

**TIMBERS EDGE CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
Revised March 1, 2011**

These rules and regulations have been set forth to expand upon and detail the information found in the Condominium Declarations and Bylaws under which Timbers Edge Condominium Association, Inc., operates. All residents are asked to support these Rules and Regulations in order that the community will be a more attractive and harmonious place to live.

I. PERSONAL PROPERTY

All personal property, such as bicycles, garden tools, hoses, etc., must be kept inside the garage when not in use. Nothing may be hung or displayed nor may signs, awnings, canopies, shutters, antennae, satellite dishes (except as described in the special attached instructions), or other devices or ornaments be affixed to, or placed upon the exterior walls, doors, fences, roof or trees, without prior written approval of the Condominium Association Board of Directors.

The following are permitted:

A. OUTDOOR GRILL.

An outdoor grill is permitted. It must be covered when not in use. We request that if you are buying a grill in the future, you purchase one of small size.

B. OUTDOOR FURNITURE

No folding chairs with webbing, or stackable plastic lawn chairs may be kept on outdoor display. (Ask your Board Member if you have questions.)

- Units with patios may put garden chairs and a garden table in the patio area. Furniture should be a dark or neutral (not bright, not white) color, but white furniture currently in use is grandfathered in.
- Duplex units with large patios may also put a baker's rack on the patio. Only flowers in pots may be displayed on the racks.
- All units may have one bench in the enclosed area near the front door. The bench must be of wood or iron construction, or combination, and a neutral color, not white.

C. FLOWER POTS

Two pots of flowers/plants may be displayed in the enclosed area by the front door in all units. In units where there are no planting areas between garage doors, one pot of flowers or plants may be displayed by the garage doors--if agreed to by both owners of the garages.

Duplex units with large patios may have two pots of flowers on the patio.

All plants are to be kept in good condition and discarded when no longer attractive.

No empty plant pots to be left outside.

II. DECORATIVE ITEMS:

A. Display of any of the following is NOT allowed:

- Garden hose hangers/garden hose containers
- Ground/landscape lights
- Stepping stones- except two may be used for easy door access
- Bird baths (tree-hanging and free-standing), bird houses
- Bird feeders (tree-hanging and free-standing), except one humming bird feeder per unit
- Bakers racks, except one per duplex unit patio, for flowers and plants only.
- Windsocks/wind chimes/decorative flags
- Cardboard or plastic decorative items on doors or yard area
- Vinyl window stickers
- Wall wreaths (door wreaths are permitted)

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- Items on window ledges visible from the street (except electric candles)
- Items attached to the building exterior of unit, fences or windows.
- Metal plant hangers.

B. HOLIDAY DECORATIONS

Outdoor Christmas decorations will be the responsibility of the Homeowners Association, and will be a community effort. Individual homeowners' outdoor holiday decorations are limited to decorating the front door. White electric candle lights may be displayed in the windows. Tree lights from interior trees have no restrictions. Christmas Decorations may not be displayed before Thanksgiving Day, and must be removed no later than January 5 of the following year.

For other holidays, homeowner outdoor decorations are limited to the area in immediate proximity of the front door. Decorations may be displayed two weeks before the holiday and must be removed no later than three (3) days after the holiday.

C. THE AMERICAN FLAG

The American Flag is the only flag that may be flown or displayed. It may be displayed during normal flag protocol. See instructions on page 7 for the type of flag and installation permitted.

III. FLOWERS - LANDSCAPE PLANTS

Flowers may be planted outside the sunroom in the existing mulched area between the sidewalk and building. Only plants that will not exceed the height of the surrounding bushes shall be used. Maintenance of the flowers/plants is the responsibility of the resident. Plants, which are not maintained during the growing season, will be removed by the grounds keeper and the cost for removal will be billed to the owner. Any planting outside the sidewalk area is not permitted unless expressly approved by the Board. Perennials planted must be left in place if the owner sells the unit.

