

VILLAS AT BLACKBERRY RUN RULES & REGULATIONS

The rules and regulations have been set forth to expand upon and detail the information found in our Restated Declaration of Covenants, Conditions and Restrictions (CC&R) as well as those of the Seven Hills Master Association. All residents are asked to support these rules and regulations in order that our community will be an attractive and harmonious place to live and to protect our property values.

This document is intended to be used as information for owners and renters who shall be provided a copy by the owner of the home. It is intended to be helpful and does not replace covenants, which are the governing documents. Reference to legal action is for informational purposes and the expressed protection of all residents, owners and the Association.

These rules and regulations may be subject to change at the discretion of, and by a majority vote of the Villas at Blackberry Run HOA Board of Directors (BOD). None of the rules/regulations can be waived except with the express written consent of the BOD. The waiver of a rule in one circumstance shall not be considered a precedent or waiver of the rule at another time or in other circumstances.

In the event a rule/regulation states that ***prior approval must be obtained***, the procedure is to obtain a Modification request form and instructions from the management company's website (or if you do not have Internet access, by contacting either the Architectural Review Committee (ARC) or Landscape & Irrigation Committee (L&I) chairpersons. If you have any questions regarding the need for a Modification request, please contact the appropriate chairperson. A Modification request may also require the approval of Seven Hills HOA architect and/or require a fee to be paid to Seven Hills HOA.

The BOD has the right to enforce these rules/regulations per the Covenants. Violations and/or Modifications made without prior approval will be subject to a fine. If not corrected within the specified time indicated in an advisement letter, the owner/resident will be subject to a \$25.00 per day fine until corrected per fining process outlined in the Covenants. Per Amended By-laws Section 3.23 Enforcement: ***In the event of a violation which reoccurs within one (1) year from the date of any notice hereunder, the Board or Covenants committee may impose a sanction without further notice to the violator.*** In addition, any unpaid fines are considered a specific assessment and constitute a lien on the Owner's Lot. If fines are not paid when due, then as determined by the BOD, the matter will be referred to the Association's attorney for the filing of a notice of lien and possibly suit. If the Modification, after submittal, is not approved by ARC or L&I, the homeowner may be required to remove it. ***Your BOD does not desire to have to impose fines or require removal, so please submit your Modification request before any changes occur and allow for the 45-day approval process.***

Each owner/resident shall maintain their residence, including the dwelling and other improvements, in a manner consistent with the Governing Documents, Community-wide standards and all applicable Covenants, Conditions and Restrictions (CC&R's). Owners/residents shall not permit any structure, equipment or other items on the exterior portions of a residence to become rusty, dilapidated or otherwise fall into disrepair. Please refer to the Restated Declaration for additional information. If in doubt, seek written clarification and/or verification from the appropriate committee chairperson or board liaison before proceeding with any architectural or landscape Modification.

