Containers (PODS)

Construction dumpsters, supply trailers, and portable moving containers (POD) require Board approval.

Contractor Services

Homeowners should do their due diligence when hiring contractors to ensure they are insured and reliable. Homeowners are not authorized to contract services on behalf of the POA. Any need for services, including perceived emergencies, must be directed to the Community Manager, who will evaluate and resolve the issue. This includes wildlife removal, tree, landscape, and pool services. Homeowners who contract services on behalf of the POA will be responsible for payments owed to the contractor or repaid to the POA.

Decks, Gazebos, Patios, Screened Porches, and Other Structures

ACC approval is required to install decks, gazebos, patios, pergolas, screened porches, and other structures and will only be permitted in the backyard. Decks should not extend past the width of the house. Front porch modifications require ACC approval and must match the community's design and quality.

Dog House

ACC approval is required for a dog house. Only one dog house is permitted per homesite.

Driveways

ACC approval is required for any changes to driveways, such as extending, widening, paving, etc.

Encroachment and Plantings on Common Grounds

No extension of the landscaping of homesites will be permitted onto Association common grounds. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, lights, planters, bird feeders, flower pots, picnic tables, furniture, fences, walks, hedge enclosures, and other types of groupings on common grounds or other Association property.

Fencing

The ACC must approve all fence applications before installation. See the Architectural Rules and Regulations on the community website for fencing requirements.

Firearms and Fireworks

Other than the dates and times listed below, Fireworks are prohibited per section 6.21 (Nuisance) in the CCRs.

Georgia Law stipulates that consumer fireworks are legal until 11:59 PM statewide around certain holidays:

- Memorial Day (last Saturday and Sunday in May)
 - Note, these dates do not include the Monday of Memorial Day
- Independence Day (July 3 and 4)
- Labor Day (the first Monday in September)
- New Year's Eve (December 31, extended to 1 a.m. on January 1)

The display or discharge of firearms (including but not limited to B-B guns, paintball, and pellet guns), bows, or archery equipment is prohibited. The use of fireworks on Common property is not permitted. Exceptions include display or use by law enforcement or a resident legally transporting firearms to their home or otherwise provided by law. Residents must abide by City and County laws and any other applicable laws or ordinances regarding firearms and fireworks.

Flags and Flagpoles

One (1) US, State, Holiday, Military, or Sports Flag is approved and shall be no larger than 3 feet x 5 feet. One (1) Holiday or Seasonal Flag no larger than 12.5 inches x 18 inches is permitted in a landscaped area, but only if they conform to the appropriate time of the year (e.g., Frosty the Snowman flags will not be permitted in June). Only one (1) flagpole mounting bracket not to exceed 6ft. may be attached to the home (see image). Freestanding flag poles are prohibited. Broken, faded, or tattered flags are not permitted. Political flags are not allowed.



Below is a listing of the only authorized Flags that may be displayed. Please note that these flags must be the official flags of specific organizations or individuals. All Flags must be appropriately displayed (may not be flown upside down).

- A. The American flag.
- B. The Georgia State flag
- C. The United States Army flag.
- D. The United States Navy flag.
- E. The United States Marine Corps flag.
- F. The United States Coast Guard flag.
- G. The United States Air Force flag.
- H. The National Guard of the United States flag.
- I. The United States Space Force flag.
- J. Any Active Duty, Reserve, or Retired Flag Officer (General or Admiral) of the United States Military may fly their official flag.
- K. The POW-MIA flag.
- L. Congressional Medal of Honor Recipients may fly their official flag.
- M. Professional or College athletic sports team flag.

Garage Doors

Garage doors must be in working order and maintained. Garage doors must remain white and keep with the style of the community. A solid door or solid door with a window top is permitted. Garage screens that are visible when the door is closed are not allowed. The ACC must approve any modifications or replacement of garage doors.