IV. OTHER ITEMS

The following items are strictly prohibited in any area of the community: any type of yard sign, yard or lawn ornament, artificial flower in the planting area, cypress mulch, swing sets, hose reels, laundry poles or clotheslines, basketball hoops/goals, or other such items. An outdoor sign to indicate the house is "for sale" is permitted, if it is one of the signs approved by the Timbers Edge Condo Association and provided by All-In-One Management Company. Please call AIO at 678 363-6479 to make arrangements for the sign.

V. EXTERIOR ITEMS

No alterations, additions, fences, walls, patios, decks, etc., may be made to the exterior surface of the building, nor may any trees or shrubs be planted, transplanted, or removed without written approval of the Board.

A. Storm Doors

Storm doors may be added at the owner's expense using only the approved design and color. Specific information about approved storm doors may be obtained from the Board.

VI. WINDOWS AND WINDOW COVERINGS

All window coverings, whether draperies, blinds (horizontal or vertical) or valences, must be white, off-white, light beige, or light gray on the exterior side. Window darkening fabric is not allowed.

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VII. SIGNS

Nothing may be hung or displayed from inside the windows except professionally prepared "For Sale" signs or security system decals, which shall be limited in size and number. No real estate signs are permitted in the common area. One sign with a box for real estate information is provided at the entrance to the community. Please contact a Board member if you wish to also put a for sale notice on the bulletin board.

VIII. ANIMALS

- A. No more than two household domestic pets may be kept in any one home. No pets may be bred or maintained for commercial purposes. The COMBINED weight of the pets shall not exceed seventy (70) pounds. Additional rules are contained in Article VI, paragraph 6.07 of the Articles of Condominium.
- B. As defined by Cobb County ordinances, animals when outdoors, shall be maintained on a leash not more than (8) feet in length. They shall be supervised by a responsible individual at all times. Such individuals shall immediately clean up all of the pet litter using a scoop and bag (or a similar effective method) to dispose of fecal material. Clean up is required for any pet within the limits of the Association's property.
- C. No pet shall be tethered outside in the lawn or common area; nor shall any pet be tied to any fence.
- D. Pet owners may be fined for violation of these policies at the rate of \$25.00 for each offense. If pets become a nuisance, they may be ejected at the discretion of the Board, or turned over to Cobb County authorities.

IX. PARKING/VEHICLES

These rules are intended to provide a clear uncluttered look to Timbers Edge and to provide for easy, safe flow of traffic.

- A. You may park your car or small (3/4 ton or less) truck in the limited common area in front of your unit's garage door, or in the parking spaces provided. At no time may you park where you may obstruct anyone's use of the streets, driveways or turn-around areas. No street parking is allowed.
- B. While short-term parking is permitted in the area in front of your unit's garage, long-term parking should be inside the garage. When residents have moved from larger homes and are storing items inside the garage, they should make an effort to provide automobile space inside their garage within a six month period after moving into the unit
- C. You or your guests may not park boats, trailers, motor homes, or recreational vehicles anywhere within Timbers Edge, except in your own garage.
- D. Any commercial vehicle may park in Timbers Edge on the street or driveways when conducting business with a resident. Such parking must not impair others' access. Any commercial vehicles of your own (including any vehicles with signage) must be parked inside the garage.
- E. Garage doors must be closed unless the garage is in use; during the summer months the garage door may have an adequate crack at the bottom to help with ventilation.
- F. Vehicles parked in the clubhouse parking area are limited to 12 hours.
- G. Inoperable vehicles that are parked in any common or limited common area for more than 48 hours may be towed at owner's expense, unless approval is sought and obtained from the Board of Directors.
- H. No repair work is permitted on vehicles in the common or limited common area except for short-term emergencies (flat tire, battery charge).

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- I. The speed limit in the community is 14 mph. You are responsible for obeying it, and you are responsible for making sure your guests obey it. Reckless operation, speeding, and parking or driving on lawn areas are prohibited. Timber Edge Board of Directors may levy fines for improper vehicle operation and parking.