1. **EXTERIOR CHANGES:** No changes may be made to the exterior of any residence or the common area surrounding your home WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAS AT BLACKBERRY RUN HOMEOWNERS ASSOCIATION (HOA) including the display of decorative items, additional landscape, etc. Examples of such Modifications are changing exterior paint colors, roof, shingle type or color, construction of storage buildings, room additions and additional landscaping of shrubs and trees. Patios, windows, interior of screen porches and similar portions of the Lot visible from outside the structure shall be subject to approval. Replacing an exterior feature of the home with an exact, identical, and original item, to when the home was newly constructed does not require approval, such as, repainting a home having Fairfax Brown SW2856 with Fairfax Brown SW2856.
2. **COURTYARD:** The above applies to courtyards, however, landscape that is not visible from outside the courtyard or will not be visible when mature, does not need prior approval from the HOA. Any trellis and landscape must be outside of the gutter overhang of the neighbor's home and maintained at least 18 inches away from the house siding and not encroach on it in any way. Before planting, trees that can be viewed from the outside of the courtyard fence require submission of a Modification Request application. If you have question and/or to ensure size and compatibility, you can contact Landscape and Irrigation Chairperson for list of suggested trees recommended by our landscaper. A Modification Request is required for shrubs/perennials to be planted that will show above the fence now or in future. Accessibility by the neighbor to perform maintenance, such as painting, siding replacement, gutter and/or roof repairs on the side of their home within another's courtyard is to be available with proper notice. If courtyard structure or landscape interferes with accessibility to perform this work, the respective owner may be required to remove the landscape or structure.
3. **FENCES:** No fencing other than the type initially installed by the builder is allowed. No owner shall construct, modify, install, erect or maintain any fence, wall, hedge or other obstruction between the street and the front building line of each residence, unless a Modification Request is submitted and approved. The fence line as installed by the builder shall not be moved or relocated without written approval. A railing intended to ease the walking up a driveway may be erected with prior written approval.
4. **PLANTINGS:** No plantings, including but not limited to, trees, shrubs, or perennials, are to be planted, nor removed, by the homeowners in the area of common responsibility (outside of the home and courtyard) without first submitting a Modification Request and obtaining a written approval from the Villas at Blackberry Run Association. If approval is granted, any plantings will then be considered property owned by the Association and the planting can be modified or removed by the association in its discretion maintenance and repair of plantings located in the area of common responsibility will be the sole responsibility of the Association. Homeowners/residents are requested to not communicate with the landscape/irrigation crew and submit any concerns directly to the Landscape and Irrigation Chairperson.
5. **FLOWERS: Annual flowers:** may be planted in the existing front and back pine straw beds of the property with no need for Modification Approval. Annuals are the responsibility of the homeowner to maintain and remove at the end of the planting season. Only plantings that will be aesthetically pleasing and not exceed the height of or obscure the surrounding shrubs shall be used.
Live flowers/plants: Residents are allowed to have flowerpots as well as up to three (3) hanging baskets on the front porch area containing well-maintained and healthy plantings. No containers can be located in the common pine straw bed area of the residences. A Shepard's Hook with no more than two (2) arms is permitted to be placed in front pine straw bed to hang well maintained, healthy and aesthetically pleasing flower/plants and/or a wind chime. Containers and pots with live plants that are aesthetic with the house and

are well maintained may be placed between the garage doors.

Artificial flowers/plants: Are not permitted in the front or back pine straw beds. Artificial silk flower/plant arrangement may be located on the front porch and are to be aesthetically pleasing and in good condition but not in hanging baskets.

6. **PRUNING:** Pruning, trimming and shaping of plants, bushes and shrubs:
 - a. Using an ARC/Landscape Modification Form, note the desire to perform landscape trimming and pruning and file with the L&I Chairperson. (This is a HOA review and there will be no fee associated with this request).
 - b. It is understood by the homeowner that all trimming or pruning will reflect the manner (height, shape, etc.) in which the community is trimmed and pruned by the landscape company.
 - c. If a bush/shrub/plant dies and the cause is improper trimming or pruning by the homeowner, replacing the bush/shrub/plant is the responsibility of the homeowner.
 - d. If a mature bush/shrub/plant is deemed to need pruning or trimming to an amount that the bush/shrub/plant will appear unsightly for a period of time, contact the L&I Chairperson or committee member and arrangements will be made with the landscape company to address the trimming or pruning need.
 - e. No trees or holly bushes/trees (regardless of size) will be cut, trimmed or pruned by the homeowner.
 - f. Failure of homeowners to follow the guidelines will carry the same violation procedure and possible fine as stated on the cover sheet of the Villas at Blackberry Run Rules and Regulations.

Deadheading (the removal of dead flowers) on shrubs or plants (example knockout roses) and pulling of weed is permitted and must be properly disposed of. Amended rule #11 effective 7/1/2019 renamed as rule #6 11/11/19

7. **TREE REMOVAL:** The Association/HOA is not responsible or obligated to remove a healthy tree. Damage by tree roots to sewer or water lines, driveways or other property is not the responsibility of the HOA.