Gates/Gate Access

Residents and guests must use the proper means to enter the community, whether via gate access devices for residents or the callbox directory for guests/vendors. Residents are issued four gate access devices (two windshield stickers and two keyfobs) with the option to purchase up to two more for a maximum of six devices. Entering the exit gate is prohibited. Fines will be assessed to the homeowner if a homeowner, tenant, family member, or guest enters through the exit gate. To inquire about gate access devices, contact the board at thegatesbod@gmail.com.

Grills

Grills are permitted in the rear of the home only.

Gutters and Downspouts

Installation of gutters and downspouts requires ACC approval.

Holiday Decorations

All outdoor holiday lighting and decorations should be considered temporary and may be installed no more than (30) thirty days before the holiday and must be removed within fifteen (15) days after the holiday, including materials used to display the decorations. Consideration of neighbors should be exercised when decorating for any occasion. Decorations may not include any audio that can be heard beyond the limits of the homesite.

Home Business or Occupations

No home occupation, industry, business, trade, or profession, whether commercial or otherwise, is permitted if it causes a nuisance, creates a safety hazard, or impedes street traffic.

House Numbers

House numbers installed by the builder must be maintained. No alternatives are allowed without ACC approval.

Insect Traps

No device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise and may only be operated during those times when the owner or his guests occupy the immediate area protected by the trap. The "bug-zapper" should be placed in the rear yard and must be turned off when the yard is not in use.

Landscaping

General Landscaping

Each homeowner shall keep an attractive and healthy landscape, including seeding, watering, mowing, edging, weeding lawns and flower beds, and pruning and trimming trees, hedges, and shrubbery. Variation of shrub height is encouraged to create an attractive curb appeal. When creating variation, no more than 50% of a home's windows may be blocked by vegetation, with the majority of vegetation covering less than 25% of the windows. Residents must keep all doorways and sidewalks trimmed and free of all vegetation. Trees hanging over the road are the homeowner's responsibility and must be trimmed regularly. Fenced lagoon lots must keep any hedges and shrubbery trimmed to a maximum height of their fence. Residents must clean up all yard debris and place them in appropriate yard bags for pickup. Residents shall never leave yard clippings in the street, driveway, or walkway.

ACC approval is required to plant additional trees, shrubs, or hedges outside existing flower beds. Vegetable gardens require ACC approval. Planting invasive hedges, shrubs, or trees, such as bamboo, is prohibited. Artificial plants or flowers are not permitted. Dead or diseased trees, shrubs, bushes, or other vegetation shall be cut and removed promptly. Landscaping changes involving the removal of large bushes (over four (4) ft in diameter) or living trees having a diameter of three (3) inches or more (measured from a point two (2) feet above ground level) shall not be removed from any homesite without ACC approval.

Failure to maintain a property may result in the POA hiring a lawn care company to perform such duties at the homeowner's expense.

Drainage/Grading

Residents shall not partake in any activity that may create erosion or siltation problems on any homesite. ACC approval is required for any changes in the grade on a homesite of 6" or more. Permission is also required for any excavation, grading, fill, etc., which alters the natural flow of service waters from, upon, or across any homesite or affects or changes the flow of any waters in any natural or drainage channel. Residents should never "divert" storm (rain) water to the street where it will enter storm drains. The installation of a Pop-up or French drain requires ACC approval. All Pop-up or French drains must terminate on a homesite and no closer than one (1) foot to the street or neighboring property.

Flower Pots

Flower pots are permitted on the front porch, side of the garage door, or flower beds. All flower pots must be neatly placed or clustered to elevate curb appeal. Artificial plants and flowers are not allowed. The plastic container from the nursery is not considered a flower pot. Flower pots should not line the driveway. The ACC and board of directors have discretion over what is deemed unsightly.

Fountains/Ponds

Fountains of any kind will not be allowed in the front yard without ACC approval. Ponds are only permitted in the backyard and require ACC approval. Approved items must be maintained in appearance and functionality.

