

North Golf Villas Condominium Association
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- RULES AND REGULATIONS -

In order to maintain the appearance and harmony among residents at North Golf Villas, the following rules and regulations are submitted for your reference. Some of these rules are listed in the North Golf Villas Declarations in more detail, while the remaining have been approved by the Board of Directors. Your cooperation in abiding by these will benefit everyone at North Golf Villas. **IF YOU ARE RENTING YOUR UNIT, PLEASE MAKE SURE YOUR TENANT GETS A COPY OF THESE RULES.**

VEHICLES/PARKING –Boats, trailers, campers, other recreational vehicles or abandoned cars may not be stored on the property at any time. All vehicles must have a valid license plate on the car, tires must be inflated, and it must be operable. **Vehicles not meeting these requirements will be towed from the property at owner's expense.** If you are going to be out of town for a period of time, please park your vehicle next to the Linkside swimming pool.

PETS – Owners/Renters may have a maximum of 2 dogs and/or cats. Dogs must be leashed and Glynn County leash laws must be adhered to. Each resident must clean up after his pet.

PATIOS/ENTRANCEWAYS/DECKS – Only potted plants and patio furniture may be stored on the exposed patios and entranceways. All other items must be removed and stored out of view. In order to keep our community beautiful entrance areas, balconies and back deck areas are to be free from unsightly clutter. Nothing is to be stored beneath your decks, e.g. paint cans, flower pots, lumber and other miscellaneous items. Decks must be painted. The color is on file at Adelaides. Decks must be cleaned and pressure washed routinely.

ALTERATIONS – Any exterior changes need to be approved by the Board of Directors prior to the work starting. 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 of such owner's unit. If you are looking to replace your skylights, the replacements must be identical to appearance to the ones on units #670 and #671. Maintenance, repair and upkeep of the roof, exterior walls, decks (including painting and pressure washer washing) and gutters are the homeowners' responsibilities.

TRASH – Please place all garbage inside of dumpster. All garbage must be bagged prior to placing in the dumpster. The dumpster is for household garbage only. If you are remodeling your unit, please make sure your contractor does not use our dumpster to throw away construction debris. Disposal of items other than bagged garbage is your responsibility. All boxes must be broken down before placing in the dumpster

GRILLS – Charcoal & gas grills are not to be stored or used on any decks or entryways at any time as they may pose a fire hazard. Only electric grills are allowed but should be covered and unplugged when not in use.

INSURANCE - Owners should have and maintain an HO6 Insurance Policy on their condo, with a flood insurance rider if required. Owners are required to provide proof of insurance to the Board of Directors when requested.

BUILDING MAINTENANCE – The Declaration describes your condominium as “the upper horizontal boundaries of Units 654, 657, and 659 are the lower surfaces of the floor joists of the units located above each said unit. The other units have no upper boundaries. The lower boundaries are the lower surfaces of the floor joists of such unit. The vertical boundaries are the outer surfaces of all exterior walls and the center line of all party walls. Each unit includes the space contained therein.”

The above means that owners are responsible for the general maintenance and upkeep of their unit. This includes but is not limited to all interior maintenance, roof repair/replacement, gutter (cleaning and replacement), siding on all walls, decks (painting, repair, pressure washing, windows and doors.

Any damage to the inside or outside of the condominium or to any other condominium caused by the action or inaction of the tenant or owner is the financial responsibility of the owner.

STORAGE UNITS – Storage units are only to be used for rideable bikes, beach chairs, and similar items. They are not to be used for storing furniture, rugs, old doors/windows, paint cans, etc. Space is limited in these rooms and your cooperation is appreciated.

GENERAL - New hot water heaters installed in all condominiums must have catch basins and drains.

Grease, coffee grounds, cigarette butts, or other non-soluble material should not be placed in the disposals, sinks, or toilets at any time.

Bicycles must be stored and secured in the storage building for each condominium owner and are not allowed to be parked in front of the buildings.

Loud music and boisterous talking that might disturb other residents are prohibited.

No linens, sheets, towels, swimsuits, blankets, spreads, or clothing of any type may be hung from the balcony railings.

Trees, shrubs, flowers, or other plants which are a part of North Golf Villas landscaping may not be removed, cut, or trimmed by any resident without approval by the Board of Directors.

No items of any kind can be placed in common areas without approval of the Board of Directors.

“For Sale” signs or other advertising signs shall not be displayed in common areas or personal property at any time.

No fireworks may be used at any time, or any place, on North Golf Villas property.

If your condo is vacant for an extended period, turn off the water to your condominium using the outside valve for your condominium. After turning the water off outside, make sure you verify the water is off by checking your outside hose bib that should be close to your shut off valve. It is the owner’s responsibility to notify the Board/Management Company in writing if their water cut off valve meter is not working.

Items such as tampons/pads, dental floss, paper towels, cotton swabs, baby wipes, condoms, etc. must not be flushed down the toilets.

Do not pour grease or any other material, which can solidify, down kitchen sinks.

Do not leave washing machines, dishwashers, or dryers running when the condominium is not occupied.

If you are having work done on your condominium, please remind your contractors not to rinse painting materials or pour anything down the sinks/tub drain lines.

All water supply lines must be made of woven stainless steel. This includes water supplied to your toilets, bathroom sinks, kitchen sink, washing machine and ice maker.

At least once a year have your HVAC checked and have the condensation lines cleaned to avoid backup into your condominium or your neighbor's condominium.

Have your clothes dryer vents inspected and cleaned annually.

It is recommended that hot water heaters be replaced every 10 years.

Icemaker connections should be made of stainless-steel mesh.

All window coverings must be white or off-white.