The HOA is responsible to remove a;

- a. Diseased tree
- b. Dead tree
- c. One that has significant potential of falling (endangering individuals or property) *an arborist may be consulted if there is a question of tree's condition.

The Association/HOA is not responsible or obligated to remove a tree that may or may not at some unknown time in the future present root growth issues/damage. If at some future time tree roots are clearly identified as the source of damage, the HOA will review the options to eliminate the root damage from re-occurring.

If a homeowner desire to remove a tree that the Association/HOA is not responsible to remove, the following guidelines must be followed:

- a. Modification form (there will be no charge in association with the Modification form) needs to be filled out with specific information attached and given to the L&I Committee Chairperson. If the homeowner desires to replace the tree, that information must be included in the Modification form.

- b. The L&I chairperson/L&I Committee will review the Modification request in detail. The completed information and recommendation of the L&I Chairperson/Committee will be presented to the BOD for final consideration.
- c. If approved, all cost associated with the project will be the responsibility of the homeowner.
 - I. Cost of an permits (if necessary)
 - II. Removal of the tree
 - III. Replacing the tree (if desired)
 - IV. Removal of the stump
 - V. Filling in the area where the tree/stump was removed to meet the existing contour of the surrounding area.
 - VI. Planting Bermuda sod in the area of the tree/stump removal
 - VII. All work will be completed in a timely manner.
- d. Any damage done to association property (irrigation piping, wiring or electrical issues) as well as any damage to any type of utility lines or any property related to any aspect of the tree removal project from start to finish will be the responsibility of the homeowner. Rule added by Villas at Blackberry Run Board of Directors 7/10/2019

- 8. USE OF MULCH in PINE STRAW BEDS:** 1) Pine straw is the community-wide standard and is applied by our designated landscapers during each year (normally Spring/Early Summer and late Fall) Brown organic mulch will be permitted limited to use around annual plants and flowers in front porch bed ONLY – with no need to submit a Modification request. Residents must use BROWN ORGANIC MULCH not Nuggets or Colored Mulch per Seven Hills Modification Guidelines #17. Manufacturer's suggestion is 4 (four) inch depth. 3) Mulch is NOT to be used around front trees or in front of or around utility boxes by the sidewalks and drives and/or front porch beds beyond annual flowers. 4) Resident is responsible for cost of mulch. They must maintain (including removal if no longer used around annual plants or flowers) and freshen mulch when or if it becomes dirt exposed or thin (by heavy rains or otherwise) or when Association spreads pine straw Additionally , if rain creates the mulch "floating" into the turf, the resident will be responsible for moving it back into the original bed area as quickly as weather permits, definitely before the next mowing date! Residents receive no "rebate" for using mulch rather than pine straw. 5) If and when a home is sold, it is the responsibility of the Seller to inform the new Owner of the responsibility to maintain the mulch. IF they choose not to maintain it, they will need to remove the mulch and the community landscapers will resume pine strawing the entire front porch bed area. Approved June 21, 2014.
- 9. FRONT PORCHES/PATIO FURNITURE:** Front porches shall be maintained clean, and free of clutter. Furniture items should be placed on the front porch so as not to obstruct driveways, walkways, or sidewalks. Chairs such as those typically referred to as collapsible/folding lawn chairs, bag chairs or card table chairs are not allowed. Neither is furniture intended for interior use to be placed on front porch area.
- 10. BIRD FEEDERS:** Bird feeders (Includes Hummingbird feeders) are only allowed in your personal courtyard or at the back common areas of the home placed at edge of property so not to interfere with landscapers performing routine maintenance or other services. Maximum number of three (3) poles with combination of feeders and/or birdhouses is permitted outside the courtyard. Bird feeders and/or housed should be freestanding not permanently installed nor attached to a permanent structure, such as fences, porch columns, house, etc. The areas surrounding these items must be maintained and kept clean by the homeowner to eliminate all weeds growing from overflowing or dropped birdseed. Broadcast spreading of birdseed is not permitted in any turf areas! Any exterior birdbaths, small yard art or any other similar exterior

items located within the REAR beds must be moveable and not interfere with existing irrigation or turf mowing. (See #13 Lawn Ornaments for additional guidelines)

