

CEDAR CANYON CONDOMINIUM ASSOCIATION, INC.
RULES & REGULATIONS
(Revised June 2018)

As a homeowner (Owner), you own only the inside of your unit. Patios, driveways, carports and courtyards are Limited Common Elements (LCE) for your exclusive use, though owned and controlled by the Association.

It is the responsibility of every homeowner to maintain the neat appearance of his/her LCE, which included ground maintenance within the patio, courtyard and carport areas. As association property, the LCE cannot be changed or altered in any way without prior written approval from the Board of Directors.

I. Architecture

- A. Before any changes are made to the building exterior or to the common elements, a written request with complete details and specifications must be submitted to the Architecture Control Committee or the Board of Directors. If the change is approved, specific details will be given to the Owner in writing.
- B. Mailboxes and address numbers must conform to original construction specifications.
- C. Installation of a satellite dish must comply with Federal Communications Commission Over-the-Air Reception Devices "OTARD" guidelines. A dish may be placed in a freestanding container on the back patio.
- D. Effective October 2017, no cable TV or satellite dishes are permitted on the roofs or building structures. Owners prior to that date may keep dishes on roofs, however, Owner must coordinate with roofing vendor for purchase and installation of new bracket/roof boot at time roof is being replaced. Existing dishes cannot be placed on front side of roof.
- E. All wires to include satellite dish, cable, and phone must be concealed. Wires shall not be left hanging off the edge of any roof or across any roof or left exposed on the ground. All wires shall be inside the wall. The installer will run the wires on the inside, and then there will be no wires on the exterior of the building.
- F. Any damage to the exterior wood caused by Owner is the responsibility of that Owner.
- G. No items shall be installed on the outside walls of the building without Board of Directors' approval.
- H. To allow and encourage the proper upkeep of units, the following exterior changes are permitted with no prior authorization of Board of Directors.
 - 1. Front doors may be replaced with a windowless door of no less than six (6) panels. The exterior of the door must be painted in the original door color. A gold or brass doorbell or knocker unit, not to exceed 6" x 9" may be installed.
 - 2. Front screen doors may be replaced with a metal door of at least 50% screen or glass. The frame and all structures of the door must be painted in the original color.
 - 3. Outside air conditioner compressors may be shrouded with wood or lattice. Either must be painted to match the exterior surface of the unit.
 - 4. No window air conditioners allowed.
 - 5. Windows may be changed out to a double-paned model, provided the new window matches the dimension, style, and color of the original.

II. Patios/Balconies/Courtyards

- A. Patios, balconies and courtyards are limited common areas and are to be maintained by the Owner in a neat, clean manner. .
- B. Patios and courtyards must be kept clean. These are not storage areas. Shelves, cabinets, appliances, and storage items are not allowed. Grills, patio furniture, plants and plant stands, and firewood in a rack are allowed.
 - 1. Firewood must be stored in a rack and kept at least six (6) inches from wooden exterior of building and eight (8) inches off the ground.
 - 2. Grills must not be used while resting on wooden floors, balconies or decks. This is a Cobb County violation.
 - 3. Grills shall be at least ten (10) feet away from the building when in use and cooling down. After they cool off, they can be stored on the patio.
 - 4. Fire pits are not authorized for patio or courtyard use.
- C. All shrubbery inside courtyard must be trimmed below fence tops at least once annually.
- D. Cleanliness of garbage enclosures is the responsibility of each resident. All garbage must be in a sealed plastic bag and placed in a trashcan with a lid.
- E. Objects are not permitted to sit on top of enclosure wall of patio or courtyard.
- F. No trees are allowed in courtyards.
- G. Fences and gates are allowed on patio. Owners are required to fill out a request authorization form and obtain approval by the Board of Directors before installation of fences and/or gates can take place. Fences and gates must be wood, like trash enclosures. Fences and gates must be flush with the height of patio wall.
- H. Only patio umbrellas are allowed to be taller than the patio fence or wall.
- I. Only attachments to buildings allowed are flagpoles and hose racks.

III. Carports/Driveways

- A. Only operable, licensed and insured vehicles, firewood in a rack, hanging plants, hoses on a rack and bicycles are allowed in carports.
- B. Bicycles must be kept on bicycles hooks, hanging from the ceiling of the interior of the carport/driveway.
- C. Firewood must be stored in a rack and kept at least six (6) inches from wooden exterior of building and eight (8) inches off the ground.
- D. Hoses must be hanging or rolled up on a hose rack

IV. Grounds

- A. Planting of any kind on the common property requires written approval of the Board of Directors. Owner must use similar shrubs (azaleas, hollies, knock-out roses, privets and/or sparkling sangrias for example) to that of the existing shrubs in the community; this includes front yard, side yard and back yard.
- B. The groundskeeper will discard any toys or other objects left on the landscaped area.
- C. A single "For Sale" sign may be placed in the interior window of a unit, or in the interior of the glass portion on the storm door of a unit that is for sale. If barriers such as trees obstruct all the windows and doors, the Owner may make a written request to the Board of Directors for alternate sign placement. In addition, a single information holder or flyer box, no larger than 12" x 12" may be placed at the exterior corner of the unit closest to the unit's entrance.
- D. Only one "For Sale" or "Garage Sale" sign per unit will be allowed at the Community's front entrance from 6:00 p.m. on Friday evening until sundown on Sunday evening.
- E. No fire pits are allowed on common elements.

