

COUNTRY PARK RULES AND REGULATIONS -2017

- I. **GENERAL POLICY.** These Rules and Regulations were established pursuant to the Declaration and Bylaws in order to promote enjoyment of the condominium by the residents, and to promote the value of homes in the condominium. The quality of the condominium lifestyle depends on group effort and cooperation. Courtesy and an awareness of the sensibilities of others are of paramount importance.

As residents, you are expected to exercise appropriate restraint, moderation, tolerance and consideration in your conduct and living habits since they may affect your neighbors. Likewise, you should expect reciprocal consideration from your neighbors. Therefore, please be as considerate of your neighbors as you would like them to be considerate to you.

The Declaration and the By-Laws for The Unit Owners Association of Country Park Condominium Association, Inc. (hereinafter referred to as the "By-Laws") contains restrictions relating to the ownership of Units and occupancy by residents at Country Park. The following Rules and Regulations serve to supplement those restrictions and are not intended to modify or limit them. It is suggested that you keep the Declaration, By-Laws, and these Rules and Regulations as well as other communications from the Association in a convenient location for future reference. If you rent your unit, please provide the tenant with a copy of the rules.

Common areas and Limited Common Areas are defined in the Declaration Bylaws for your community. A general rule of thumb is that Limited Common Areas are for your exclusive use and are your responsibility to maintain. Keep in mind, however, that limited common areas are still a part of the common area and are regulated by the Rules/Regulations of the community as well as the Declaration/Bylaws. Usage of the Common Area is shared with all members of the Association and your percentage is 1/220th and therefore the responsibility of all owners (the Association). Please remember that when you step outside your door, you are entering common area and must have approval from the Board of Directors before making any change or addition.

II. **AESTHETICS.**

- A. **Alteration of Units or Other Improvements.** Improvements and alterations of any nature are governed by Article VII of the Bylaws. Any addition, modification, or alteration of the exterior appearance of the units, **inclusive** of balcony, deck or patio area shall first be submitted in writing to the Board of Directors and approved by them in writing. Any Owner wishing to make any type of addition, modification, or alteration of the exterior appearance of his Unit, inclusive of any balcony, deck or patio area, must submit a detailed written request to the Board of Directors of the

Association. Owners are prohibited from making any such addition, modification, or alteration without the written consent of the Board. In most situations, upon written notice to the Owner, the Association may remove unauthorized additions, modifications, or alteration at the homeowner's expense. No notice to the homeowner is required if the modification presents, in the Board's opinion, a safety issue.

- B. **Damage to Common Elements.** Any damage to the Common Elements, including but not limited to, interior Common Elements, doors, sidewalks, curbs, shrubs and grass caused by an Owner, his family members, tenants, guests or invitees are the sole responsibility of the Owner.

- C. **Clotheslines.** Outside clotheslines or other outside facilities for drying or airing clothing, rugs or any item are strictly prohibited. **This includes balcony rails and patio areas.**

- D. **Windows.** No Awnings, shades, screens, foil, or reflective materials shall be used on the outside of any windows. All window treatment, shade, drapery lining, etc. visible from the exterior of the Unit on any window or door shall be white or off-white or such other color approved by the Board of Directors. Window coverings shall be in good repair and of suitable size and dimension, in height and width, to fully cover such window or door. All vacant units shall have window treatments on all windows.

- E. **Patios and Balconies.** Residents shall maintain patios and balconies in a clean, neat and orderly condition and appearance. Towels, pool floats, bathing suits, car covers, blankets, rugs or other such items shall not be draped over the patio or balcony railing or left on or in any Common Elements. Window boxes are not to hang over the exterior edge of the balconies or patio fences. Mops, brooms, buckets or other such cleaning items shall not be stored on patios or balconies. Only plants, patio type furniture and accessories will be allowed in this area.

- F. **Gutters/Soffits.** Hanging Baskets, wind chimes, bird feeders or any other item shall not be suspended from the common area trees, the building gutters and /or the soffits.

- G. **Plants.** When watering plants on a balcony do not overflow the pots so water streams down to the balcony or patio below. Please use saucers beneath all flower pots to eliminate this problem. No potted plants shall be permitted within the

walkways or on the common areas of the property unless approved in writing by the Board. Pots with dead plant material must be removed or replanted immediately. Hanging pots of flowers are allowed if hung on a hook on balconies or patios. Large, bulky planters are not allowed.

- H. **Cigarette Butts.** Cigarette butts shall not be discarded in the walkways, parking areas, or off of patios and balconies onto the Common Elements.

- I. **Storage.** Patios and balconies are not to be used as storage areas. Toys, Bicycles, exercise equipment, etc. shall be stored in storage bins or within a Unit and not in walkways or on patios, decks or balconies, or beneath outside stairways.