11. **SEASONAL DECORATIONS:** Seasonal decorations can only be displayed during the months in which the season is celebrated. Winter season is December to March, Spring season is from March to June, Summer season is June to September and Fall season is September to December. Decorations can only be displayed in the front pine straw (flower bed) bed. Decorations can not be displayed in the yard area (grass area). Regulations #12 and #13, Holiday Decorations and Lawn Ornament are still in full effect. Approved BOD; meeting 10/17/19.
12. **HOLIDAY DECORATIONS:** Winter seasonal decorations may be displayed from the Saturday prior to Thanksgiving to January 10th of each season. Any other holiday decorations may be displayed 7 days prior to the holiday and must be removed within 7 days after the holiday. Wreaths are allowed to be hung on the front door, gate or windows as appropriate to each season.
13. **LAWN ORNAMENT:** Artificial flowers in the pine straw bed area, swing sets, laundry poles, basketball hoops/goal, and recreational equipment are strictly prohibited. All yard ornaments are to be located on the front porches and are to be aesthetically pleasing. Lawn ornaments, including but not limited to. Statues, bird baths, bird houses, gazing balls are allowed in back yards only and not to be visible from street or interfere with landscaper performing weekly maintenance and other services. No garden statuary, including bird baths, bird houses and gazing balls are allowed in front yards and/or pine straw beds. Small statuary may only be placed on front porches. (Exception: Small seasonal flag holders, (see #17 Flags) items such as swing sets, laundry poles, basketball hoops/goals, recreational equipment, wood piles, compost piles and similar items shall be located in courtyards so as to be concealed from view of the street, neighboring Lots and properly located adjacent to the Lot and prohibited from being located in lawn behind homes so as not to interfere with lawn maintenance and other services. Any item(s) visible over top of courtyard fence and/or placed along back fence line and or property line requires written Modification approval prior to installation. (Exception: see #10 Bird feeders)
14. **OUTDOOR LIGHTING:** Plans for exterior lighting, including but not limited to front pine straw beds, flood lights, motion lights attached to the structure or not, must be submitted and approved before installation. **This includes solar lights.** (Seasonal decorative lights during holiday season do not need prior approval but must comply with #12 Holiday Decorations.)
15. **SECURITY CAMERAS:** Whether attached to the structure or not, are the homeowner's responsibility. A Modification Request Form must be submitted, and approval given prior to installation outside the residence. Plans showing the installation method, location, viewing area and equipment must be submitted with Modification form. Viewing area must not include any portion of a neighboring property.
16. **SATELLITE DISHES: SATELLITE DISHES & ANTENNAS:** No exterior antennas, satellite dishes or multi-channel multi-port distribution services larger than one meter in length or diameter shall be placed, allowed, or maintained upon any portion of a lot. All above-referenced devices measuring one meter or less shall be installed in accordance with FCC rules and regulations and shall not be placed in plain view from the street. The Association may require the Owner to provide written confirmation from the satellite installer that an acceptable quality signal can only be achieved in a location in plain view from the street. The written confirmation shall not be considered a pre-condition to installation but shall be provided by the Owner within seven (7) days from the Associations' written request. If the written confirmation is not supplied to the

Association within seven (7) days, the Association may require the Owner to relocate the device to an area not in plain view of the street.

