



NEW LIFE HOMES

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TO: Villas at Evans Mill Homeowners
FROM: New Life Homes LLC
RE: Community Rules and Development Update

Dear Villas at Evans Mill Homeowners,

There has been some confusion regarding a variety of rules and regulations in effect for The Villas at Evans Mill. The rules and regulations that govern the community are outlined in The Villas at Evans Mill Declaration of Covenants and also The Villas at Evans Mill Residents Manual. Every homeowner should have received a copy of these documents either when you wrote your purchase agreement or at closing. If you have not read these documents, please do so as soon as possible. If you do not have these documents, please send a request to us via email to info@newlifehomes.com.

Please review the following Rules and Regulations which are in effect for the community:

1. **RULES ON RULES:** These rules take precedence over all other rules. In the event of a conflict between Rules and Regulations and the Declarations of Covenants or Bylaws of The Villas at Evans Mill Homeowners Association, however the Declarations and Bylaws will prevail.
2. None of these rules may be waived except by the express written consent of the Declarant and/or the future Association Board of Directors. The waiver of a rule in one circumstance shall not be considered a precedent or waiver of the rule at another time or in any other circumstance.
3. The Declarant and/or the Board of Directors of the Association reserve the right to make changes or amendments to the Rules and Regulations as they may deem necessary and appropriate. The Declarant or Board will inform the community of any rules changes.
4. The Declarant and/or Board of Directors of the Association have the right to enforce these rules and to impose fines and collect those fines for their violation. If a fine is imposed and remains unpaid as of the 10th day of the following month, a late fee will be charged for non-payment.
5. **SOLICITING** of any nature is strictly prohibited.

6. CHANGE EXTERIOR – No changes may be made to the exterior of any unit at any time.
7. PARKING – The garages and paved areas in front of the garages are for parking for the occupants and visitors to a unit. Pull in/pull out areas at the ends of some drives are there for that purpose and not for parking. Guest parking at the clubhouse is for clubhouse use only. Owners of cars left in the clubhouse parking lot for extended periods of time may be subject to fining by the HOA, ticketing or towing of the vehicle.
8. VEHICLES ALLOWED – Automobiles, passenger vans, motorcycles and pickup trucks are permitted. Commercial vehicles (except delivery vehicles in the process of making a delivery), trailers, boats and recreational vehicles are not permitted to be parked in any driveway or parking area in the community. A commercial vehicle is defined as any vehicle with a commercial sign painted or affixed to the vehicle larger than a car, van or pickup truck. Moving vans are allowed only on Camry Circle and not on individual driveways. Inoperable vehicles are not allowed in the community, including, but not limited to, vehicles with flat tires, without current tag, etc.
9. FLAGS – The United States flag may be displayed any anytime. One U.S. flag may be mounted with pole from the trim of the windows or on the patio fence.
10. WINDOW TREATMENTS – Windows of units may be covered from the inside with drapes, blinds or shutters. Window coverings must be lined in white, light gray or beige facing the outside. Blinds and shutters must also be white, light gray or beige.
11. A STORM DOOR may be added to the front door provided it is of the approved type. The management agent can give you the information on the approved type of storm door. Written permission must be obtained from the Homeowners Association managing agent before installation.
12. GARAGE AND YARD SALES and signage advertising the same are prohibited except when the Association holds such events as a community-wide function.
13. PROPERTY DAMAGE – If an owner of a unit, occupant, guest or invitee of that owner or that renter, commits an act which damages the property of the Association or of any unit, or violated any rule of the Association, that owner shall be responsible for all costs of repairs and replacement of the items or property so damaged, or of correcting the violation, if such can be corrected, and the costs.
14. MAILING ADDRESS – Non-resident owners must at all times provide the Homeowners Association managing agent with the owner's current mailing address and telephone numbers.
15. RENTERS – Non-resident owners who rent their unit must register the person or family who rents the unit with the managing agent of the Association.
16. MAINTENANCE – Unit owner's complaints or concerns regarding the exterior maintenance and operation of the unit (after the builder's one year warranty has expired) shall be made in writing and may be sent by U.S. mail, fax, email or hand delivered to the office of the Homeowners Association managing agent. Emergency requests should be made by phone.
17. BIRD FEEDERS are allowed in your personal planting areas inside your patios.

18. FLOWERS – Occupants are allowed to have flowerpots in their driveway adjacent to their unit so long as the pots do not impede parking or walking. In the immediate area in front of the front door, residents may decorate in any attractive way they so desire as long as the use of the sidewalk is not blocked.
19. FRONT DOOR SIGN – One attractive, decorative sign may be attached to the wall of the unit at the front door if such is desired. Attachment is to be made with the use of screws only.
20. Any DISRUPTION of normal community life is prohibited. This is to include, but is not limited to, any disturbance, loud noise, music, lasers, etc.
21. CHRISTMAS DECORATIONS may be displayed on the grounds from December 1 to January 10th of each year. Any damage caused by Christmas decorations is the responsibility of the owner. Year round door wreaths are permitted to be hung on the front door.
22. FINES – For those who violate these rules, a warning letter will be sent notifying them of the first offence, and, if a time is required for the correction of the violation, a time frame will be given to make the correction. For subsequent violations, the owner will be fined \$50.00, with additional \$50.00 fines imposed for each week the violation continues.
23. PETS – Residents may own up to two (2) pets with a combined weight of not more than 40 pounds. Pets must always be on a leash and under the control of the owner when outside the unit. The owner of the pet is to clean up animal waste immediately.