X. SWIMMING POOL

The pool is for the exclusive use of the residents and their guests. Any person who cannot be identified as a resident, or who is not accompanied by a resident, will be asked to leave the pool area. The pool rules are:

- A. All persons using the pool and the pool facilities do so at their own risk and sole responsibility. THERE IS NO LIFEGUARD.
- B. All children under the age of 14 must be accompanied by an adult resident age eighteen (18) or older.
- C. Guests must be accompanied by a resident at all times. Guests will be asked to leave if resident is not present. The resident shall be responsible for the number and conduct of the guests. Pool passes may be required.
- D. The following are prohibited inside the fenced pool areas:
 - Animals
 - Running, diving, or disruptive behavior/private pool parties
 - Glass or other breakable items
 - All rafts
 - Electrical devices
 - Excessive noise, splashing, radios without earphone
 - No food or beverages while in the pool
 - No smoking in pool area
 - Garments will be swimwear only. Infants must wear swimpers not diapers.
- E. Lawn chairs and tables may not be reserved, and must be repositioned in order intended (orderly fashion) after use.

XI. COMMUNITY CENTER (CLUBHOUSE)

The Community Center is for the private use of the residents. It is available for rent to owners only for non-profit parties or meetings. The following policies apply:

- A. A \$175 refundable deposit is required and \$25 rental fee.
- B. Children and teenage parties are prohibited.
- C. Under no circumstances shall an owner share the code to the clubhouse.
- D. The Timbers Edge Community owner renting will have exclusive use of the party room ONLY. The pool may not be reserved for any party. No party items will be furnished by the Association.
- E. Reservations are granted on a first request basis.
- F. The owner who is renting the clubhouse is responsible for all clean up and trash removal. Clean up must be done immediately after the party.
- G. Guests may not use exercise equipment.
- H. Damage to the Community Center or equipment and any follow-up cleaning done by the Association will be deducted from the deposit. If the deposit is insufficient, the renting owner will be billed for the difference.

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- I. Because of the cost of repairs to exercise equipment, this equipment is for exclusive use of members of the Timbers Edge Condominium Association
- J. No pets allowed in Clubhouse.
- K. No smoking allowed in the Clubhouse.

XII. TRASH COLLECTION

Trash collection regulations require that trash containers be set out no earlier than 5 p.m. on the day before collection, and the containers must be picked up and put away by 9 p.m. on the day of collection. Only trash containers with lids are permitted.

All trash for collection must be set out on the main street next to the curb at the end of the driveway. Trash containers, when not set out for collection, must be kept inside the garage. Residents will be responsible for clean up of trash spillage from the containers. Residents are encouraged to put trash out as late as possible on the evening preceding collection, and to bring in empty containers at the earliest possible time. This preserves the neat look of our neighborhood.

XIII. SOLICITATION AND GARAGE SALES

Solicitations by commercial enterprises are not authorized within the community. In a like manner and due to restricted parking availability, garage sales and tag sales are specifically prohibited, unless approved by the Condominium Association as a planned community activity.

XIV. UTILITIES

Residents are responsible for maintenance and payment of their own gas, electric, cable television, and telephone and for calling to initiate service on the date of possession.

XV. CONDOMINIUM SALES

Anyone who sells a condominium must:

- A. Make certain the Timbers Edge Board of Directors is aware of ownership changes **PRIOR TO THE TIME OF CLOSING.**
- B. Make certain all condominium dues are current.
- C. Make certain new owners receive the Condominium Declarations, Bylaws, and an up-to-date copy of Community Rules and Regulations.

XVI. RENTAL UNITS

AMENDED November 20, 2005

Units that are not rented/leased prior to November 10, 2005 may not be rented/leased. For units rented/leased prior to November 10, 2005:

- A. The Timbers Edge Homeowners Association must be notified that a unit is rented/leased. This notification is required **PRIOR** to the time an official rental agreement is signed
- B. Owners are responsible for tenants following the rules of the Timber Edge Community.
- C. Tenants must be provided with copies of the Rules and Regulations. Any infraction of the rules will be considered an infraction by the owner and the owner will be held responsible for and will be assessed for that infraction according to the rules of the Association.
- D. Homeowners who rent their property should be advised that Association insurance coverage does not extend to vandalism of their units by tenants. In the event that rental units are vacant in cooler weather and the heat is not turned on, no insurance settlement will be paid to the owner for any water damage.
- E. Upon sale of a unit, no further leasing/renting of that unit is allowed.

