

VILLAS AT EVANS MILL RULES AND REGULATIONS

Revised 8-1-09

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 Villas at Evans Mill shall take precedent.

These rules and regulations may be subject to change at the discretion of, and by a majority of the Board of Directors of The Villas at Evans Mill. None of these rules may be waived except by the express written consent of the 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.

The Board of Directors has the right to enforce these rules and to impose fines and collect those fines for their violation. For those who violate the rules, a warning letter will be issued notifying the resident of their offense and the time allotted to correct the violation. If the violation is not corrected and the homeowner has not communicated a plan of correction within the allotted time there will be a final 10 day letter sent. If the homeowner does not correct the violation within the ten day period the owner will be fined \$50.00 with additional \$50.00 fines imposed for each week the violation continues.

These rules and regulations have been set forth to expand upon and detail the information found in the Declaration of Condominium and Bylaws under which Villas at Evans Mill 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.

1. **EXTERIOR CHANGES:** No changes may be made to the exterior of any unit or the common area surrounding your home WITHOUT PRIOR WRITTEN APPROVAL OF THE ASSOCIATION including the display of decorative items, additional landscape, etc. Most Associations will allow limited modifications assuming they conform to specifications adopted by the Association. Examples of such modifications are storm or screen doors and additional landscaping. Remember that in all such cases ANY ADDITIONS OR MODIFICATIONS REQUIRE ADVANCE APPROVAL IN WRITING. Check with your association or property manager for details.
2. **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. While short term parking is permitted in the area in front of your unit's garage, long term parking shall be inside the garage. When residents have moved from larger homes and are storing items in the garage, they should make every reasonable effort to provide automobile space within a six (6) month period after moving into the unit. Guest parking at the Community Center is for community center use only. Vehicles parked in the Community Center parking area are limited to 12 hours. Owners of cars left in the Community Center parking lot or improperly parked cars within the community may be subject to fining by the HOA, ticketing, or towing of the vehicle.
3. **VEHICLES:** 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.

4. **FLAGS:** The United States flag may be displayed at any time. One U.S. flag may be mounted with a pole from the trim of the windows or on the patio fence. *No decorative flags are allowed.*
5. **LAWN ORNAMENTS:** Yard signs, artificial flowers in the planting area, cypress mulch, swing sets, laundry poles, clothes lines, basketball hoops/goals, recreational equipment are strictly prohibited. Each resident is limited to one yard ornament no larger than 12 inches x 12 inches. All yard ornaments are to be located in the area adjacent to the front door.
6. **LAWN FURNITURE:** Residents are allowed one bench and/or one patio set. These items should be placed as not to obstruct driveways, walkways, or sidewalks.
7. **BIRD FEEDERS:** Bird feeders are allowed in your personal planting areas and on your patios.
8. **PLANTINGS:** No trees are to be planted by homeowners. Any plantings around units must be approved by the Homeowners Association. In the spring, the Association will publish an approved list of annuals that can be planted within the Villas at Evans Mill. These annuals are the responsibility of the homeowner to maintain and remove at the end of the planting season. This will keep a uniformed appearance throughout the community.
9. **FLOWERS:** Occupants are allowed to have two (2) flowerpots with live plants on their front porch or adjacent to their unit so long as the pots do not impede parking or walking. Residents are limited to one hanging basket adjacent to their front entrance. Flower pots cannot be located in the shrubbery area of the units and should be removed once the plant dies.
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. Interior blinds and shutters must also be white, light gray or beige. Nothing may be hung or displayed on the outside or inside of windows except interior inoffensive drapes, curtains or louvered blinds with the above specified colors.
11. **SIGNS:** No signs whatsoever shall be installed, altered, or maintained on any lot or on any portion of a structure visible from the exterior of the unit, except as stated in the covenants. Residents are allowed one political sign during elections no larger than 6 square feet and/or one real estate sign no larger than 6 square feet located inside the unit.
12. **AIR-CONDITIONER UNITS:** Air-conditioner and fan units are not allowed in Villas at Evans Mill.
13. **STORM DOOR:** Storm doors may be added to the front door provided it is of the approved type. Contact the management company for information regarding the approved storm door and to obtain a copy of the ACC Modification Form. Written approval must be obtained from the Homeowners Association before installation.
14. **FRONT DOOR SIGNS:** One attractive, decorative sign may be attached to the wall of the unit at the front door if such is desired. Decorative signs can only be attached with screws.
15. **HOLIDAY DECORATIONS:** Decorations may be displayed on the grounds from December 1 to January 10 of each year. Any other holiday decorations may be displayed 30 days prior to the holiday and must be removed 10 days after the holiday. Any damage to the exterior of any unit caused by Holiday Decorations is the responsibility of the owner. Year round door wreaths are allowed to be hung on the front door.