VILLAS AT EVANS MILL HOMEOWNERS ASSOCIATION SWIMMING POOL RULES

The Villas at Evans Mill Swimming Pool is a private pool intended ONLY for the use of residents and their guests. Each Villas owner is also a part owner of the pool, its operating expenses and furniture. Please treat it with care and responsibility as you would your own possessions.

1. Pool hours are from 9:00 AM until 10 PM.
2. There is no lifeguard on duty. You swim at your own risk. For your own safety we ask that there be no solo swimming.
3. The owner or resident of the unit must accompany their guest(s) at all times. If the pool is crowded we ask that you limit guests to two per household. Owners or residents are responsible for the actions of their guest(s).
4. Please be respectful of your neighbors, do not cause undue disturbance in the pool area, including running, pushing, loud music or objectionable language.
5. Normal swimming attire must be worn. No cut-off's, jeans, etc. are allowed in the pool.
6. For health reasons, babies in diapers are not allowed in the pool at any time. No large floats are allowed in the pool.
7. The pool area has been designated a "NO SMOKING" area.

8. No glass containers are allowed inside the pool area. Water may be brought into the pool area in plastic bottles only.
9. No alcoholic beverages, food or pets are allowed inside the pool area.
10. Do not throw trash of any nature in the pool. Please dispose of any trash in the receptacle provided.
11. In the event of damage to the pool, furniture or equipment, the owner of the unit whose residents or guests were responsible for the damages will be charged for repairs.
12. Other rules are posted at the pool and additional rules may be established from time to time, as conditions and use of the pool require.
13. The pool may not be reserved for private events and is open to all residents and guests during posted operating hours.
14. The Villas pool normally opens on May 15 and normally closed September 15. Unusual weather conditions may affect the actual opening and closing dates.

VILLAS AT EVANS MILL HOMEOWNERS ASSOCIATION CLUBHOUSE RULES

The Villas at Evans Mill Clubhouse is intended ONLY for use of Villas residents and their guests. Each Villas owner is a part owner of the clubhouse and its contents. Please treat it with the same care you would your own home.

GENERAL CLUBHOUSE RULES:

1. The Clubhouse is a smoke-free facility. Smoking is not permitted anywhere in the Clubhouse.
2. Be sure to lock the front door when leaving the clubhouse. The only exception to this would be in the event an activity is going on in the clubroom.
3. Turn out all lights with the exception of the table lamp in the middle of the clubroom.
4. Check the bathrooms and make sure the lights are out and that the outside doors are locked.
5. Report any problems at the clubhouse to the managing agent.
6. All food and trash should be disposed of in the outside trash container.

CLUBROOM:

1. The Villas clubroom is available for owners to use on a reservation basis.
2. Reservations may be made by calling the Homeowners Association managing agent or other designated person (currently the New Life Homes Sales Agent).
3. Reservation times should include enough time to set up and clean up the clubroom.
4. A reservation secures private use of the clubroom only. The pool and workout room are open and accessible to Villas owners and guests during posted operating hours.

5. The clubroom shall remain locked when not in use. A key may be picked up from the Homeowners Association managing agent or other designated person (currently the New Life Homes Sales Agent). Do not wait until the last minute to obtain the key. Call ahead and make arrangements to pick up and return the key.
6. A list of clean up responsibilities will be posted in the clubroom.
7. It is the responsibility of the owner who reserves the clubhouse to make sure it is left clean and that everything is back in place.
8. The clubhouse will be checked before and after use. Any damage done to the clubroom and responsibility for paying for the damages will be owner's whose name is on the reservation.

WORKOUT ROOM:

In most cases the Villas workout room is available to Villas residents 24 hours a day. Each Villas owner is also a part owner of the workout equipment and should treat it with the same respect as they would their own personal equipment.

1. Exercise at your own risk. Everyone should check with his or her personal physician before starting any exercise program. The Declarant, Villas Homeowners Association and the Board of Directors are not responsible for any injury while using the Villas exercise equipment.
2. Children should not be allowed to play on the exercise equipment. Children are not allowed in the workout room unless accompanied by a responsible adult.
3. The workout room is for Villas residents only.
4. Please be considerate of other residents who are using the room.
5. Turn off all lights and television when leaving the room.
6. Do not dispose of food or drink containers in the workout room. Only bottled water is allowed in the workout room – no food or soft drinks, and no alcohol.
7. When other activities are going on in the clubhouse, please close the door to the workout room.
8. Report any problems with the equipment to the Homeowners Association managing agent or other designated person.

If you have any questions regarding any of these Rules and Regulations, please feel free to email, fax or write to the Homeowners Association managing agent, Planned Community Services, Inc. We appreciate your attention to the above.