

# *Sterling Ridge HOA, Inc.*

## Summary of Rules & Regulations of the HOA

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The information provided here is to help you understand the rules and regulations that govern all property owners in the subdivision. Georgia law grants the HOA many rights and obligations to ensure that the overall appearance and welfare of the subdivision are maintained. The law also requires the property owner to comply with all reasonable rules and regulations that are adopted by the HOA.

The HOA must comply with the GA laws and certain rules that were adopted through the Declaration of Covenants, the incorporation documents, and the by-laws. Also, the HOA has adopted rules and regulations that are designed to enhance the overall appearance of the subdivision. These are designed to increase the desirability of the properties within the subdivision and maintain the property values of all homeowners

Any violations are subject to a fine of up to \$25.00 per day that the violation continues. Also, the HOA can remove any violation or cause a violation to be corrected at the owner's expense. The following is a list of the rules and regulations that most often affect individual homeowners. Please review the list so that you do not unknowingly violate the requirements.

If you have any questions about the rules, please speak with any member of the HOA board of directors.

### **Property Changes**

- No changes or additions to the lot or to the building are allowed until the proposed changes have been submitted in writing to the Architectural Control Committee.
- No changes or additions may be made until the committee or board gives written approval to the proposal.
- The HOA has the power to grant or withhold approval of any change to the exterior appearance of any lot or structure.

### **General Appearance**

- The lot & improvements must be neat, clean, and eye-pleasing.
- Exterior wood around windows and doors must be painted and mold free.
- The inside of windows, except for the garage door, may not to be painted.
- Mold & mildew on the exterior of the house must be removed by pressure washing or other means.
- Clean and remove any stains on the driveway or sidewalks in front of or around the house.
- Window treatments or drapery linings visible from the street must be white, alabaster, or ivory.
- Keep the front entrance, porch, and side lawns clean & trash free.
- Ladders, tools, construction equipment, and utility trailers must be kept out of sight.
- Keep toys, grills, and furniture behind the house and out of view from the street.
- Basketball goals may not be attached to the front of the house or garage.
- No basketball goals may be erected that are visible from the street.
- Temporary, portable basketball goals, and any other sports equipment must be kept out of sight when not in use.
- No clotheslines may be visible from street.
- Remove holiday decorations within 30 days of the holiday.
- No reception devices are permitted other than satellite dishes  $\leq 18$ " in diameter.
- Mailboxes must be maintained in good repair and appearance.
- Newspapers must be picked up on the day of delivery.

### **Lawns & Landscaping**

- Front lawn must be neat, clean, and eye-pleasing.
- The curb, driveway and sidewalks must be properly edged.
- Bushes, shrubs, and trees must be properly trimmed.
- Dead bushes, shrubs, and trees on the property must be removed promptly.
- Flower beds must be kept weed free.
- Keep the street in front of the property weed-free, this includes the curb and the area where the concrete meets the asphalt.

### **Trashcans**

- Trashcans are not to be visible from the street except for the period of time from the evening before pickup day and the evening of pickup day.
- Trashcans stored on the side of the house must be hidden by shrubs or an approved fence.

### **Fences**

- No fences may be constructed in front lawns.
- All fences must be pre-approved by ACC or board, subject to the following restrictions:
  - No fences may be closer to the street than the rear corner of the residence,
  - Shadowbox fences in the rear shall not be over 6' tall,
  - Other rear yard fences shall be picket fences up to 4' tall,
  - Fences must be painted or stained the color of the house or trim; or they may be stained a light natural wood color such as pine, maple, or oak; or they may be painted a light tan, or other earth tone that looks similar to a natural wood stain

### **Signs**

- Other than “Home for Sale” signs, no other signs may be on the premises.
- No vehicles kept on the premises may have any signs visible on their exterior, unless the vehicle is kept in the garage with the garage door closed.

### **Parking**

- All resident owned vehicles shall be parked only in the garage or the driveway of the respective residence.
- No vehicle may be parked on the street for more than 6 hours.
- No vehicle may be parked on the street overnight.
- No vehicle may be parked in the driveway so as to block the direct path of the sidewalk that crosses the driveway.
- No more than 4 vehicles may be parked outside of the garage on any driveway(s) on the property.
- No unsightly or inoperable vehicles may be visible from the street.
- No commercial vehicles, motorcycles, boats, campers, trailers, or motor homes may be visible from street or any other residence.
- No vehicle, equipment or materials may be stored so as to be visible from the street or any other residence.