

THE COMMONS AT FREDERICA

*** RULES AND REGULATIONS ***

In order to maintain the appearance and harmony among residents at The Commons at Frederica, the following rules and regulations are submitted for your reference. Some of these rules are listed in The Commons at Frederica Declaration in more detail, while the remaining have been approved by the Board of Directors. Your cooperation in abiding by these will benefit everyone at The Commons at Frederica. **IF YOU ARE RENTING YOUR UNIT PLEASE MAKE SURE YOUR TENANT GETS A COPY OF THESE RULES. OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS.**

ALTERATIONS – Any exterior changes to your property must be approved by the Board of Directors prior to the work being done. This shall include but not be limited to: landscaping, fences, pools, additions, window replacement, drilling wells, etc. If you plan an exterior change you must fill out an Exterior Change Form which can be obtained from our management office or online at www.greatoaksproperties.com/commons-at-frederica

LANDSCAPING – All landscaping shall be kept in a neat well maintained condition which shall include but not limited to keeping grass cut, weeds removed, landscaping watered, and shrubs trimmed. Do not blow your debris in the streets.

VEHICLES – All vehicles must have a valid license plate on the car, tires must be inflated, and it must be operable and street legal. Boats, boat trailers, golf carts, motorcycles, campers, and motor homes, are not allowed in the subdivision unless stored in the garage with the garage door closed. All golf carts must abide by Glynn County regulations. Please protect our children and pets and do not speed in the neighborhood.

TREES – No living tree having a diameter of 8", 4ft. above grade level may be cut down without written permission with the exception of trees within 5 ft. of your home may be removed without permission. **Trees removed without permission are subject to a \$300 fine per tree.**

TRASH - All garbage cans should be placed on the road **NO EARLIER** than the night before pick-up day, and returned to the side or back of your building **NO LATER** than the day of pick-up.

PARKING – For safety reasons vehicles are not allowed to park in the streets except for very short periods of time but never overnight. Vehicles are not to park in the yard at anytime.

SIGNAGE – No advertising sign or advertising matter is allowed on any lot.

PETS - All dogs must be leashed when not on your property. Any Glynn County animal ordinance laws will be enforced. Each resident is responsible for cleaning up after their pet. Please be considerate of other residents by not letting your pet use another neighbor's yard as a bathroom.

NUISANCES – No obnoxious, loud, or offensive activity, and driving too fast through the property, is permitted. Please be considerate of your neighbors.

EXTERIOR APPEARANCE - Clothes lines, and the hanging of clothing, rugs, etc. are not permitted. All bicycles, toys, lawn chairs, coolers, brooms, and other equipment shall **NOT** be stored in front of or on the sides of your home. Please place all trash in the appropriate containers. The exterior of the house should be kept in good condition which includes, painting, pressure washing, etc. when needed. Fogged windows and torn screens must be replaced as necessary.

IF YOU HAVE ANY QUESTIONS OR WOULD LIKE TO REPORT A VIOLATION OF THESE RULES PLEASE CONTACT OUR MANAGEMENT COMPANY: GREAT OAKS PROPERTIES, (912) 638-0877 OR SEND AN E-MAIL TO:

Steve@GreatOaksProperties.com.

More information is also available on our website: www.greatoaksproperties.com/commons-at-frederica

Adopted 8/2018