

Southwinds Home Owners' Association

RULES & REGULATIONS

In order to maintain the appearance and harmony among residents at Southwinds, the following rules and regulations are for your reference. Your cooperation in abiding by these will benefit everyone. For additional restrictions, please review the Southwinds Declarations. Violations are subject to fines being imposed. *(Section 8.3 Fines and Penalties)* IF YOU ARE RENTING YOUR UNIT PLEASE MAKE SURE YOUR TENANT GETS A COPY OF THESE RULES AS OWNERS WILL BE HELD RESPONSIBLE FOR THEIR TENANT'S ACTIONS.

The fine schedule for violating these rules is as follows:

1st Notice - Written warning with 10 days to correct the problem.

2nd Notice – If the violation you received notice about has not been corrected within the allotted time period, you are subject to a \$50 fine per day for every day the violation remains or per occurrence. In addition, if **any** other rule is violated within 12 months of the 1st notice, a \$50 fine per day or per occurrence will be assessed.

3rd Notice - If any violation of the rules occurs a 3rd time within 12 months of the 1st notice, the fine is \$100 per day or per occurrence.

LEASE/OCCUPANCY – No owner may rent or lease their home for period of less than 12 months. No homesite may be used as primary residence by more than 7 persons or be occupied by more than 2 persons who are not family members of the owner or renter. *(Section 6.24 Lease Restriction)*

LANDSCAPING – The owner of each residence shall keep all grass and landscaping properly maintained; seeding, watering and mowing of all lawns. Remove all weeds, rubbish, and undergrowth or tall grass or other unsightly or undesirable condition. Trees, hedges and shrubbery are to be kept trimmed and are not to obstruct the view of motorists or pedestrians. *(Section 6.2 Maintenance)*

No living tree having a diameter greater than three (3) inches and a height of more than two (2) feet above grade level on any lot may be cut without written consent of the ACC (Architectural Control Committee). *(Section 6.7 Maintenance)*

No construction or alteration of any structure shall take place without the prior written approval of the ACC of plans and specifications for the landscaping to accompany such construction or alteration. *(Section 6.6 Maintenance)*

PETS– A maximum of 3 household pets are allowed per homesite. All animals must be leashed and under the owners' control at all times. Glynn County leash laws will be enforced. When walking dogs owners must keep them out of neighbors' yards. Always pick up pet waste immediately. Aggressive breeds are prohibited. *(Section 6.19 Animals)*

NUISANCE/DISTURBANCES – Nuisances such as loud or offensive activity, dogs barking constantly, driving too fast through the property, shall not be permitted. Coarse behavior or any other nuisance that unduly disturbs any resident is not permitted. *(Section 6.21 Nuisances)*

TRUCKS, RV's, BOATS, CAMPERS, COMMERCIAL VEHICLES – No school bus, truck or commercial vehicle over ¾ ton capacity, house trailer, mobile home, motor home, recreational vehicle, camper, habitable motor vehicle of any kind, boat, trailer, or like equipment exceeding 20' are to be stored on the property at any time. Vehicles and equipment less than 20' are permitted if stored in the garage with garage door closed. *(Section 6.15 Parking-b)*

GOLF CARTS, ATVs, DIRT BIKES – Golf Carts, ATVs, Dirt Bikes or unlicensed vehicles of any type are prohibited. *(Section 6.15 Parking-f)*

PARKING– Parking of vehicles is limited to personal automobiles or trucks. All vehicles must be parked on paved driveway. Parking in yard, grass area or streets are prohibited at all times. Guests may park on the street on a temporary basis. *(Section 6.15 Parking-a)*

COMMERCIAL ACTIVITY – No lots or portions of lots may be use for any commercial activity nor shall any business or profession be conducted from or operated out of any dwelling or home.

EXTERIOR CHANGES –No exterior changes/additions of any kind (including fences) are to be made without the written approval of the Board of Directors. *(Section 6.11 Fences)*

EXTERIOR APPEARANCE – All bicycles, toys, lawn chairs, coolers, brooms, and other equipment shall NOT be stored in the front or on the side of your buildings. Please place all trash in appropriate container. No trash, rubbish, garbage, debris or other material shall accumulate on any portion of any lot. *(Section 6.20 Solid Waste)*

Clotheslines are not to be visible from any street, sidewalk or common area. *(Section 6.14)*

All equipment, garbage cans, and woodpiles are to be kept in a garage or screened. *(Section 6.14)*

RECREATIONAL EQUIPMENT - Recreational and playground equipment must be approved by the ACC in advance. Skateboard ramps, tree houses, trampolines, inflated structures, above ground pools, any equipment considered potentially dangerous are prohibited. *(Section 6.16 Recreational equipment)*

TEMPORARY BUILDINGS - No temporary building, trailer, garage, or mobile homes are allowed. *(Section 6.8 temporary Buildings)*

TRASH- All garbage cans should be placed on the curb no earlier than the evening prior to pick up and returned to your screened area no later than evening of pick up. *(Section 6.20 d- Solid Waste)*

SIGNAGE- No sign of any kind (including but not limited to “FOR RENT”, commercial and similar signs) may be displayed in the subdivision at any time without prior written approval of the ACC *(Section 6.9 signs)*.