

Sherwood Rolling Hills Homeowner's Association

Rules and Regulations

Revised June 2020

Responsibility of Owners and Management Companies

A copy of the rules and regulations must be part of each lease or purchase contract. It is the responsibility of each owner to assure that each rental agent informs each potential resident of the rules and regulations. In addition, a statement of understanding must be signed by the potential resident indicating they have been provided a copy of the Rules and Regulations, read the Rules and Regulations and will abide by the Rules and Regulations prior to signing the lease and taking occupancy. These rules and regulations become a part of the Declarations and must be supplied to potential buyers at the time of (or prior to) the condo purchase contract being signed.

Pets

Aggressive dogs and dogs weighing greater than 50 pounds are not allowed. All dogs must be on a leash and under constant control/supervision of their owner. Animal owners must clean up their pet's waste and place it in the garbage bins. **Two pet waste stations (including plastic baggies) have been placed on common areas of Sherwood Rolling Hills. Effective 11/8/19, pet owners will be fined \$100 for not picking up after their dogs.**

Dish Satellite Networks

Dish Satellite Networks are not permitted at Sherwood Rolling Hills. This ordinance is pursuant to By-Laws, Section 20A Exteriors: *No unit owner shall change, modify or alter in any way or manner whatsoever the design or appearance of any surface or façade on the exterior surface or façade, nor install, erect or attach to any part of any such exterior surface any sign, fixture, or thing whatsoever, nor make any alterations or additions to any part of the condominium property, unless such owner shall have first obtained the written consent of the Board.* Any Satellite Networks erected at Sherwood Rolling Hills will be removed at the owner's expense.

Trash Disposal

All rubbish, refuse or garbage must be bagged, tied securely and placed inside the metal dumpster. It is the resident's responsibility to make certain that no garbage is left on the ground surrounding the metal dumpster or anywhere on the common property. Repeat offenders will be fined.

Parking

Sherwood Rolling Hills provides only 2 parking spaces per unit. Each unit is assigned two numbered parking spaces adjacent to their unit. Parking spaces that are not numbered will be classified as overflow parking areas. Parking is authorized in designated parking areas only. Double parking or parking on curbs or lawns will not be permitted. Recreational vehicles, such as boats, trailers, and motor homes will not be permitted in parking spaces. No semi-trailer parking is allowed. No parking is

permitted in restricted areas, designated by signs. Modified exhaust systems creating excessive noise are not permitted. This is in accordance with the "Quiet Hours" from 10 pm until 8 am. Motorcycles are considered vehicles and must be parked only in designated parking spaces. Any vehicle that is non-operational, has an expired tag or has no tag will be towed at the vehicle owner's expense. Violators of this rule will receive a written warning noting the vehicle tag number. This warning will be issued by the Homeowner's Association to the violator (owner or renter of unit) for the first offense. A copy will be retained by the Homeowner's Association for the record. If this rule is violated a second time, any Board Member or Manager, has the authority to have the vehicle towed at the vehicle owner's expense.

Signs, Advertising and Soliciting

No signs or advertising can be displayed in any area except as designated by the board. No soliciting of any nature will be permitted on the property.

Vehicle Maintenance

Owners/Renters are allowed to perform the following tasks on their vehicles/motorcycles:

- Vehicle's exterior may be washed and the vehicle interior may be cleaned.
- The performance of general emergency maintenance (taking less than 10-15 minutes) such as adding fluids, changing flat tires, and changing windshield wipers will be permitted. It is understood that that changing of vehicle oil is NOT considered a general emergency maintenance task.
- At no time can other interior or exterior maintenance be performed on Sherwood Rolling Hills property. This includes, but is not limited to, any type of mechanical (i.e. engine) vehicle parts repair/body repair. A written warning, noting the vehicle tag number, will be issued by the Homeowner's Association to the violator (owner or those on a lease) for the first offense. A copy will be sent to the owner, if this is a rental unit, and a copy retained by the Homeowner's Association. If this rule is violated a second time, any Board Member or Manager, has the authority to have the vehicle towed at the vehicle owner's expense.

Patios and Decks

Decks and patios will not be used for storage. Authorized items for decks and patios include gas grills, patio furniture and plants. Unauthorized items would include, but not limited to charcoal grills, mops, clothing, garbage, towels, vehicles (such as motorcycles), tires, and vehicle parts. One notice will be issued to the owner of units in violation with a ten-day suspense to rectify the violation. If the violation is not rectified, the unauthorized items found on decks and patios are subject to being removed at the unit owner's expense. The Homeowner's Association will not be held responsible for unauthorized items that are removed.

Gas Grills

All grills must have a drip pan to protect the decks and patios from drippings. **The use of charcoal grills is not permitted by order of the Fire Marshall and our insurance company.** Residents are responsible for damage to deck ceilings, railings and vinyl siding caused by smoke and heat. Charcoal grills are subject to be removed at the grill owner's expense. One notice will be issued to the owner of units in

violation with a ten-day suspense to rectify the violation. If the violation is not rectified, the unauthorized grill will be removed at the owner's expense.

Storm Doors and Screen in Patios/Decks

Storm doors and screened in patios/decks must be a standard style and color as identified and approved by the Sherwood Rolling Hills Homeowner's Association Board of Directors.

Noise

Sherwood Rolling Hills will be considered a "Quite Zone" between the hours of 10 pm. and 8 am. This includes the condo interior, condo decks, condo pool and parking areas.

