

**Homeowners Association of Covered Bridge, Inc.  
c/o Sentry Management, Inc.  
101 W. Mulberry Blvd, Suite 225  
Savannah, GA 31407**

January 30, 2024

To: Covered Bridge Homeowner  
From: Homeowners Association of Covered Bridge, Inc.

**RE: UPDATED DESIGN STANDARDS AND RULES AND REGULATIONS FOR THE  
COVERED BRIDGE COMMUNITY**

Dear Member,

The Board of Directors (hereafter the “Board”) for the Homeowners Association of Covered Bridge, Inc. (hereafter the “Association”) is contacting you to provide you with notice and copies of the updated Rules & Regulations and Design Standards for 2024 and moving forward. The Board voted unanimously to approve the updated Rules & Regulations and Design Standards. In summary, some of updated Rules & Regulations will clarify the restrictions on parking within the community, will clarify the standard of conduct on Common Property including the streets, and will clarify certain ACC restrictions regarding sheds/outbuildings, pools, and solar panels. This will allow members to be informed prior to submitting ACC plans and requests on these modifications and what the ACC will need and be reviewing.

Finally, the Board thought it would be helpful to provide clarity as to what fines in our community will be for all violations of the governing documents. As you will see, the Board also voted unanimously to approve the new fine schedule setting the daily fines for all violations at \$25.00 per day/occurrence moving forward.

If you have any questions, please do not hesitate to contact the Board via the management company.

Thank You,  
Board of Directors,  
Homeowners Association of  
Covered Bridge, Inc.

cc: Sentry Management, Inc.



**Rules and Regulations Pertaining to**  
**The Community-Wide Standard & Design Standards in the**  
**Covered Bridge Community**

**WHEREFORE**, the Declaration of Protective Covenants for The Covered Bridge Subdivision Effingham County, Georgia (hereafter the Declaration of Covenants), governed by the Homeowners Association of Covered Bridge, Inc. and its related Bylaws provide that the Board of Directors shall have the authority to make and amend Rules and Regulations and imposing sanctions for violations thereof including without limitation, Self-Help and reasonable monetary fines;

**WHERFORE**, the Declaration of Covenants provides in Article I:

5. **Enforcement:** The Board of Directors shall have the ability to impose reasonable monetary fines for violations of the Declarations or Bylaws, or of rules and regulations passed by the Board of Directors, after providing written notice of the violation to the Owner and/or violator and the amount of the potential fine.

Prior to imposing fines and/or suspending membership rights, as set forth herein, the written notice shall notify the Owner and/or violator of the right to request a hearing before the Board of Directors. The Owner and/or violator must request a hearing within ten (10) days of the date of the written notice. If a hearing is requested, the Board of Directors shall take reasonable efforts to schedule a hearing as soon as possible, and any fines or suspension of membership shall be stayed pending the hearing. The hearing requirement is not necessary to suspend membership rights for Owners who owe Assessments, for continuing violations, or for a violation that occurs within twelve (12) months of receiving a violation notice.

Fines shall be imposed in the same manner as assessments set forth hereinbelow, and shall be a lien on the Lot, and the personal obligation of the Owner, and a joint and several obligation of the violator to the extent the violator and Owner are not the same person. The Declarant and Qualified Builders shall be subject to reasonable fines if, and only if, the Declarant consents to and/or agrees to the fine in writing.

Subject to the limitations contained herein, the Association, and the Architectural Control Committee, where applicable, shall be empowered to enforce the covenants, restrictions, and limitations, including, but not limited to, the design standards, promulgated in the Declarations.

Any reference in the Declaration to a performance deposit paid to the developer shall be deleted and, in no event, may a deposit be demanded or required of a Qualified Builder or Declarant by the Association."

**WHEREFORE**, the Bylaws provide in Article 4, Section 3 that the Board of Directors shall have the power:

**(d) To adopt and publish rules and regulations governing, among other things, the use of the common areas and personal conduct of Members, their employees and guests on the property submitted to the Declaration.**

**WHEREFORE**, all streets within the Association are owned by the Association are to be used for the sole purpose of ingress and egress throughout the community;

**WHEREFORE**, the Declaration of Covenants provides in Article V, Section 23 that the Association shall have the authority to adopt architectural design standards and procedures for the review of plans for exterior structures and improvements on Lots;

**WHEREFORE**, the Declaration of Covenants provides in Article V, Section 23, in relevant part that, “[n]o building, fence, wall or other structure shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made, nor shall any clearing or trees or change of property grade be made until plans or specifications showing the nature, kind, shape, height, materials, location, and grade of the same have been submitted to and approved in writing as to the harmony of exterior design and location in relation to surrounding structures and topography by the Architectural Control Committee”;

**WHEREFORE**, the Association, acting through its Board of Directors and Architectural Control Committee (hereafter the “ACC”) has determined that certain Rules and Regulations pertaining to submission of ACC plans and specifications and the community-wide standard are in the best interest of the community and necessary for the maintenance of the community-wide standard in order to preserve the values of the properties within the Covered Bridge Subdivision;

