



VILLAS at EVANS MILL -- RULES and REGULATIONS

Updated: August 2024

This document is intended to be used as information for owners. It will also be used by renters who will be provided with a copy by the homeowner of the unit. In instances in which there is, or appears to be, any conflict, the Covenants for Villas at Evans Mill shall take precedent.

These Rules and Regulations may be subject to change at the discretion of, and by a majority of the Board of Directors of the Villas at Evans Mill. None of these rules may be waived except by the express written consent of the Board of Directors.

The Board of Directors has the right to enforce these rules and to impose fines and collect those fines for their violation. For those who violate the rules, a courtesy letter will be issued notifying the homeowner of their offense. If the violation is not corrected and the homeowner has not communicated a plan of correction within 30 days, there will be an official warning letter sent giving the homeowner a final 10 days to comply. If the homeowner does not correct the violation within the 10-day period, the homeowner will be fined \$25 per day until the violation is resolved.

These Rules and Regulations have been set forth to expand upon and detail the information found in the Covenants and Bylaws under which Villas at Evans Mill operates. All homeowners are asked to support these Rules and Regulations in order that the community will be a more attractive and harmonious place to live.

- 1. EXTERIOR CHANGES** – No changes may be made to the exterior of any unit or the common area surrounding your home **WITHOUT PRIOR WRITTEN APPROVAL OF THE ASSOCIATION**, including the display of decorative items, solar lights, decks, etc. Examples of modifications are storm doors or screened doors. Remember that in all cases, **ANY ADDITIONS OR MODIFICATIONS REQUIRE ADVANCE APPROVAL IN WRITING** using ACC Form found on All-In-One Community Management website or in the library of our clubhouse.
- 2. PARKING** – The garages and paved areas in front of the garages are for homeowner/resident parking and visitors to the homeowner's residence. Pull in/pull out areas at the ends of some drives are there for that purpose and not for parking. While short-term parking is permitted in the area in front of the homeowner's/resident's garage, long-term parking shall be inside the garage. When homeowners/residents have moved from larger homes and are storing items in the garage, they should make every reasonable effort to provide automobile space within a six-month period after moving into the unit. Guest Parking at the Community Center is for clubhouse use only. Vehicles parked in the Community Center parking area are limited to 12 hours. Homeowners/residents of cars left in the Community Center parking lot or improperly parked cars within the community will be subject to fining by the POA, ticketing or towing of the vehicle. There should be absolutely **NO OVERNIGHT PARKING ON THE STREET**. Any vehicle parked on the street after 9:00 p.m. and before 7:00 a.m. will be towed at the owner's expense.
- 3. VEHICLES ALLOWED** – Automobiles, passenger vans, motorcycles and pickup trucks are permitted. No more than two (2) cars per dwelling, except visitors. Commercial vehicles (except delivery vehicles in the process of making a delivery), trailers, campers, boats, and recreational vehicles are not permitted to be parked in any driveway or parking area in the community. A commercial vehicle is defined as any vehicle with a commercial sign painted or affixed to

the vehicle larger than a car, van, or pickup truck. Moving vans are allowed only on Camry Circle and **not on individual driveways**. Inoperable vehicles are not allowed in the community, including, but not limited to, vehicles with flat tires, without current tag, etc.