17. **FLAGS:** The United States flag may be displayed at any time in accordance with Federal Flag Code Public Law 94-344. One U.S. flag may be mounted with a pole attached to the home. No permanent vertical flag poles attached to the ground are allowed. School banners and flags may be displayed on game days only. One aesthetically pleasing small seasonal flag (approximately 12x18 inches) may be displayed in the flower bed area or larger ones (approximately 28 x 48 inches) on a pole attached to the home. Small "stick-in" United States flags are permitted only for one week before a nationally recognized patriotic holiday but must be removed prior to the next scheduled mowing day if placed in lawn. All flags must be in good condition; no faded or torn flags are to be displayed.
18. **MAILBOXES:** Mailboxes and post are the responsibility of the homeowner to maintain. Box, flag and post should be in good repair, which includes repainting, or replacement as required as well as kept clean of accumulated dirt, debris and bird droppings. The mailboxes and posts are standard throughout Seven Hills and The Villas at Blackberry Run. Therefore, there can be no deviations from these standardized mailboxes and posts, including color. Our mailboxes are Powdered Coated so must be painted Rustoleum Textured Black. Information on replacement or upkeep can be obtained from the ARC chairperson or Seven Hills Property Manager.
19. **TRASH:** Trash collection regulations require that trash containers be set out no earlier than 5 PM on the day before collection and the containers must be properly stored by 9pm on the day of collection. All trash not in containers for collection must be set out next to the curb at the end of the driveway. Containers themselves may be placed in front of the garage for valet pickup. If you desire this service, contact our management company to make arrangements with trash collection company. Trash containers, when not set out for collection, must be stored in the garage or behind the unit's courtyard fence. Residents will be responsible for clean up of trash spillage from their containers.
20. **SIGNS/DECALS:** No signs/decals shall be installed or maintained on any lot or on any portion of the structure visible from the exterior of the unit except as stated in the Covenants or Rules and Regulations. Residents are allowed two (2) home security signs and window decals one (1) to be displayed on the front and rear of the home. All signs displayed must be maintained in good condition, no faded, broken or other unsightly signs are permitted and must be removed/replaced by the resident. **TEMPORARY SIGNS:** Residents are allowed one (1) Real Estate sign no larger than 4 square ft, three (3) political signs may be placed in front yard two weeks prior to the election and removed within 24 hours after the election. One (1) Vendor installation advertising sign not larger than 225 sq. inches. (15 x 15 inches), commencing with the beginning of the work and removed within three (3) days of completion of the project or for a maximum of seven (7) days total, whichever is less. The homeowner is responsible for monitoring vendor signage.
21. **WINDOW TREATMENTS:** Windows of units may be covered from the inside with drapes, blinds, shades or shutter. Window coverings must be lined with a neutral color. No sheets, paper or foil products are permitted as coverings.
22. **AIR-CONDITIONER UNITS:** Window air-conditioner and fan units that can BE seen from outside the courtyard are not allowed, except in an Emergency and approved by the BOD for a temporary period of time.