- J. **Flag.** Only the American flag is allowed to be flown or displayed following normal flag protocol and may only be displayed in limited common areas.

- K. **Bird Feeders, Bird Baths, Flower Pots, Planters, Lawn Ornaments.** These items are **not allowed** on the common areas at Country Park and are subject to being removed and discarded by the Board at their discretion.

- L. **Decorative Items Disallowed.** The following items are not allowed on the common or limited common areas of the property: Wind socks or decorative flags, swings, birdbaths, fountains, garden lawn ornaments, plant bed edgings, rocks, bricks, barbeque pits, hammocks, or any item attached to the siding or any tree.

Decorative Items Allowed. The following items are allowed on the limited common areas only: Wreaths on doors, flowerpots and hanging pots that are planted on balconies or patios, and holiday decorations between Thanksgiving and January 7th of the following year. Other holiday decorations are permitted for nationally recognized seasonal holidays and in accordance with various religious holidays, but may not be displayed longer than one week prior to the holiday and one week following the holiday.

- M. **Deck Covers or Screening.** Alterations of any kind must have prior written approval from the Board of Directors. Patios/balconies may not be screened in. Decks may not be covered.

- N. **Storms Doors.** Must be black, bronze, terratone or tan. (White is not acceptable.)

III. **SAFETY, SANITATION AND OCCUPANTS.**

- A. **Common Elements.** Residents shall not obstruct the Common Elements, including but not limited to, the sidewalks, entry passages, fronts of buildings, stairs, or lawn areas with equipment, furnishings, bicycles, bird feeders, flowers pots, toys, wood, grills, boxes or other objects and shall use these areas for the purpose of the access and usage intended by design. No grills or chairs may be left outside in the Common Elements when not in use.
- B. **Grills.** No charcoal, gas, butane or propane grills are allowed on balconies or within 10 feet of any combustible structures. **Only electric grills are allowed.** No cooking on grills is permitted on any part of the Common Elements including but not limited to streets, the sidewalks or entry passages, fronts of buildings, or in close proximity to the stairs. Grills, other than electric may not be stored on balconies or patios.
- C. **Firearms and Fireworks.** The use of firearms and fireworks upon the Common Elements is strictly prohibited.
- D. **Trash.** The compactor is for household garbage only. All garbage, trash and debris must be placed in securely fastened and tied plastic bags and deposited in the trash compactor located near the front of the property. **Household appliances, remodeling debris, furniture, rugs, bedding and all other similarly sized items are not permitted in the compactor or left discarded near the compactor or in any other location on the condominium property. The owner of such personal property must dispose of these items at the county landfill or another location away from the condominium property. DO NOT THROW TRASH OVER FENCE! If you don't have a key, contact your property management company and one will be furnished.**
- E. **Speed Limit.** The speed limit throughout the property is fifteen miles per hour (15m.p.h.). Disregarding the speed limit can result in the unit losing community parking privileges.
- F. **Roommates & Guests.** All roommates, guests and invitees are subject to the Declaration, By-Laws and Rules and Regulations of the Association. **Owners shall be responsible for the actions of such roommates, guests or invitees.**
- G. **Cable T.V. & Satellite Dishes.** Additional cable outlets are allowed; however, if wiring must be installed on the exterior of the building, contact the property manager for written instructions. **One satellite dish per unit is permissible and must**

be located on your balcony or patio and attached to the rails. Dishes may not be installed on trees, tripods, roofs, soffits, siding or any part of the common area.

H. **Leasing;** All leases must be at least 12 months in duration and a copy furnished to the management company along with tenant's names and phone numbers.

IV. **SIGNS.** No advertisements and signs, including but not limited to, "For Sale" or "For Rent" signs, may be placed in Unit windows or upon any part of the Condominium Property without the prior express written permission of the Board of Directors. Signs are allowed on the board located at the pool area only and may be obtained from the property management office at the owner's expense.

V. **POOL.**

- A. Hours of operation: 6:00 a.m. to 10:00 p.m. There is no lifeguard on duty; the Association is not responsible for injuries or accidents. Swimming and use of the pool area will be at your own risk. **Pool gates are to be locked at all times. If you do not have gate access, please call the management office. Do not provide gate access to any other person or persons. Should you witness any individual(s) jumping the fence, please call the police.**
- B. No boisterous conduct is permitted in or around the pool. This includes running, pushing, dunking or other acts that would endanger or disturb others. No diving is allowed; In addition, the Association has the right to request anyone to leave pool area if they are considered drinking impaired. Violation of the above may also result in the suspension of pool privileges.
- C. No smoking around the pool. Smoking is ONLY allowed at the far end of pool deck near stone wall. Violation of the above may also result in the suspension of pool privileges.
- D. Regulation swimwear is required for entering the swimming pool. Cut-offs or unhemmed shorts are not allowed.
- E. All persons are requested to use discretion regarding placement of any objects such as floats, large beach balls, etc. in the pool. Any object brought to the pool shall be removed from the pool premises when the user leaves the pool premises.
- F. Children of or under the age of twelve (12) must be accompanied by an adult of eighteen (18) or older who will assume responsibility for the child's safety.