4. **FLAGS** – The United States flag may be displayed at any time. One U.S. flag may be mounted with pole from the trim of the windows or on the patio fence. No decorative flags are allowed.
5. **LAWN ORNAMENTS** – Yard signs, artificial flowers in flowerpots or in the planting area, swing sets, string lights, laundry poles, clotheslines, basketball hoops/goals, recreational equipment are strictly prohibited. Each homeowner/resident is limited to one yard ornament located in the area adjacent to the front door and should be no larger than 12 inches x 12 inches.
6. **LAWN FURNITURE** – Homeowners/residents are allowed one bench and/or one patio set. These items should be placed so as not to obstruct driveways, walkways, or sidewalks.
7. **BIRD FEEDERS** – No more than two (2) bird feeders are allowed in your personal planting areas, including your patios.
8. **PLANTINGS** – No trees or any other landscaping should be planted by homeowners/residents. Any plantings around units must be approved by the Association.
9. **FLOWERS** – Homeowners/residents are allowed to have two (2) flowerpots on their front porch or adjacent to their unit, so long as the pots do not impede parking or walking. Homeowners/residents are limited to one hanging basket adjacent to their front entrance. Flowerpots cannot be located in the shrubbery area of the units. **NO** artificial flowers.
10. **WINDOWS AND WINDOW TREATMENTS** – All window replacements must be approved by the Association. Windows of units must be covered from the inside with drapes, blinds, or shutters. Window coverings must be lined in white, light gray or beige facing the outside. Interior blinds and shutters must also be white, light gray or beige. Nothing may be hung or displayed on the outside or inside of windows except interior inoffensive drapes, curtains, or louvered blinds with the specified colors. Blinds must cover the entire window from top to bottom at all times. For curb appeal and security reasons, please close blinds at night. Damaged blinds must be replaced.
11. **SIGNS** – No signs whatsoever shall be installed, altered, or maintained on any lot or on any portion of a structure visible from the exterior of the unit, except as stated in the Covenants. You are allowed one political sign no larger than six (6) square feet and/or one real estate sign no larger than six (6) square feet located inside the unit. “For Sale” signs must be located in the interior window of the home.
12. **AIR CONDITIONER UNITS** – Air conditioner and fan units are **NOT ALLOWED**.
13. **STORM DOOR** – Storm doors may be added to the front door provided it is of the approved type. Contact the Management Company for information regarding the approved storm door. Written permission, using the ACC Form, must be obtained from the POA before installation.
14. **FRONT DOOR SIGNS** – One attractive, decorative sign may be attached to the wall of the unit at the front door if such is desired. Decorative signs can only be attached with screws.
15. **HOLIDAY DECORATIONS** – Decorations may be displayed on the grounds from December 1st to January 10th of each year. Any other holiday decorations may be displayed 15 days prior to the holiday and must be removed within 7 days after the holiday. Any damage to the exterior of any unit caused by holiday decorations is the responsibility of the homeowner. Year-round door wreaths are allowed to be hung on the front door.

16. GARAGE and YARD SALES – Signage and advertising for garage sales are prohibited except when the Association holds such events as a community-wide function.
17. PROPERTY DAMAGE – Any homeowner of a unit, occupant, guest, or invitee of that homeowner/resident who commits an act which damaged the property of the Association or of any unit, or violates any rule of the Association, shall be responsible for all costs associated with the damages.
18. LEASING/RENTERS – Non-resident owners who rent their unit must register the person or family with the managing agent and provide an updated lease. All resident owners must at all times provide the managing agent with the homeowner's current mailing address and telephone numbers. The leasing of any portion of a unit by a homeowner requires prior approval of the Board of Directors. In no event shall more than ten percent (10%) of the units be leased at one time. All owners and tenants are subject to Villas at Evans Mill's Declaration, By-laws, and rules and regulations.
19. MAINTENANCE – Homeowner's complaints or concerns regarding the exterior maintenance and operation of the unit shall be made in writing, using the ACC Form, and may be sent by email, fax, U.S. mail or hand delivered to the office of the POA managing agent (All-In-One Community Management). Emergency requests should be made by phone.
20. TRASH – Trash collection regulations require that trash containers be set out no earlier than 5:00 p.m. on the day before collection and the containers must be picked up and put away by 9:00 p.m. on the day of collection. All trash for collection must be set out on the main street, next to the curb at the end of the driveway. Trash containers, when not set out for collection, must be stored INSIDE THE GARAGE. Homeowners/residents will be responsible for clean-up of trash spillage from their containers.
21. PETS – Homeowners/residents may own up to two (2) pets with a combined weight of not more than 40 pounds. No pets may be bred or maintained for commercial purposes. Pets shall be limited to dogs and/or cats. As defined by Paulding County ordinances, animals when outdoors shall be maintained on a leash not more than eight (8) feet in length. All animals should be kept indoors, and no animal may become a nuisance in the community. Do not feed stray animals. The homeowner/resident of the pet is to clean up all animal waste immediately and dispose of it in their trash container. Any homeowner/resident that does not clean up after their pets WILL be fined up to \$50 per occurrence.
22. ANTENNAE AND SATELITE DISHES – Homeowners are not allowed to install or attach any television antenna, radio receiver, satellite dish, or other similar device to any portion of the property WITHOUT PRIOR APPROVAL. Should cable or internet services be unavailable and adequate reception not be available, then the owner shall provide at least forty-eight (48) hours written notice to the Association regarding intended installation. Satellite dishes shall not be placed within view from any street within the subdivision. Satellite dishes are prohibited from being placed on the roof or siding. Owners will be required to pay for removal of satellite dishes, and in addition will be responsible for any expenses related to damage and repairs caused by installation, location, or removal.
23. FENCES/DECKS – All fences require written approval. Patio decks must be cleaned and kept in good condition. Paint/stain can be purchased at Home Depot and must be "Behr Premium Wood Coatings". The approved color is Solid Color Slate SC-102 or Semi-Transparent Color ST-102.
24. EXTERIOR LIGHTS – Homeowners must install and keep in good repair the outdoor wall lanterns. Contact the Management Company for information regarding the four (4) options available from Floor and Light Works.