23. **STORM/SCREEN DOORS:** Storm and/or screen doors **fully** visible from the street require a Modification Request Form and approval prior to installation. Doors must be made of metal/vinyl clad, must be full view (no decorative trim or cross bars) and must be the same color as the surface to which attached (Trim color). Sliding retractable-style screen doors are also permitted with Modification approval.
24. **GARAGE/MOVING SALES:** Garage sales, moving sales, or similar activities may be held with the following limitations: they may not be held at any one home more than once in any three-month period and when held, may not exceed three consecutive days. A 48-hour written notice to BOD president or secretary prior to the sale not connected to a Seven Hills Community sale is required in order to advise residents of possible high traffic.
25. ~~**PARKING:** The garages and concreted areas in front of the garages are for parking for the occupants and visitors to a residence. Vehicles are not to be parked in the street. Garage doors should remain closed unless the garage is in use. During summer months the garage door may have an adequate crack at the bottom to help with ventilation. Vehicles parked in the Club House parking area are limited to 12 hours. Vehicles left longer should have prior approval from any member of the BOD so as not to conflict with Club House activities. **THE OWNERS OF VEHICLES USING THIS AREA FOR ANY PERIOD OF TIME SHOULD HAVE THE HOMEOWNER'S NAME, ADDRESS AND PHONE NUMBER CLEARLY DISPLAYED.**~~ Amended: See below
26. **VEHICLES:** Automobiles, passenger vans, motorcycles and pickup trucks are permitted. Parking Commercial vehicles (I.E., vehicles used for commercial purposes, including vehicles with commercial lettering, or logos) or equipment, mobile homes, recreational vehicles, buses, golf carts, boats and other watercraft, trailers, and stored or inoperable vehicles (vehicles with flat tires, expired tags or mechanical issues) in places other than enclosed garages is prohibited. However, recreational vehicles (RV's) may be parked in the driveway to allow for loading or unloading not to exceed 6 hours in any 6-day period. Parking at all times in driveways shall not obstruct clear passageway on the sidewalk. Covering of vehicles with a tarp or other covering in the driveway is not permitted. No repairs to or maintenance of any automobile or other vehicle shall be made or performed on any driveway except in the case of emergency. Any maintenance shall be performed in the resident's garage. Villas homeowners having an RV may park in the clubhouse parking lot overnight (12 hours maximum), with a board member's approval. Owner's name, and phone number must be displayed in or on the windshield. This also applies to homeowners who have a rental truck (panel truck) being used to move in or out of the villas. Any damage done to the parking lot or area around the parking lot will be the owners responsibly to have area repaired. Repairs will be at vehicle owner's expense. Vehicles should not be parked on the sidewalk, grass or the street. Vehicles parked on the street are a safety hazard as well as a violation of Seven Hills Covenants Paulding County Ordinances. Approved BOD Meeting 10/17/19
27. **PAINTING OF GARAGE DOORS:** Owners will have 3 options to choose from with regard to painting of their garage doors. Options 1) the garage door(s) remain white, the same finish/color as the originally installed door. 2) the garage door(s) may be painted the same color as the current house siding. 3) the garage door(s) may be painted the same color as the current house siding while leaving the trim accent piece around the windows (see example). The same finish/color (white) as the originally installed door. It is the homeowners' responsibility to ensure a painted garage door remains in good condition Void of cracks, peeling paint or fading color. No Modification approval will be necessary when painting the garage door, the same color as the current siding color. If the owner desires to change the siding color of the house, a Modification request must be processed and approved. Effective 2/15/2017.

28. **PETS:** Pets shall be limited to dogs and/or cats. No pets may be bred or maintained for commercial purposes. As defined by Paulding County ordinances, animals, when outdoors, shall be maintained on a leash. No pet shall be restrained outside of the courtyard by tether, chain, cable, rope or cord, unless the restraint is being held by or is in the presence of a competent person. Owners are responsible for all of the pet's actions. No animal may become a nuisance in the community. The owner of the pet is to clean up all animal waste and dispose of it in a proper manner immediately including front and/or back lawns as well as common areas.
29. **FIREWORKS, OUTSIDE BURNING. DUMPING DEBRIS, GUNS:** The discharge of firearms in the community is prohibited. The term "firearms" includes "B-B" guns, pellet guns and firearms of all types. Use and discharge of firecrackers and other fireworks, as well as outside burning and/or dumping of trash, leaves, debris or other materials are prohibited in compliance with Master Documents.
30. **BOCCE BALL:** Residents may use the common area at the Shoal Creek Way cul de sac as a grass bocce ball court abiding by the following conditions: (1) The grass common area at SCW cul de sac may be used to play bocce ball that is not encroaching on a private lot; or may be played in any private area in the community (such as behind one's home) that the adjacent homeowners are in agreement with and permit their property usage for this purpose; (2) No boundary marker stakes, temporary or permanent, are to be put into or lines drawn on grass; (3) Play may only take place between 8:00 a.m. to 9:00 p.m.. So as not to interfere with or negatively impact residents who live in area; (4) Bocce ball will not be a CAC sponsored event/activity and Association will not provide equipment nor be liable for any damage (broken car, house windows, etc) or bodily injuries result from play. Players will pay for private property, vehicles and/or player's injuries cost of repair of any damages to area including but not limited to grass. Approved at July 27, 2016 BOD Meeting.
31. **UNSIGHTLY OR UNKEMPT CONDITIONS:** The pursuit of Hobbies or other activities, including specifically without limiting the generality of the foregoing, the assembly or disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the Community. In the event a project requires equipment to be outside and/or on view for more than 48 hours, owner/resident must notify ARC chairperson or board liaison. It is the responsibility of owners/residents to prevent any unclean, unhealthy, unsightly, or unkempt condition on his or her Lot. Storage of any thing that will cause such Lot to appear unclean or untidy or will be obnoxious to the eye, emit a foul or obnoxious odor will disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property.
32. **MAINTENANCE & INSPECTIONS:** The Association has a perpetual easement across such portions of the Community, as are necessary, to allow for the maintenance required by landscapers under Article V Maintenance and to make inspections as deemed necessary by Board. ARC. Landscaping & Irrigation committees, its designee and/or authorized agent. Except in emergencies, entry onto a courtyard fenced area or to utilize an owners' driveway shall be only after providing Owner/occupant not less than 48 hours advance notice and occur during reasonable hours.
33. **UTILITY LINES:** Owners are responsible for maintenance, repair, replacement of any utility lines or wires that provide service to their homes, including but not limited to water, sewer, gas, electric, telephone, cable services.