Swimming is permitted only in garments sold as swimwear. Infants must also wear rubber pants under swimsuits or swim diapers that are specially constructed swimsuits with built in safeguards. Absolutely no diapers are permitted in the water.

- G. No one shall bring food or drinks into the pool area. All food and drinks must be kept in the barbeque areas located behind the planter walls. Glass containers are not allowed in the pool area.
- H. **NO PETS ALLOWED IN POOL AREA.** This is a Health Department Regulation. We are a commercial pool.
- I. Radios or televisions are not to be played loudly so as to be disturbing to others.
- J. All trash and cigarette butts must be placed in the containers provided and not thrown around the pool area. Persons using the pool area are responsible for maintaining it in good condition.
- K. Persons with open sores, wounds, bandages or communicable diseases must not use the pool.
- L. Each resident is permitted to be accompanied by a reasonable amount of guests. Reasonable is defined as two (2) guests per accompanying resident. Unaccompanied guests (such as overnight houseguests) are limited to two (2) per Unit. No guests other than accompanied guests or overnight houseguests are permitted. Residents are responsible for their guests and are requested to use discretion regarding guests at the pool.
- M. No furniture or equipment may be removed from the pool area.
- N. Lifesaving and other pool equipment should be used only for the purpose intended.
- O. Approval to hold a party must be requested of the Board of Directors or property management at least ten (10) days prior to the event and no party may be held unless first approved by the Board. Approved daytime parties may be held on weekdays only and not on weekend days or holidays. Approved parties must be

held between the hours of 10:00 a.m. and 10:00 p.m. A cleaning deposit of \$100, or as specified by the Board of Directors, is required to be paid to property management at the time the request to use the pool for a party is made. This deposit is refundable if the pool area has been properly cleaned, including the pool cabana, no damage has been done to the pool area, and equipment or furniture and the cabana and gates have been locked securely behind you.

VI. TENNIS COURTS.

- A. Individual's Responsibility.** The Tennis Courts shall be for the exclusive use of Unit Owners and their family members, tenants and guests. Please respect the rights of other residents in the number of guests you invite to the Tennis Courts. Hours of use are 7:00 a.m. to 10:00 p.m.
- B. Proper use of Tennis Courts.** The Tennis Courts are to be used solely for tennis playing and practice. Skateboards, roller skates, roller blades, bicycles, and tricycles or other child's toys are strictly prohibited from the Tennis Courts.
- C. Pets.** Pets are not permitted on the Tennis Courts.
- D. Containers.** No glass bottles, glass containers, or other breakable containers may be brought onto the Tennis Courts. All beverages must be in non-glass containers.
- E. Personal Property; Trash.** When leaving the Tennis Courts, residents and guests must remove all of their personal property, trash and litter. No personal property is to be left unattended on the Tennis Courts. The Association is not responsible for any articles left on the Tennis Courts.

VII. PETS.

- A. Owners; Responsibility.** An Owner shall be directly responsible for any damage or inconvenience caused within the community by his pet and for controlling the behavior of his pet. **Any pet that is on the common grounds, must be on a leash & must wear a tag showing the name and address of the Owner.** All pets must be cared for, maintained and properly licensed as required by the State of Georgia and Cobb County ordinances.
- B. Leashes/Supervision/Confinement.**
 - (i) No pet shall be permitted on the Common Elements unless it is on a leash and under direct supervision at all times.**

- (ii) Pets must be walked away from buildings and walkways. **Owners of pets shall be responsible for immediately removing the droppings** of said pets from the Common Elements or disposing waste in waste stations located in various areas of the property.
- (iii) Pets shall be fed inside their Owner's unit. No feeding outside as this attracts rodents.
- (iv) **No pet shall be staked or tied out of doors, left unattended on a balcony or patio, nor shall any structure or pen for a pet be built on a balcony, patio, or any portion of the Common Elements. Patios and walkways may not be gated off for the purpose of containing pets, nor is any wire fencing permitted.** Litter boxes and doghouses are not allowed outside units. Patio/balconies are not allowed to house pets.

C. Restrictions on Type and Number of Pets. No more than 3 generally recognized household pets (cats, dogs, birds) are permitted. No pet shall weigh more than forty (40) pounds without Board approval. Dogs commonly recognized as potentially vicious type breeds (including but not limited to: German Shepard's, Rottweiler's, Pit Bulls, Bull Mastiffs, and Dobermans) must be registered dog with the Association prior to bringing it on to the property and must supply the Association with veterinarian documentation of temperament. If any incidents occur, the dog will be prohibited from being on any portion of the Association property. Absolutely no reptiles (including snakes) are permitted.