Flower Bed/ Lawn Ornaments

Flower beds or lawn ornaments should be neatly placed, kept to a minimum, and no larger than two (2) feet tall and two (2) feet wide. Items beyond the allowed size require ACC approval. The ACC and board of directors have discretion over what is deemed unsightly.

Fire Hydrant/ Utility Structures

Residents must maintain the trimming of any bushes surrounding utility structures and fire hydrants as stated in section 7.1(c)(iv) of the CCRs.

Landscape Lighting

ACC approval is not required for landscape lighting. Lighting for walkways should be directed to the ground. Lighting should be neat and in working order and must not be placed throughout the yard. Accent lighting on trees or shrubs is allowed but must not shine into a neighboring property. Twelve-volt lighting systems are recommended.

Landscape Trellises, Lattice, Arbors, and Arches

Arches, arbors, pergolas, trellis, and similar structures require ACC approval.

Landscape Vegetable, Herb, and Cutting Gardens

Gardens must be maintained at all times. Vegetable, herb, and cutting gardens shall be confined in a privacy-fenced rear yard, and plants shall not exceed the fence. Waterfront lots shall screen gardens to keep with the community's aesthetics.

Lighting

Front Door, Garage, or Porch lighting changes do not require ACC approval. If replacing fixtures, they must remain similar in size to the existing fixtures. Black fixtures on the sides of the front door, garage, and porch are highly encouraged to keep with the community's aesthetics.

Mailboxes

Mailboxes must remain the original standard of the builder and must be maintained regularly to keep a rust-free and glossy finish. No shrubbery more than two (2) feet tall is permitted around mailboxes. Mailboxes must be numbered.

Moving Trucks

Moving trucks should be unloaded as quickly as possible to ensure they do not impede traffic. Standard-sized moving trucks, such as U-Hauls, should be placed in the driveway and removed within five (5) days unless the board has approved additional time.

Nuisances

No noxious or offensive activity shall be carried on upon any homesite or common property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the community. Residents shall be courteous to neighbors and refrain from making loud noises after 9 pm. Domesticated animals may not make any vocalizations (including barking, baying, howling, crying, or making any other noise) for more than ten minutes without interruption or more than twenty minutes if intermittent, per city code.

Painting Facades, Doors, and Shutters

Homeowners must gain ACC approval before painting a home's facade, doors, or shutters, even if painting the same color. If homeowners are notified of the need to paint the facade, they are allowed up to six (6) months to complete the project.

Parking

Parking or driving on lawns or landscaped areas is prohibited. For guests, temporary street parking is allowed for up to 8 hours and must not inhibit a neighboring driveway, traffic, or emergency vehicle access. When a gathering requires multiple vehicles to park on the street, all vehicles should park on the same side of the street. Resident-owned vehicles of any type are not permitted to park on

the street. Residents, guests, and vendors need board approval to park overnight in the clubhouse parking lot. Non-approved vehicles may be towed at the owner's expense.

Patio Furniture

Patio furniture in driveways or on the front or side lawn is prohibited.

Ponds/Wetlands

Ponds are for the enjoyment of catch-and-release fishing only. No boats, canoes, paddleboards, rafting, or swimming is permitted, nor shall any refuse be placed or disposed of in the ponds or wetlands. No alteration to any pond or wetland is allowed without ACC approval.

Pools and Outdoor Spas

Before starting construction or installation, homeowners must have ACC approval. *Review the Architectural Rules and Regulations for ACC submission information.* Above-ground pools are prohibited.

Pressure Washing

Residents should pressure wash their home, driveway, fences, patios, and sidewalks to prevent mold/mildew buildup.

