

**Hembree Creek  
Condominium Association  
Rules and Regulations**

*Effective May 20, 1999*

**Retain for Files**

*Lessee and New Owners Should Receive and  
Review Before Leasing and Purchasing*

**Unit**

**Owner:**

**Lessee:**

# ***Hembree Creek Condominium Association Rules and Regulations***

## **INTRODUCTION**

The Board of Directors has the responsibility to address resident's concerns and safety issues by providing a set of Rules and Regulations for residents to use. These are enforceable through specific procedures, which are dictated by the By-Laws governing Hembree Creek. Please take time to read and become familiar with this information. Being part of an Association makes it necessary for us to be particularly mindful of the rights of others in addition to the rights and privileges we enjoy as a homeowner. These Rules and Regulations are to be considered an "addendum" to the Association By-laws, which each resident has been provided. Both documents pertain to general guidelines intended to promote the quality of life of all residents, provide for health and safety, and maintain property values. These Rules and Regulations are not all inclusive and additional Rules will be added as warranted.

## **Article IX RULE MAKING AND ENFORCEMENT**

**Section 1. Authority and Enforcement.** The Condominium shall be used only for those uses and purposes set out in the Declaration. The Board of Directors shall have the authority to make, modify, repeal, and to enforce reasonable rules and regulations governing the conduct, use, and enjoyment of units and the Common Elements, provided that copies of all such rules and regulations are furnished to all owners and occupants. Any rule or regulation may be repealed by the affirmative or written consent of a majority of the total Association vote at an annual or special meeting of the membership. The Board shall have the power to impose reasonable fines, which shall constitute a lien upon the owner's unit, and to suspend an owner's right to vote or to use the Common Elements for violation of any duty imposed under the Declaration, these By-Laws, or any rules and regulations duly adopted hereunder; provided however nothing herein shall authorize the Association or Board of Directors to limit ingress or egress to or from a unit. Specific guidance in this area is provided in Section 5, Page 8 and 9 of the By-laws. Residents may report any violations of these Rules and Regulations to the management company, in writing, stating the unit number in violation and the date/time the violation occurred.

# Hembree Creek

## Rules and Regulations

### I. ARCHITECTURAL/ACCESS

Access. Hembree Creek is a gated community. The Board of Directors will establish gate-operating hours. [REDACTED]

[REDACTED] The original owners will be issued two remote control devices per unit.

[REDACTED] Additional remote control devices may be obtained at the expense of the owners. Owners also have the responsibility to notify the Association Management Company of any changes in telephone numbers or individual names that are reflected in the gate addressee listing.

#### Garbage and Trash

All garbage and trash must be enclosed in plastic bags and placed inside trashcans provided. Additionally, trash left exposed is unsightly, poses a potential health risk, and is an attractant to vermin. Loose trash also represents potential litter if exposed to either weather or vermin, and may extend beyond Association boundaries. These instances have already occurred. If an object doesn't fit in a garbage bag, you must dispose of it off the property. All cardboard boxes must be broken down or the City may not pick up. Additionally, cardboard boxes take up valuable space within the trash areas and potentially prevent other residents from access to empty containers. Packing materials contained in boxes must be removed and handled/bagged as other trash. No household appliances of any kind, such as lamps, bed frames, furniture, etc. will be disposed of in the trash areas. All residents are notified that the Roswell Recycling Facility is very near, at the junction of Hembree Road and the Fulton County school bus parking area. This recycling facility will accept plastics, cardboard, batteries, tires, newspapers, Christmas trees, large holiday decorations, Goodwill items, and a host of other products. Residents are encouraged to use this facility. Cigarettes, cigars, or other related types of litter shall not be disposed of on any common area.

### II. PETS

No owner or occupant may keep any pets, other than generally recognized household pets, on any portion of the condominium, and no owner or occupant may keep more than two pets per unit or any pet weighing more than 20 pounds. Any pet which endangers the health of any owner or occupant of any unit or which creates a nuisance or unreasonable disturbance, as may be determine in the Board's sole discretion, must be permanently removed from the Condominium upon seven (7) days written notice by the Board. If the owner or occupant fails to do so, the Board may remove the pet. The Board may remove

*W. A. Remond*

any pet, which, in the Board's sole discretion, presents an immediate danger to the health, safety, or property of any member of the community, without prior notice to the owner. In addition, all pet owners must comply with County and City ordinances regarding pets. Pets must be on a leash when outside of the unit and under strict owner control. Pets must not be unattended or tied in the common areas. Pets must not be allowed to leave droppings in the landscaped or common areas. All solid waste must be immediately removed, and disposed of properly by the pet owner. As a suggestion, owners are encouraged to carry plastic or some form of container and some type of scoop when walking their pets. Any unit owner, tenant, or guest who keeps or maintains any pet upon any portion of Hembree Creek shall be deemed to have indemnified and agreed to hold the Association, its Directors, Officers, each unit owner, and the Association's management company free and harmless from any loss, claim, or liability of any kind or character, whatever, arising by reason of keeping or maintaining such pet(s) within Hembree Creek. Any resident who observes a pet roaming free is encouraged to contact the City or County animal control division.