34. **PROPERTY DAMAGE:** Any owner, occupant guest or invitee of that owner or renter, who commits any damages to the property of the Association or of any residence or violates any rule of the Association, the owner(s) of the residence shall be responsible for all costs associated with the damages.
35. **RENTING/LEASING:** A homeowner must notify the management company of their intention to lease/rent their home in a timely manner including but not limited to: prior to advertising, listing with agent, posting of a yard sign, publicizing in any form or manner and/or entering into a contract: must send a copy of the executed lease with the tenants information to our management company; must provide the Association's management company with the homeowners contact information (address, phone numbers, email address) and provide the tenant with a copy of Villas' governing documents and Rules & Regulations. It is the homeowner/landlord's responsibility to comply with Seven Hills' governing documents regarding rentals/leasing of units.
36. **ADDITIONAL OCCUPANTS:** For safety and security purposes, owners must notify in writing to the Association the name of any Occupant who resides on a Lot for more than 60 days.
37. **GUIDELINES FOR NON-VILLAS RESIDENTS PARTICIPATING IN COMMUNITY ACTIVITIES & EVENTS AND CLUBHOUSE USAGE:** Event hosts and/or residents who wish to invite a number of non-Villa residents to community events and activities, including but not limited to residents from other Seven Hills communities. Specifically, before an event host or resident extends an invitation to include a number of non-Villas residents, they contact the CAC chairperson to discuss the particulars. The chairperson, after consideration of feasibility of request, will make a recommendation to the BOD for their consideration, approval and adoption. Once the BOD accepts the CAC recommendation to extend the invitation for the specific event, there would be no need for future approval. This policy complements our current guest policy. Furthermore, the Bible Study, Bridge Group and Book Club groups that currently meet in the clubhouse and include a small number of non-Villa residents will be CAC sponsored events, thus able to continue utilizing the clubhouse for their meetings as long as the groups are open for all Villas residents' participation and consist of an equal or greater number of Villas' residents participating than non-Villas residents. Approved November 7, 2011 BOD meeting.
38. **CLUBHOUSE EXERCISE ROOM / EQUIPMENT:** The use of the Clubhouse exercise room and equipment is restricted to residents of the Villas at Blackberry Run and their out of town/overnight guests. The resident must accompany and remain with their guest. If another resident enters to use the equipment, the guest must relinquish use of the equipment of the resident. NO LOCAL GUESTS from other parts of Seven Hills or other sub-divisions are allowed.
39. **NOISE / NUISANCE:** Do not make or permit any noise that interferes with the rights, comforts or convenience of other residents. Excessive noise which tends to disturb the peace or is an unreasonable annoyance to others, as determined by the BOD, is prohibited. Examples are, excessive barking of dogs, stereos and musical instruments, and vehicle exhausts. The exception would be the normal noises associated with construction, performance of maintenance services conducted during reasonable hours and times by an owner/resident or their contractor. Paulding County has a noise ordinance, Article III, Section 46-61. In place. No noxious or offensive activity shall be conducted on the properties, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Community (Section 6.8). Refer to The Community Code of Conduct adopted and

approved by the Board of Directors on July 27, 2016. Posted on our website under Charters and Policies link.)