16. **GARAGE AND YARD SALES:** Signage and advertising for garage sales are prohibited except when the Association holds such events as a community-wide function.
17. **PROPERTY DAMAGE:** Any owner of a unit, occupant, guest, or invitee of that owner or renter, who commits an act which damages the property of the Association or of any unit or violates any rule of the Association, shall be responsible for all costs associated with the damages.
18. **RENTING / LEASING:** Non- resident owners who wish to rent / lease their unit must request approval prior to leasing or renting and must register the person or family with the managing agent after leasing approval is acquired. All resident owners must at all times provide the Homeowners Association managing agent with the owner's current mailing address and telephone numbers.
19. **MAINTENANCE:** Unit owner's complaints or concerns regarding the exterior maintenance and operation of the unit shall be made in writing and may be sent by email, fax, U.S. mail or hand delivered to the office of the Homeowners Association managing agent. Emergency requests should be made by phone.
20. **TRASH:** Trash collection regulations require that trash containers be set out no earlier than 5pm on the day before collection and the containers must be picked up and put away by 9pm on the day of collection. 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 stored inside the garage. Residents will be responsible for clean-up of trash spillage from the containers.
21. **PETS:** Residents may own up to two pets with a combined weight of not more than 40 pounds. No pets may be bred or maintained for commercial purposes. Pets shall be limited to dogs and/or cats. As defined by Paulding County ordinances, animals, when outdoors, shall be maintained on a leash not more than 8 feet in length. No animal may become a nuisance in the community. The owner of the pet is to clean up all animal waste immediately. Any owner who does not clean up after their pets may be fined up to \$50 per occurrence.

SWIMMING POOL RULES

1. Pool hours are from 9:00am until 10:00pm.
2. There is no lifeguard on duty. Residents and their guests swim at their own risk. For your 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. Guests are limited to 4 per household. Owners or residents are responsible for the actions of their guest(s). Guest(s) will be asked to leave if a resident is not present.
4. Residents will be issued one key per household. Replacement keys will be provided for a fee of \$50.00. All replacement keys must be obtained from the management company.
5. Normal swimming attire must be worn. No cut-offs, jeans, etc. are allowed in the pool.
6. For health reasons, babies in diapers are not allowed in the pool at any time. Large floats are not allowed in the pool.
7. The pool area has been designated a "NO SMOKING" area.
8. No glass containers are allowed in the pool area.
9. Pets are not allowed inside the pool area.
10. Do not throw trash of any nature in the pool. Please dispose of all trash in the receptacles provided.
11. In the event of damage to the pool, furniture, or equipment, the owner of the unit whose resident or guest was responsible for the damage will be charged for repairs.
12. The pool may not be reserved for private events and is open to all residents and guests during posted hours.
13. No running or diving in the pool area
14. Lawn chairs may not be reserved and must be repositioned after use.

COMMUNITY CENTER RULES

1. The Community Center is a smoke-free facility.
2. The air conditioning and heating are normally set at 74 degrees. When the Community Center is to be rented or used for a community function, please inform a board member so the temperature can be adjusted before use.
3. Lock all doors when leaving the Community Center. The only exception to this would be if an activity is going on in the clubroom.
4. Turn off all lights with the exception of the table lamp in the middle of the clubroom.
5. Check the bathrooms and make sure all the lights are turned off.
6. Report any problems to the managing agent.
7. All food and trash should be disposed of in the outside trash container.
8. The Community Center should be cleaned by resident after every event.

CLUBROOM RULES

1. The Villas at Evans Mill clubroom is available for owners to use on a reservation basis.
2. Reservations may be made by calling the managing agent or other designated person.
3. Reservation times should include set up and clean up time.
4. A reservation secures private use of the clubroom only. The pool and workout room are open and accessible to Villas at Evans Mill 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 managing agent or designated person. Do not wait until the last minute to obtain 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 clubroom to make sure it is left clean and that everything is back in its proper place.
8. The clubroom will be checked before and after each use. Any damage done to the clubroom will be the responsibility of the owner's whose name is on the reservation.
9. The fee to rent the clubroom is \$75.00 and the deposit is \$100.00.

WORKOUT ROOM RULES

1. Exercise at your own risk. The Board of Directors is not responsible for any injuries while using the equipment.
2. Children should not be allowed to play on the exercise equipment.
3. The workout room is for Villas at Evans Mill residents only.
4. Please be considerate of other residents who are using the equipment.
5. Turn off all the lights, fans and televisions when leaving the workout room.
6. When using the workout room, please open the blinds before exiting the community center.
7. Do not dispose of food or drink containers in the workout room.
8. When other activities are scheduled in the community center, close the door to the exercise room.
9. Report any problems with the equipment to the managing agent or other designated person.