Propane Tanks

Screening, such as white vinyl fences or shrubbery, is required if the propane tank is visible from the street. (See figures 1 and 2 under the Recycling and Trash section for options)

Recreational Equipment

The ACC must approve all exterior recreational equipment before installation, including playsets, swing sets, and slides. *Review the Architectural Rules and Regulations for ACC submission information.* Recreational equipment shall be placed in the rear of the home. No recreational equipment shall be installed or placed within any lot's front or side yard, on an easement, or common area adjacent to the lot. Skateboard ramps, tree houses, trampolines, inflatable structures, archery ranges, and air-powered and paintball guns are prohibited. Recreational equipment must be maintained regularly by the homeowner. Residents may have temporary inflatable structures for up to 48 hours as long as they reside on the rear of the homesite. Other items, such as bicycles, children's toys, etc., must be stored out of sight.

All portable play and recreational equipment shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. Homeowners shall take all recommended actions to secure non-portable equipment in storm events to ensure that said equipment does not cause bodily injury or damage to ether's property.

Recycling, Trash, and Solid Waste

No garbage, landscape clippings, or building materials shall be stored or accumulated on any homesite. Residents making improvements to their property must remove items during regular trash pick-up or haul them away upon completion of the project. All Trash and Recycling receptacles and Yard Waste to be emptied are not to be placed by the curb any earlier than the evening before pick up and must be removed the evening of pick up. Items placed out for collection shall be secured. All Trash and Recycling receptacles and Yard Waste should be kept in the garage or screened by adequate planting or approved fencing (similar to figures 1 and 2) to conceal them from neighboring residents, common areas, or the street. Any construction dumpsters must have board approval.



Figure 1



Figure 2

Reflectors

Reflectors are not permitted.

Retaining Walls

Retaining walls require ACC approval.

Roof Vents and Shingles

Changes to roof vents and shingles require ACC approval.

Security Cameras

Security cameras do not need approval. However, they should be installed so they are not a prominent fixture and never encroach upon a neighbor's privacy. No more than two (2) cameras shall be placed in the front of the home, and no more than four (4) cameras shall be placed on the house as a whole. Cameras are not permitted on rooftops. Cameras directed toward an adjacent property are prohibited.

Severe Weather

All temporary storm shutters, plywood, or other materials used to cover exterior windows or doorways must be removed within two (2) days of a Severe Weather Warning being canceled by the National Weather Service or within five (5) days of an evacuation order being lifted. The homeowner is responsible for adequately securing outside objects and structures that may be hazardous.

Sheds

All shed installations required ACC approval. Any constructed shed that violates the Shed Requirements is subject to fines if not corrected within the timelines provided in the notification. Using a shed to keep animals is prohibited.

Short-Term Rentals

Short-term rentals of less than twelve (12) months, such as; Bed and Breakfast (BNB) and Timeshares, are not allowed.

Shutters

Shutters must be maintained or repaired. Permanent removal of shutters is not allowed. ACC approval is required before painting shutters, even if painting the same color.

Sidewalks

ACC approval is required for any changes to sidewalks, such as extending, paving, etc. All sidewalks must be kept clean, edged, and periodically pressure-washed.

Siding (Hardie board)

Permission is not required to replace Hardie board siding as long as it's painted to match the home's existing color. Please note that it may be necessary to paint the whole facade due to paint variations. ACC approval is required if painting the home's facade.

Signs

Residents can display one (1) security alarm sign on their homesite, not exceeding one (1) sq ft. For celebration purposes such as Birthday or Graduation, residents may place one (1) sign on a homesite, not to exceed 30 (thirty days). Lawn treatment signs are allowed for up to forty-eight (48) hours. Signs are not permitted on fences, trees, and other objects. All other signs are strictly prohibited (including but not limited to For Sale, For Rent, commercial, political, and similar signs) on a homesite. The Board of Directors reserves the right to place signs benefiting the community on common property.

Solar Panels

ACC approval is required to install solar panels. Solar Panels may only be installed by a professionally licensed installer and must meet all city, state, and local permit and code requirements. See Architectural Guidelines for more information.