D. Nuisance.

- (i) **All barking, noise and odors shall be kept under control by the Owner so as not to disturb other homeowners and so as not to be a nuisance to the community.**
- (ii) An Owner shall remove or control, as required by the Board, any pet judged to be a nuisance by the Board of Directors or kept in violation of these Rules and Regulations or the Declaration. Dogs that bark constantly within a unit may need to be removed from property.

VIII. NUISANCES/DISTRUBANCES/SOLICITATION.

A. Nuisances. No Owner or occupant of a Unit, or their guests or invitees, may act or use a Unit or any portion of the Common Elements in such a way as to unreasonably annoy, embarrass or discomfort others in the sole discretion of the Board of Directors. Nothing herein shall be construed to affect the rights of an aggrieved individual to proceed individually for relief from interference with his property or personal rights.

- B. **Noise Disturbances.** Any continually excessive noise or sound disturbance, as determined by the Board in its sole discretion, shall constitute a violation of this section. Documentation of the continued noise disturbance (such as a police report) may be required for further enforcement.
- C. **Solicitation.** Solicitation on the Condominium property is strictly prohibited by all Owners, residents, and their guests, as well as by any third parties.

VEHICLES/PARKING. ALL VEHICLES MUST BE PERMITTED

- A. **General.** Except with special advance authorization by the Board of Directors, no vehicle shall be parked on the Common Elements other than in parking areas designated by the Board of Directors. No vehicle repairs (other than emergency repairs required to move a vehicle off the Condominium Property) shall be allowed. We do not allow oil changing or car repair on the property. The Association may suspend the right of any owner or guest to park on the property if there is a documented disregard for the parking rules.
- B. **Towing.** The Association is expressly authorized to tow away, upon not less than two (2) days notice, at the offending Owner's expense, any vehicle or mechanical device that is stored on the Condominium Property in excess of three (3) weeks that is inoperable, that does not have valid license plates, that does not have a current registration, or is parked or placed in violation of the Declaration or these Rules and Regulations. A vehicle may be immediately towed without notice at the Owner's expense if such vehicle is parked in a fire lane, is blocking another vehicle or access to another unit, is obstructing the flow of traffic, is parked on any grassy area, or otherwise creates a hazardous condition as determined by the Board of Directors in its sole discretion or is in violation of any parking rules of the community.
- C. **Speed Limit.** There is a 15-mile per hour speed limit within the property.
- D. **Vehicles shall be operated and parked only on those portions of the common areas set aside specifically for parking. Positively no parking on lawn areas, walkways, curbs, or parallel to mail boxes.**
- E. **Absolutely no backing in**
- F. **Vehicles shall be parked in a straight position not angled or using more than one**

space. Parking along curbs or access areas is not allowed.

- G. Residents of a single unit may use no more than two parking spaces in front of or adjacent to their building. Cove areas are specifically designated for residents use only.
- H. Disabled, stored, leaking, or junk vehicles are not prohibited. All vehicles must be properly licensed and operable at highway speeds.
- I. Boats, mobile homes, trailer, commercial trucks and vans are not allowed with the exception of commercial trucks or vans used by contractors working temporarily at the property.

IX. MAINTENANCE RESPONSIBILITIES.

Each unit owner must maintain all interior portions of his unit including, but not limited to, heating, air conditioning, and ventilation systems, plumbing & sewer lines, piping ducts, electrical wiring, cables, conduits which serve only his unit, all glass, window frames, exterior doors including hardware, all electrical fixtures, panels, fuse boxes, circuit breakers, switches and receptacles serving only his unit whether located within or without his unit; all wiring from the point of connection. Chimney should be cleaned annually by a professional chimney sweep. The blower unit and compressor for the furnace should be cleaned and serviced semi annually; filter should be changed every 3 months. Remember the condenser line is shared between 2-3 units.

X. ENFORCEMENT.

In the event of a violation of the Declaration, By-Law or these Rules and Regulations by Unit Owner, his family members, guests, tenants or invitees, the Board of directors shall have the right to, among other remedies, suspend the right of all such individuals to use the Common Element, including the pool and tennis courts, and to levy fines against the Unit Owner as a result of any such violation. Should such individuals repeat the same or a substantially similar violation within the succeeding eighteen (18) months, or fail to comply with a warning letter from the Board of Directors within the reasonable time limit specified therein, the Board of Directors may levy additional fines against the Unit Owner without further notice. All fines shall be levied pursuant to the terms of the Declaration.