Use of Common Property Owned by the Homeowner's Association

Owner/renters are not permitted to use the common property, owned by the Homeowner's Association, for storage or installation of permanent or semi-permanent structures and parking of pleasure vehicles. This includes tents and yard embellishments such as statues, lights, stepping stones, boats, flat-bed and travel trailers. This does not include flowers or shrubs. Prior to making any changes to the exterior of the condominiums owners must present their intent to the Board for approval. Renters must submit their intent to the owner of the unit they occupy and the owner will present the request to the Board. It is understood that the Board will not approve changes for one owner/resident. Once approved, it will apply to all owners/residents and they will be notified. Two items have previously been presented and approved by the Board, specific type of (1) screened in patios/decks and (2) storm doors. Permanent use of common property will result in a rental fee payable to the Homeowner's Association as an increase in association fees. These fees will be set by the Board at the same time of approval of the request. Unauthorized/unapproved items located on the common property will be removed by the resident until request/approval of said item has been received. Items not removed are subject to removal at the owner's expense. Fees for unapproved items will be retroactive from the beginning date of use of the common property if installed prior to receiving Board approval.

Children

Children under the age of 16 must be off the streets/grounds after 10 pm. Children may not play on stairs, patios or decks of residences where they do not reside. Children may not play in the parking area, street or near the entrances to the complex. Children may not ride scooters, hover boards, skate boards, etc. Children may not ride motorized vehicles with the capability of moving over 5 miles an hour or bikes on the grass/landscaped areas.

Swimming Pool

Pool is restricted for residents and guest of units 81 through 136. Pool Hours are 8:00 am to 10 pm. It is understood that no lifeguard is on duty and swimming is at your own risk. **Our insurance requires that children under the age of 14 must be accompanied by an adult (adult is over 21 years of age).** Pool and pool area is to be used by residents and their guests (limit two guests per unit). **Guests are not permitted unless the resident is with them.** No animals are allowed in the pool area. No running or horse play will be permitted in the pool area. Only non-breakable containers are allowed in the pool area. **No alcoholic beverages are permitted in the pool area.** All trash must be placed in the proper receptacles as provided. Swimmers will not play with items in the pool area such as patio furniture,

water hoses, plants, pool maintenance tools and pool safety devices. Violations of any of the aforementioned rules will result in the owner losing pool privileges for the year. It will be the responsibility of the owner to inform their tenant of the violation and consequence imposed.

Drinking and Drugs

Sherwood Rolling Hills has a **zero tolerance** for drug usage and underage drinking. Violators will be immediately reported to the proper authorities.

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Firewood

To prevent termite problems, firewood must not be placed on or around ground floor patios or porch or against the exterior of any building. Wood found in these areas will be removed at the homeowner's expense. Before using your fireplace, first burn a Fireplace Cleaning Log (Creosote buster). This will clean your chimney, keep it safe and prevent fires. NEVER BURN PINE WOOD IN YOUR FIREPLACE! This builds up creosote in the chimney. Creosote is highly flammable and can lead to house fires. Always watch for signs of buildup including dark, smelly smoke or soot on the furniture. Smoke filling the home is another danger sign. Clean your chimney at least once a year -- more often for heavy use -- to remove inevitable accumulation of creosote.

Renter's Insurance:

All renters are required to have proof of renter's insurance.

Leases:

Upon request, home owners are required to produce copies of tenant leases.

Water Damage

In a short amount of time, water can cause extensive damage to not only your unit, but neighboring units as well. If you live on an upper level, water has the ability to fall into the unit below you under certain unfortunate circumstances. This circumstance can result in damaged flooring, sheetrock, insulation and personal property. Water damage in a home can displace occupants for weeks while waiting on repairs. Even a small, uncontrolled drip can find its way into the unit below your unit.

We, at Sherwood Rolling Hills, ask that you take precautions when repairing or installing anything that is powered by water. Such items include, but are not limited to: toilets leaking or overflowing, dishwashers, garbage disposals, clothes washers, cut off valves under sinks, refrigerator ice makers, etc. Even a frozen home air conditioner can damage the unit below when it starts the thawing

process. If you are having work done on any of these items, please cut off the water valve located adjacent to your building. Even if you consider it a small leak and contain it (turning off the supply line), take appropriate action listed below:

- 1) Should a leak occur, notify your personal property manager
- 2) Then, notify the Sherwood Rolling Hills property manager, Wayne Cook at 229-740-9494
- 3) The City of Valdosta Utility Department can send someone out to cut off the water, if you cannot reach your property manager or Wayne Cook. The number is: 229-259-3510.

Air conditioners produce water through condensation as you operate them. They are prone to cause mold and algae. Bleach is used to clear blockages caused by them. Bleach also kills these organisms which may keep you and your family healthy.

Replace air conditioner filters regularly. When you replace your air conditioner filter, pour diluted bleach in the drainpipe. This will reduce the potency of the bleach so that it does not damage the interior of the drainpipe. Mix 2 tablespoons bleach with 1/2 cup hot water and pour it down the drainpipe.

STATEMENT OF UNDERSTANDING

A statement of understanding provides documentation that the renter has read, understood, and agrees to the **Sherwood Rolling Hills Homeowner's Association Rules and Regulations**.

I, _____ (print Renter's Name), hereby acknowledge and declare that I have read, understand, and agree to the **Sherwood Rolling Hills Homeowner's Association Rules and Regulations**.

Renter's Signature: _____

Date: _____