Soliciting

The Gates is private property, and soliciting is prohibited in the community. The board does not permit anyone to solicit in the community. Soliciting is considered trespassing.

Storm Doors

Any door, enclosure, or change of the original design requires ACC approval before installation. Only high-quality, full-panel glass doors are allowed. Decorative wrought iron doors or decorative aluminum doors are prohibited.

Vandalism

Any vandal destroying association property within the community will be prosecuted to the fullest extent of the law. Owners are fully responsible for vandalism by their family members, tenants, guests, or vendors. They shall bear the cost of repairs, fines, or any reimbursements due to the POA, including any monetary reward paid for information leading to an arrest.

Vehicles, Boats, Trailers, and Campers

No bus, truck, or commercial vehicles over three-quarters ($\frac{3}{4}$) ton capacity are permitted on any Homesite.

Recreational vehicles, campers, motor homes, boats, boat trailers, trailers of any kind, or equipment exceeding twenty (20) feet in length shall not be permitted on any Homesite. If stored within a closed garage, vehicles and equipment less than twenty (20) feet in length may be allowed on a homesite. Residents can rent a space in the storage lot for recreational vehicles.

No more than one commercial vehicle per lot will be parked at any time. Contracted temporary vehicles will be permitted. Vehicle maintenance in driveways shall last at most twenty-four (24) hours (residents must notify the board to avoid being in violation). Discharge from engines, motors, drive trains, and holding tanks shall not be allowed into the street or storm drain. Non-running or unlicensed vehicles are not permitted.

Off-road or unlicensed vehicles of any type, including but not limited to four (4) wheel all-terrain vehicles, go-karts, dirt bikes, ATVs, and UTVs, are prohibited. Golf Carts are permitted as long as they follow city, state, and county laws and are not to be driven on sidewalks. Per Georgia law, those sixteen (16) years of age and older may operate a golf cart throughout the community. Those fifteen (15) years of age but not yet sixteen (16) years of age may drive a golf cart if they are accompanied in the front seat of the golf cart by a person at least 18 years of age who holds a valid motor vehicle driver's license. Those twelve (12) years of age but not yet fifteen (15) years of age shall be permitted to drive a golf cart if they are accompanied in the front seat of the golf cart by a parent or legal guardian who holds a valid motor vehicle driver's license. At no time shall anyone under the age of twelve (12) operate a golf cart or low-speed vehicle in the community.

All operators shall abide by all traffic regulations applicable to vehicular traffic when driving throughout the community.

Water Filtration Systems

Water filtration systems do not require ACC approval as long as they are not installed on the home's exterior. Any variances require ACC approval.

Weathervanes

Weathervanes are prohibited.

Wells

Wells are prohibited.

Windows

Replacement of any or all windows not originally installed by the builder requires ACC approval. Window treatments, such as curtains, wood blinds, etc., should be neatly placed in windows. Muntin bars must be repaired and kept in uniform condition. Tinted, mirrored, and brightly colored window treatments are not allowed. Window treatments containing profanity, explicit foul messages, or depictions of the same by determination of the board are prohibited.

Wood Storage

Storage of fireplace logs must be in the backyard. Stored firewood must be neatly stacked below the fence line and not visible from any neighboring homesite, common area, or street. Wood storage must not be located in a place that blocks any existing drainage pattern.

Yard Sale

The association hosts a Spring and Fall yard sale each year. Check the community calendar for event dates. Residents are not permitted to conduct yard sales on their own.

Enforcement of Covenants and Community Rules

All Rules and Regulations, Architectural Guidelines, and those outlined in the community CCRs shall be enforced by the Association, the Board of Directors, its committees, and the Management Company. The management company will do periodic inspections of the community and record violations.

Fines and Violations

Failure to adhere to the Rules and Regulations will result in a violation. A violation by a tenant or guest shall be treated as a violation by the homeowner. Upon notification of a violation, homeowners or tenants shall correct it immediately unless additional time is given according to the violation notice.