**WHEREFORE**, the Association, acting through its Board of Directors has determined that in order to maintain the conformity and harmony of external design and general visual quality and in conformity and harmony with existing standards of the neighborhood it must clarify the Association’s position on Parking, Use of the Streets, Solar Panels on Lots within the Covered Bridge Subdivision through Rules and Regulations, design guidelines, and procedures;

NOW THEREFORE, the Board of Directors has, this 27 day of Jan, 2024 adopted the following Rules and Regulations Pertaining to all Lots, Members, and Occupants of the Covered Bridge Subdivision which are binding on all members and occupants of the Association their agents and assigns and are effective immediately:

1. Parking: The Declaration of Covenants provides, in part, that "All public road way laws will be observed."
2. The Effingham County Code of Ordinances provides in Section 3.323, "Parking is allowed on local streets only. If they have a pavement width of at least 28 feet then parking is allowed on one side of the road. If they have a pavement width of at least 36 feet then parking may be allowed on both sides of the road."
3. As a result of the streets within Covered Bridge being 22 feet 2 inches wide, and in accordance with Effingham County Code of Ordinances Section 3.323, no Owner or Occupant shall be allowed to park in the street at any time.
4. No Owner or Occupant shall be allowed to place any item, regardless of if it permanent or not, on the streets of the Association or on any other Common Area within the Association without the prior written consent of the Board of Directors.
5. No Owner or Occupant shall be allowed to use the streets for any other purpose than ingress and egress throughout the community. This shall include but not limited to the following prohibited activities of grilling, playing basketball or other sports, sitting, or parking.
6. Shed or Outbuilding design plans and site plans shall be submitted to, reviewed, and approved in writing by the ACC prior to any construction or installation. All Shed or Outbuildings must be of matching materials and design to the residence on the Lot. Roof pitch shall be at least 8/12. All plans must include, in addition to the requirements established by the Declaration of Covenants, an official bid with specifications, photographs, and any other specific information the homeowner believes is needed to assist with the review and approval process. All necessary permits shall be submitted along with the design plans and site plans to the ACC.
7. For any lot less than  $\frac{1}{2}$  acre in size, plans for Sheds or Outbuildings must be for structures no larger than 1000 square feet. For any lot greater than  $\frac{1}{2}$  acre in size, plans for outbuildings must be for structures no larger than 2000 square feet; however, any outbuilding over 1000 square feet will also require Developer approval after approval is received from the ACC. If an Owner seeks to have garage doors on an Outbuilding, the garage doors must be side facing in relation to the house.
8. Any approved Shed or Outbuilding construction must be completed within 1 year of the start date.

9. Swimming Pool design plans and site plans shall be submitted to, reviewed, and approved in writing by the ACC prior to any construction or installation. All plans must include, in addition to the requirements established by the Declaration of Covenants, an official bid with specifications, photographs, and any other specific information the homeowner believes is needed to assist with the review and approval process. All pools must comply with all ISPSC regulations. Any above ground pools must be screened from view of the street with approved fencing.
10. Solar Panel design plans and site plans shall be submitted to, reviewed, and approved in writing by the ACC prior to any construction or installation. All plans must include, in addition to the requirements established by the Declaration of Covenants, an official bid with specifications, photographs, and any other specific information the homeowner believes is needed to assist with the review and approval process.
11. All Solar Panels must be on the rear/backside of the roof of homes and will only be allowed if they are not visible from the street.
12. All Solar Panels must be placed/installed flush with the rear/backside of the roof and may not be raised in any direction at any time.
13. No Solar Panels will be allowed to be erected in the yard or on the side of any home of any Lot.
14. The Association is not responsible for providing security to any Owner or occupant otherwise or providing any assurances regarding the presence of individuals within Covered Bridge. Each Owner, Occupant, their respective guests and invitees are responsible for providing their own security in any and all areas within Covered Bridge.
15. The Association shall have the right to fine an owner and occupant for any non-compliant structure that violates any provision of the Declaration of Covenants, Bylaws, or these Rules and Regulations.

Any violation of the above-listed Rules and Regulations shall be enforceable in the sole discretion of the Board of Directors by the use of reasonable monetary fines, the use of the Right of Abatement, or as otherwise described in the Declaration of Covenants and Bylaws.

These Rules are supplemental to the Declaration of Covenants and Bylaws and does not modify in any way the existing Declaration of Covenants. Please refer to the Declaration of Covenants and Bylaws for additional restrictions/standards.

IN WITNESS WHEREOF, the undersigned Directors have executed and adopted this Rule and Regulation on this 27 day of Jan, 2023.

2024

THE FOLLOWING OFFICERS CERTIFY THAT THESE RULES AND REGULATIONS WAS APPROVED BY MAJORITY VOTE OF THE ACC AND BOARD OF DIRECTORS:

  
President  
Tom Brower

Sworn and subscribed to before me this

27 day of January, 2024

  
Secretary Treasurer  
Chris Trappel  
Sworn and subscribed to before me this

27 day of January, 2024

  
Notary Public



  
Notary Public