40. **MONIES DERIVED FROM CAC ACTIVITIES:** Any excess monies derived from CAC activities will be specifically earmarked for the purchase of clubhouse items. The CAC chairperson and CHC chairperson will submit their requests to the BOD for consideration, discussion and approval of purchasing items. Approved March 28, 2011 BOD Meeting.
41. **GUEST POLICY AT CAC EVENTS:** Policy allows residents to bring guests to CAC sponsored events after securing the permission of the event hosts, and with priority preference given to residents, it will be the host's discretion as to whether or not they can accommodate the request. The event host will advise CAC chairperson of their decision. Approved March 28, 2011 BOD meeting.
42. **CLARIFYING "RESIDENTS" AND WELCOMING ALL TO PARTICIPATE IN VILLAS' ACTIVITIES:** All Villas residents, as defined in By-laws Section 3.1. including homeowners, relatives, friends and/or caretakers residing with homeowner(s) full time, as well as tenants leasing a Villas homeowner's residence may participate in all Villas' CAC activities, social events and/or trip Approved July 18, 2011 BOD meeting. All residents are welcome and encouraged to attend Association Meetings.

The original amendments to The Villas at Blackberry Run HOA Rules and Regulations were adopted and approved by the Board of Directors at the July 27, 2016 BOD Meeting.

Two amendments to Villas at Blackberry Run HOA Rules & Regulations #6 and #7 were approved by the Board of Directors unanimously by email 7/1/19 and 7/10/19.

Modification to rule #4 was approved at BOD meeting 10/17/19.

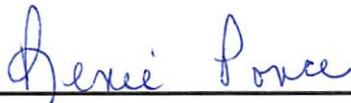
An amendment to Rules & Regulations adding #11 Seasonal Decorations was approved at BOD meeting 10/17/19.

The Villas at Blackberry Run Rules & Regulations document was reworked and rewritten into a more organized format by the BOD 11/11/19. The rules have not been changed only their placement in the document.



11/13/19

Larry Whitehurst, President



11/13/19

Renee Ponce, Secretary

Signed 11-13-19

Effective 11-13-19

25. Parking – Vehicles (homeowner or guest) are to be parked in the garage or driveway of the owner’s lot. According to a Paulding County Ordinance and Seven Hills/VBBR Covenants, vehicles are not allowed to be parked on the street.

Garage doors are to remain closed unless the garage is in use. During summer months, garage doors may have an adequate (12”) opening at the bottom to aid in ventilation.

The Clubhouse Parking Lot is for the use of homeowners and their guests only. Homeowners or their guests may use the Clubhouse Parking facility at their discretion for 12 hours. During use, their name, address and phone number must be displayed (written note) on their dashboard. Any homeowner or guest needing to use the Clubhouse parking for more than 12 hours must have the approval of a VBBR Board member and display name, address, phone number and how long the vehicle will be there. In all parking situations, the use of the Clubhouse Parking Lot should not interfere with any planned Clubhouse activity. Vehicles not belonging to a homeowner or guest or a homeowner or guest without proper information on the dashboard will be subject to being towed at the owner’s expense. The Clubhouse Parking Lot is posted as a restricted area (3 signs) for the use of VBBR residents only. When an unauthorized vehicle is using the parking lot a note will be placed on the windshield alerting the owner the vehicle is subject to being towed. Towing will be a last resort to remedy the unauthorized use of the parking lot. Towing a vehicle will require the approval of 2 Board Members.



President 8/28/2023



Secretary 8/28/2023



Effective date