

PELICAN PLACE
*** RULES AND REGULATIONS ***

In order to maintain the appearance and harmony among residents at Pelican Place, the following rules and regulations are submitted for your reference. Your cooperation in abiding by these will benefit everyone at Pelican Place.

IF YOU ARE RENTING YOUR UNIT PLEASE MAKE SURE YOUR TENANT GETS A COPY OF THESE RULES AS OWNERS WILL BE HELD RESPONSIBLE FOR THEIR TENANT'S ACTIONS.

The fine schedule for violating these rules is as follows:

1st Notice - Written warning, with 10 days to correct the problem.

2nd Notice – If the violation you received notice about has not been corrected within the 10 day period, you are subject to a \$50 fine per day for every day the violation remains or per occurrence. In addition, if **any** other rule is violated within 12 months of the 1st notice, a \$50 fine per day or per occurrence will be assessed without any 10 day grace period notice to owner.

3rd Notice - If any violation of the rules occurs a 3rd time within 12 months of the 1st notice, the fine is \$100 per day or per occurrence without any 10 day grace period notice to owner.

TRASH - All garbage cans and recycle containers should be placed on the road NO EARLIER than the evening before pick-up day, and returned to either your courtyard or other location not visible from the street NO LATER than the same day as it is picked-up.

PARKING - Each resident and guests shall park only in the spaces designated for each unit. Your driveway must be used 1st before using any of the overflow parking places adjacent to units #111 & #211. Use of any of the lawn areas, streets, and your neighbor's space(without permission) for parking are prohibited at all times and vehicles parking in these areas will be towed without notice at owner's/renter's expense. In addition, all vehicles must have a valid license plate, tires must be inflated, and it must be operable and street legal. Vehicles not meeting any of these requirements will be towed without notice from the property at owner's/renter's expense. Boats, trailers, jet-skis, campers, etc. can only be parked on the premises if they are stored in the garage out of view. Commercial vehicles are not allowed.

PETS - All dogs must be leashed or fenced at all times. Any Glynn County leash 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 - Nuisances such as dogs that constantly bark, loud music, slamming doors, and driving too fast through the property, shall not be permitted. Please be considerate of your neighbors.

EXTERIOR APPEARANCE - All window coverings shall be either white or off-white. In addition, 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 the buildings. Garage doors should not be left in the open position. Please place all trash in the appropriate containers.

ALTERATIONS - All proposed changes to the exterior of a unit must be approved by the Board of Directors prior to the work being done. This shall include but not be limited to: landscaping, fences, screened porches, storage units, and awnings.

IF YOU HAVE ANY QUESTIONS OR WOULD LIKE TO REPORT A VIOLATION OF THESE RULES PLEASE CONTACT: STEVE KENDALL, MANAGER (912) 638-0877 or by e-mail: Steve@GreatOaksProperties.com