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SATELLITE DISH INSTALLATION –

I. Roof Warranty Requirements - *In order to ensure that the Krugman Roofing warranties remain in force and are not terminated, the following procedures must be adhered to:*

1. Please call AIO to let them know you are installing an antenna on your roof.
2. Then have your installer contact Krugman Roofing at 770 917-9130, or e-mail service@krugmanroofing.com to assure that the installation will conform to the roofer's specifications.
3. After installation, Timbers Edge Condominium Association may require an inspection by Krugman to assure the roof warranty remains in effect.

II. Location of the Antenna

1. DISH needs to be installed on the roof no closer than 18" from the roof "valley."
2. DISH may be installed in the hatched area on the drawings below.
3. Any other location will require written permission from the Board of Timbers Edge Condominium Association.
4. DISH may only be located above the owner's own condominium.
5. Satellite dish is not to be located in a roof valley area, and must be at least 18" away from any valley.

III. Size of the Antenna

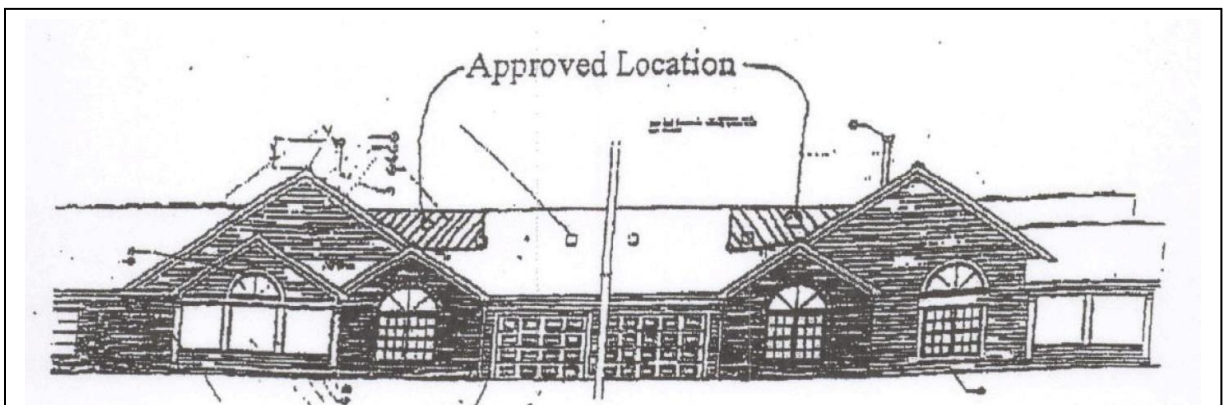
1. DISH must not exceed 15" in diameter and must be neutral in color

IV. The following are not permitted:

1. Running cable through the ridge vent.
2. Drilling holes in the roof anywhere, except what is required to mount dish.
3. Lifting shingle and running cable under it.
4. Exposed wires.
5. Owner is responsible to assure that any penetration required for installing the DISH is sealed.

V. Helpful Installation Hints

1. Locate the access plate in the laundry room, remove it, and pull UP and out on the cables behind the panel until fully exposed (there should be six), each approximately 3'-4'.
2. Go to the room where the TV will be and install the new dish receiver onto the TV set and plug into the electric wall plug and cable socket.
3. Go back to the laundry room and strip each cable until you locate the "live" cable that has been activated at the TV set.
4. Go up into the attic and pull this activated cable UP into the attic.
5. Reinstall the remaining cables behind the access plate and replace cover.
6. Go onto the roof to install and aim the dish.
7. Go back into the attic to connect the dish and the cable previously pulled up into the attic.



