

ADDENDUM TO RULES AND REGULATIONS

This version, created on February 13, 2023, replaces and supersedes any previous versions.

We believe everyone in our community should be interested in the aesthetic appearance of our community as it contributes to preserving the value of our property. The items listed below are not all-inclusive and you should refer to the by-laws for a complete set of guidelines. Our Association's By-laws give the Board of Directors the right to establish Rules and Regulations. These rules and regulations are strictly enforced and violations and/or fines may be issued at the Board's discretion.

Porches/Patios/Decks

The following items are approved for placement on front and rear patios/porches/decks:

1. Electric grills only as per City of Roswell ordinances. No other grills may be stored on or used anywhere within our community.
2. Outdoor patio furniture only.
3. Bicycles are allowed on patios but may not be mounted on exterior walls or ceiling.
4. Healthy plants or flowers in an appropriate pot, container or window box are permissible but must adhere to the following:
 - Must be secured such that they pose no danger of falling or causing danger to persons or other property regardless of which level your unit is located on.
 - May not be mounted on exterior walls.
 - No personal outdoor planting is permitted in any common area. Containers/pots/planters must be on your porch/patio/deck, not just off the porch in the entry area, grass or mulch areas or in the breezeways.
 - Plants must be well kept and in a healthy condition.
 - No artificial vegetation is permitted.
5. Board approved storm or screen doors only. See separate policy.
6. Satellite dishes per FCC regulations. Requires Board approval in advance of installation. These can only be mounted on porch railings on either your front or back porch. They cannot be mounted on any exterior wall or trim of the building or any portion of the roof. This requires the unit owner to submit an Architectural Review Form for approval in advance. You can access this form via your online account with CMA and submit it thru their portal or at www.HembreeCreek.com and email to our property manager.
7. U.S. flag as per Federal Law. No other flags are permissible.
8. Hummingbird feeders and decorative birdhouses are permissible.
9. Outdoor rugs only. Only rugs meant for outdoor use are permissible. Rugs are not to be glued or otherwise adhered to the concrete floor in anyway.
10. Door mat is the only thing permitted in the breezeway.

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

- Any kind of carpet or flooring material that adheres to the concrete floor. Only outdoor rugs are permissible.
- Painting the concrete floor of your patio/porch/deck
- Anything attached to windows whether interior or exterior including prisms, suncatchers and thermometers.
- Door knockers or any other item or decoration that adheres to any exterior door.
- Unit number sign/placard cannot be changed or modified in anyway. The Association approved sign/placard is the only one permissible.
- Birdfeeders (seed or suet), birdhouses and birdbaths. Again, hummingbird feeders and decorative birdhouses are permissible.
- Vessels containing a flame are not permitted including grills, candles, tiki torches, fire pit or fire pit tables, chiminea or anything similar.
- Awnings, sunshades or screens
- Ceiling fans
- Rain gauges cannot be attached to the exterior siding.
- Statuary

- Playground equipment, toys or exercise equipment
- Storage of any kind other than outdoor patio furniture designed to also contain storage such as benches.
- Clothesline or clothes rack or anything draped over the banister or railings. Nothing should be draped over the banisters or railings on porches/patios/decks, breezeways or entry areas.

Exterior of Buildings

No modifications or permanent change(s) to any exterior portion of a building is permissible without express written consent of the Board. The following items require advance approval from the Board. *Unit owners are required to submit an Architectural Review Form for approval in advance. You can access this form via your online account with CMA and submit it thru their portal or at www.HembreeCreek.com and email it to our property manager. You will need to include vendor and product information specific to the item(s) you intend to purchase in advance for the Board to review. If applicable, you will be provided the Sherwin Williams paint color that you will need to purchase at your expense once the replacement is approved. All exterior doors, door frames, windows, window frames, banisters and porch railings must be replaced with the exact same style, size and design as the builder installed at original construction.*

- **Exterior Doors and Door Frames:** All exterior doors as well as doorframes need to be kept clean and free of rust, dents, large or excessive scrapes or paint chipping. Exterior doors and doorframes are to be maintained (including paint) and replaced at the homeowner's expense using only Board approved paint colors and paint specifically designed for exterior use on metal surfaces for the doors.
- **Windows & Exterior Window Trim:** Windows and exterior window trim are the responsibility of homeowners to maintain and replace at their expense using only Board approved paint colors designed for exterior use. All window replacements must match the double hung colonial white grid style as it currently exists. They must match exactly in size, design and the number of squares in the grid.
- **Porch Banisters and Railings:** Porch banisters and railings are the responsibility of homeowners to maintain, clean and replace at their expense using only Board approved paint colors designed for exterior use. The Association will pressure wash the buildings from time to time but regular cleaning is the homeowner's responsibility. If the banister or railings are loose, become unattached, or if a board is rotting, warping, etc..the Board will assess the cause of the damage and may repair at the Association's expense.
- **Storm/Screen Doors:** All doors must be white. They may be all solid glass or all screen or any combination of the two. They cannot be half metal/aluminum/solid material and part glass or screen. Storm doors are to be installed on front or rear porches/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 other than they must be white, silver, brass or black in color. Homeowners are responsible for maintaining and cleaning storm or screen doors. Phantom screen doors are also permissible and must also be white.
- **Exterior Locks, Door Handles & Hardware:** Exterior locks must be either silver or brass. Installation of smart locks or keypad combination locks is permissible and must be primarily either silver or brass and have a simple design. Solid black locks are not permissible. A combination of silver and black or brass and black is fine. All exterior door handles and associated hardware (strike plates, etc.) must be either silver or brass. Homeowners are responsible for all associated costs including the purchase of the lock, installation, and any damages that may result as a part of this modification.

Exterior Light Fixtures

Front porch light fixtures must be white, flush mount and no larger than 12x12. They must be mounted in center of the ceiling in the same location as original installed by the builder on the front porch/patio/deck. Back porch light fixtures must be mounted on the exterior wall in the exact same location as originally installed by the builder. They must have a clear or white globe with black base. All lightbulbs must be white (not yellow or any other color). Motion detection lights are permissible. Porch lights must be kept clean and without rust. If they are found to be rusty, they will require replacement at the homeowner's expense.

Window Treatments

All shades, drapery or linings, blinds or any other window treatments visible from the exterior of a unit must be either solid white or off-white to ensure continuity of the exterior appearance of the buildings. If you opt for sheer curtains (that allow light to filter through) they must be plain white or off-white with no patterns or designs.

Outdoor Common Areas & Breezeways

If your unit is located on the ground or walk-in level, you cannot put plants or any other item such as garden flags, statues, signs, decorative spheres/orbs or any other item in the area adjacent to your porch/patio/deck or entry area. Nothing is to be placed in the breezeways except a door mat. Plants, signs or decorative items of any kind are not permissible. This includes the stairwells, railings and banisters.

Trash Removal and Dumpster Area

Only household trash is permitted in the dumpster. All trash must be placed inside the dumpster and securely bagged. Prohibited Items include appliances, TVs, electronics, furniture, batteries, paint Cans, hazardous chemicals, oil or flammable materials, tires, carpets, and construction materials or debris. Disposal of these items or similar items is the resident's responsibility to arrange and at your own personal cost. Boxes must be broken down. Dumpster lid and sliding doors must be closed after disposing of trash to keep animals out of dumpster. No digging or scavaging is permitted.