Failure to correct any violation on time or continued and repeated violations of the same type will carry fines that will be assessed to the homeowner's account. Once violation fines have been assessed, a homeowner's voting rights and use of all amenities are suspended (Pool access is disabled) for the homeowner, homeowner's family, tenants, and guests until paid.

Residents must notify the management company of the correction. Violations must be corrected to avoid additional fines. Correcting a violation does not relieve the homeowner of any accrued fines.

Fines will be assessed according to the structure below.

Violation Letters and Fine Structure

Notification by mail will be sent to the property address unless the owner has provided a different mailing address in writing. In case of conflict, notifications will be sent to the mailing address on record with the county recorder. The homeowner must promptly notify the POA and the Management Company when their property is leased.

Tier 1

First Notice: Warning

Second Notice (of the same violation): Second warning letter and notification of fines to be imposed.

Third Notice (of the same violation) **\$50**

Fourth Notice (of the same violation) **\$100**

If violations are not cured after the Fourth Notice, daily fines of \$25 may be assessed.

Violations may be turned over to the association's attorney to take the appropriate legal action.

- Failure to maintain the property's appearance, including lawn maintenance and pressure washing the home, roof, driveway, or sidewalks. *If the Board has to pay for a property's lawn care, the cost will fall to the homeowner.*
- Failure to maintain, replace, or repair any structure on a homesite, including Siding, Shutters, and Doors
- Erecting an unapproved Satellite Dish or Antenna in an unapproved location
- Failure to enclose Trash/recycling bin/propane tank
- Mailboxes must be Black, numbered, and kept in working condition
- Placement of signs on the lawn
- Constructing unapproved recreational equipment
- Failure to pick up your dog's waste either on your property or another
- Failure to keep your dog restrained on your property
- Parking trailers, campers, boats, or any other recreational item(s) in the driveway for more than 12 hours
- Trash or refuse in the truck or trailer bed in the driveway
- Parking resident-owned vehicles on the street

Tier 2

First Notice: Violation letter and notification of fines to be imposed.

Second Notice: \$100 (*other than starting a project without ACC approval***)

Third Notice: \$150

If violations are not cured after the Third Notice, daily fines of \$25 may be assessed.

Violations may be turned over to the association's attorney to take the appropriate legal action.

- Unauthorized fences
- Alterations or improvements not in compliance with the original ACC approval
- Homes painted with an unapproved paint color (Homeowners must repaint with an approved color)
- Unauthorized removal or damage to a tree measuring 3" or more in diameter.
- Any activity that may create erosion or siltation problems, plus the cost to repair the area
- Burning rubbish, garbage, or any other material on a homesite (burning of wood in a firepit is permitted)
- Keeping an aggressive animal
- Constructing any structure for the care, housing, or confinement, including breeding animals or raising and housing chickens.
- Air Conditioning (A/C) Window Units/Fans
- Parking resident-owned vehicles on the lawn
- **Start **any** Exterior Additions, Modifications, or Structural changes (including landscaping) before ACC approval, \$500

Automatic Fines (include but not limited to the following)

- Disposing of trash in the RV lot, wetlands, lagoons, ponds, or using boats in these areas, \$500
- Trespassing in an amenity that is closed, \$250
- Tampering with or Damaging a vehicle in the RV lot, \$500, plus the repair cost determined by the vehicle owner.
- Parking in an unassigned space in the RV Lot, \$100 (daily fines of \$25 may be assessed)
- Tampering with or Damaging the Call Box, Cameras, or Gates, \$150, plus the service call and repair cost.
- Entry through the exit gate is \$100, plus the service call and repair cost if damaged.
- Driving on common property, \$100
- Disabled vehicles parked on the road or driveway, \$100 (daily fines of \$25 may be assessed)

Violations not listed or specified in the above fine tiers may result in reasonable fines of up to \$200.00 per week.