### III. VEHICLE AND PARKING REGULATIONS

The Speed Limit within the Hembree Private Resident's complex is 15 MPH. The Board of Directors posts speed limit signs. Additionally, reckless operation of any motor vehicles is prohibited. All drivers will be licensed and insured as required by Georgia Statutes.

Due to the limited parking space, particularly in Units 1 and 2, Hembree Creek Residents are limited to two (2) vehicles per unit. Residents must submit requests, in writing, to the Board of Directors, for additional vehicles. If approved, consistent with the overall availability of parking spaces, the resident will maintain the third vehicle only in the area designated. Vehicles not in compliance with these Rules and Regulations and the By-laws may be towed in accordance with Georgia Law at the owner's expense. See By-laws, Page 14 regarding disabled and stored vehicles.

## ADDENDUM TO RULES & REGULATIONS

We believe everyone in our community should be interested in the aesthetic appearance of our complex, as this is the single most important element in preserving the value of our property. The items listed below are not all-inclusive and you should refer to the by-laws and separate rules and regulations for a complete set of all guidelines. For those who need a copy of either, please contact our management company.

### By-laws give the board the right to establish Rules and Regulations

The Board of Directors has approved **ONLY** the following items for placement on front and rear patios/decks:

1. Electric grills only (per city ordinances). No other grills may be stored on the patios/decks or anywhere with in our complex.
2. Outdoor or patio furniture.
3. Bicycles are allowed on patios but may not be mounted on exterior walls.
4. Healthy plants or flowers in an appropriate pot/planter, secured such that they post no danger of falling and causing danger to persons or other property (this is especially important for the ledges in the upper level units). Planters may not be mounted on exterior building walls.
5. Board approved storm doors only. *See separate document.*
6. Satellite dishes (per FCC regulations)
7. The U.S. Flag (per Federal Law).

The following is a list of prohibited items including but not limited to:

~~Outdoor carpet, flags, window prisms, window or exterior thermometers, all plaques, door knockers, door decorations, birdfeeders/houses/baths, wind chimes, outside lanterns/lighting, awnings, sunshades or screens, rain gauges, statuary, clotheslines or clothes racks, playground or exercise equipment and storage units.~~ \*Decorative birdfeeders okay ≠ hummingbird feeders only.

Nothing should be draped OVER the banisters or in the breezeways/hallways. Personal items cannot be placed or stored on common property (i.e. trees, bushes, grass, breezeways/hallways, parking area). Therefore, grills birdhouses/feeders are prohibited. No personal outdoor planting of any kind is permitted.

All shades, drapery, or linings, blinds and other window treatments visible from the exterior of a unit must be either white or off-white to ensure continuity of the exterior appearance of the buildings.

**WORKING SOLUTIONS, INC.**  
*The Property Management Co.*

2931 Lewis Street, Suite 400  
Kennesaw, GA 30144-6900

Telephone (770) 424-7749  
Fax (770) 427-2824

May 9, 2008

**IMPORTANT NOTICE**

Attention Hembree Creek Homeowners:

The Board of Directors has reviewed the policy regarding approved storm doors and exterior deck light fixtures. Rather than continuing to select several pre-approved storm doors and/or exterior deck light fixtures, the Board has determined to allow homeowners to choose these items provided that certain specifications are followed. If you decide to replace an exterior deck light fixture or add a storm door to your deck, the following guidelines must be followed:

- Storm/Screen Doors: All doors must be white. They may be all solid glass or all solid screen or any combination of the two. They cannot be half metal/aluminum and part glass/screen. Storm doors are to be installed on front or rear decks only. They are not to be installed on the doors that enter directly from the breezeway. There is no specification on the hardware required.
- Exterior Deck Light Fixtures: All light fixtures must be white. They must be flush mounts that are no larger than 12 inches by 12 inches.
- No ceiling fans are to be installed on either deck.

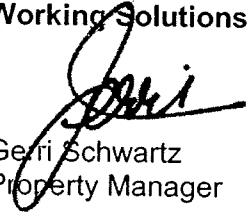
As long as the homeowners follow these guidelines, these modifications can be made without Board approval. Our office should be contacted to be informed of the alteration and it will be noted in the association records.

If an un-approved deviation is discovered, the Board may choose to initiate fines for the violation and request the storm door or light fixture be removed at the homeowner's expense.

If you have any questions regarding these modifications, please do not hesitate contacting me.

Thank you.

Respectfully,  
**Working Solutions, Inc.**

  
Gerri Schwartz  
Property Manager

cc: Hembree Creek Board of Directors