

SAVANNAH LAKES VILLAGE TOWNHOUSE ASSOCIATION RULES AND REGULATIONS

These Rules and Regulations are supplemental to the Supplemental Declaration of Covenants and Restrictions for Townhouse Properties and the By Laws of the Savannah Lakes Village Townhouse Association. It is the intent of the Townhouse Association's Board of Directors to conduct townhouse related business for the owners as well as to maintain the outside appearance of the living units and surrounding limited common property using these Rules and Regulations as a guide. Furthermore it is the intent of the Board to perform the above using monthly fees paid by the owners. Any unusual or unforeseen costs may cause a special assessment for the year in which those costs occur.

The rules and regulations are as follows:

1. As a general rule the Association will be responsible for maintaining the outside of the dwellings. Roofs will be maintained and replaced as necessary. Gutter cleaning will be done as needed and debris will be removed from roofs a maximum of (4) times per year. Repair and adjustment of the irrigation systems will be provided for. Painting and caulking of the townhouses will be done every (5) years and deck treatments will be done every (2) years. Exterior surfaces subject to mildew will be pressure washed annually.
2. The Board of Directors shall execute all contracts or agreements through an advertisement for bids or through a negotiated process. Owners will be given a description of the work to be done under the landscape maintenance agreement. All owners should bear in mind that the work is limited to the funds provided for in the budget.
3. Propane tanks, antennas, satellites, awnings, door replacements, signs, fences, walls, outbuildings, swimming pools, free standing flag poles, lot clearing, any changes to the outside appearance of townhouses or running a business from a townhouse requires a permit(s). The approval process requires the submission of complete specs and any applicable drawings to the Townhouse Association and ACC of the POA.
4. The maintenance of approved building additions and some structure changes will be the responsibility of the owner.
5. No clothes line, rack for garbage pails, or free standing garbage pails shall be erected, placed or maintained on any Lot or Living Unit without prior approval- in writing, from Townhouse Association and Architectural Control Committee of the POA. In no case shall said clothes line, rack or garbage pails be allowed unless screened from the view of the general public and of the adjoining Lots and Living Units, said screen to be approved as to design and appearance by the Townhouse Association and the Architectural Control Committee of the POA. All exposed containers must be returned to their proper location (enclosure or garage) within 24 hours after pickup. Owners are responsible for the cleanliness of enclosures and if they are not kept properly clean, the owner will be notified and given 30 days to rectify the problem. At the end of thirty days, the Board will have the enclosure cleaned and bill back the owner for the actual cost plus a \$25 nuisance/handling fee.
6. No garage, driveway or parking area shall be used as a habitual parking place for a commercial or inoperable vehicle. No driveway or parking area shall be used as a habitual parking space for boats or trailers. Except where prohibited, no owner shall store or leave boats, trailers, mobile homes, recreational vehicles, buses and the like on townhouse property for a period exceeding (3) days, except in garages or other areas designated for same. Boat and trailer parking in Southwind Cove is prohibited.
7. In the interest of safety, sidewalks, walkways and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress. Bicycles, wagons, shopping carts, chairs, benches, tables, refuse containers and other objects of a similar type shall not be left therein or thereon.

8. All personal property of Townhouse Association owners shall be stored within their units.
9. Linens, clothes; clothing, curtains, rugs, mops, laundry or other such articles shall not be hung from any of the windows, doors, patios, decks or entry ways or exposed to any part of the surrounding area. The Lots shall be kept free and clear of refuse, debris and other unsightly material.
10. Persons hired by the Association shall not be sent off townhouse property by any owner at any time for any purpose. No owner or resident shall direct, supervise or in any manner attempt to assert any control over these persons. All constructive suggestions should be directed to the designated representative of the Board.
11. No owner shall make or permit any activities or disturbing noises that will interfere with the rights, comforts or convenience of other townhouse residents. No musical instrument, phonograph, television or radio, or other sound amplifier shall be played or operated in such a manner as to disturb any other residents. The volume as to the foregoing shall be lowered from 11:00 P M to 8:00 A M each day.
12. No inflammable, combustible, or explosive fluid, chemical or substance shall be kept in any unit except as required for normal household use.
13. No pets shall be allowed which are not properly leashed and controlled by the owner thereof so as not to unreasonably annoy or disturb other residents. Pet owners are responsible for removing defecation.
14. "Jungle gyms" or other recreational equipment shall not be situated on limited common property without the advance approval of the Board of Directors and the Architectural Control Committee of the POA.
15. Use of fireworks or firearms is prohibited in all townhouse areas.
16. Mopeds and/or other mechanized vehicles are to be used for transportation only and not for racing and sports activities with the project.
17. Complaints regarding the service of the Association shall be made in writing to the Board of Directors.
18. Mailboxes, newspaper boxes, posts and numbers are a uniform design and are the responsibility of the homeowner. These must be purchased from the POA. All boxes are black in color and except for seasonal decorations; no changes in color or design are permitted.
19. Maintenance of the entire sewage system including the interceptor tank, the pump and piping is the responsibility of the owner. A failure alarm warns you of trouble in which case you are to call the McCormick County Water Department for service.

Board of Directors
Savannah Lakes Village Townhouse Association