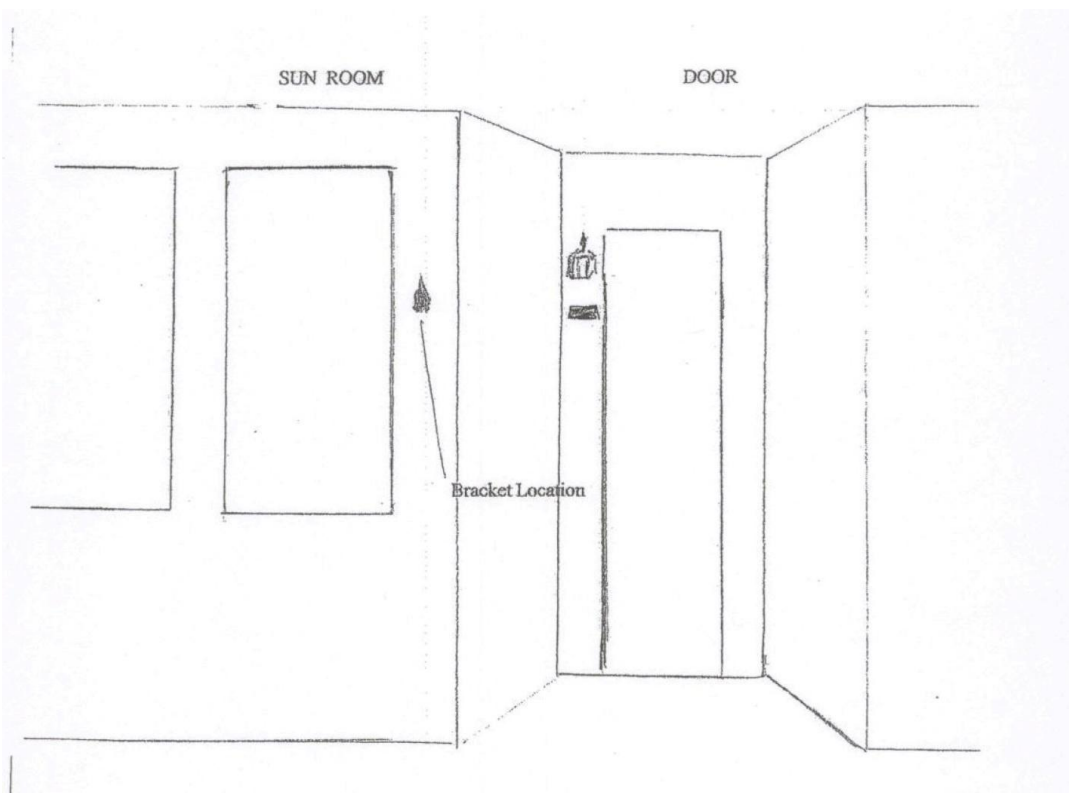
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TIMBERS EDGE CONDOMINIUM ASSOCIATION PERMITTED FLAG INSTALLATION

The flag allowed is 2 1/2' x 4' Valley Forge 100% poly/cotton flag and installation kit, product # 102773. It is currently available for \$14.87 plus tax at Lowes.

The mounting bracket is to be a permanent fixture once installed. If removed, the homeowner is responsible to restore the affected area to its original condition. The bracket is to be installed on the sunroom wall at the position shown below at the height of 5 1/2'.

A sample flag is being kept in the clubhouse office. Please ask a board member if you wish to see it. The flag should be displayed on appropriate national holidays or events, but not on continuous display.



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Rules Infraction Procedures

Amended 3/23/10

Repeat Infractions

When a homeowner has been warned about breaking a rule, then complies with the rule, but later breaks the rule again, a fine may be imposed without further correspondence.

The letter itemizing the fine may be sent without other correspondence and the fine imposed immediately.

Conflicts or Amendments

This document is intended to be used as information for owners. It will also be used by renters who will be provided a copy by the owner of the unit.

In instances in which there is, or appears to be any conflict, the Declaration of Condominium for Timbers Edge shall control.

These Rules and Regulations may be subject to change at the discretion of, and by a majority vote of the Board of Directors of the Timbers Edge Condominium Association.