V. Parking and Vehicles

- A. No vehicles shall be parked on any grass or landscaped areas.
- B. Street parking is restricted to only one side of each street. Vehicles parked in “No Parking” zones can be towed without notice, at the owner’s expense.
- C. Each unit may have no more than two (2) vehicles unless prior written approval of the Board of Directors is obtained. . Where adequate room exists, these vehicles must be parked completely within the Owner’s carport or driveway
- D. All vehicles must have current license plates, must be insured and must be used as the resident’s mode of transportation.
- E. Vehicles may not be stored or abandoned on the street or in the driveway area. Stored if defined as any vehicle left unmoved more than ten (10) days in a given month.
- F. Vehicles cannot be parked in any manner which blocks any driveway or restricts traffic flow, especially that of emergency vehicles. Vehicles must fit entirely in the driveway and not protrude on the street.
- G. All vehicles must have current license plates, must be insured, and must be used as the resident’s mode of transportation.
- H. Vehicles may not be stored or abandoned on the street or in the carport/driveway areas. Stored is defined as any vehicle left unmoved more than ten (10) days in a given month.
- I. Vehicles cannot be parked in any manner which blocks any driveway or restricts traffic flow, especially that of emergency vehicles. Vehicles must fit entirely in the driveway and not protrude on the street.
- J. No boats, trailers, campers or other recreational vehicles may be parked within the community except for loading or unloading
- K. No commercial vehicles can be parked within the community except for loading and unloading. Cedar Canyon’s definition of commercial vehicle is any vehicle that is rated over one ton or has commercial markings.
- L. Commercial vehicles not in compliance will be given 24-hour notice to comply before being towed at the Owner’s expense.
- M. Motorcycles cannot be ridden in the community except entering and leaving the property.
- N. Owners may service their vehicle in their driveway or carport for either emergency repairs or minor maintenance checks.

VI. Pets

- A. All pets must always be on a leash held by the Owner. This includes cats per Cobb County leash laws.
- B. Pets are not permitted in the pool, clubhouse, tennis-court and/or playground areas.
- C. Only the outer perimeter area of the Community can be used for pets when walking pets. Residents are expected to clean up after their pet(s) in any maintained area. Pet owners are required to clean up their pet’s waste.
- D. Pets may not be left unattended on patios, carports or courtyards.
- E. Pets must not be left unattended or tied in any landscaped areas. Any pet damage will be assessed to the Owner.
- F. No more than two (2) pets per unit are allowed.
- G. If a pet creates a nuisance, the Owner will receive one warning. Upon the second notice, the Owner will be required to appear before the Board of Directors to address the situation. Failure to appear will result in immediate demand for the

removal of the pet from the community. Board of Directors has the right to demand any pet that is aggressive or is a continued nuisance be removed from the Community and not allowed to return.

VII. Recreation

Note: HOMEOWNERS MUST BE CURRENT ON THEIR ASSOCIATION ACCOUNT TO USE RECREATIONAL FACILITIES.

A. Swimming Pool

1. The swimming pool cannot be reserved.
2. Hours for use are 8:00 a.m. to 10:00 p.m., Monday through Sunday.
3. The pool may not be used during maintenance hours or whenever the sign states that the pool is closed.
4. Anyone in the pool or pool area after posted hours will be considered trespassing and will be subject to prosecution.
5. The pool gate needs to remain locked at all times. If you need a pool key or a replacement, the Owner should contact the Board of Directors for one. The key will be provided for \$5.00 cash.
6. Enter through the gate only. Climbing the gate or fence is strictly prohibited.
7. An adult Owner must accompany any and all their guests using the pool. No more than three (3) guests per unit are permitted in the pool or pool area without prior approval of the Board of Directors.
8. No one under the age of sixteen (16) is permitted to use the pool without the direct supervision of an adult Owner. An adult is considered to be someone eighteen (18) years or older.
9. All sunbathers using tanning lotions should shower before entering the pool.
10. Proper swimsuit attire is required always while swimming. Street clothes may not be worn in the pool.
11. Infants and children that are not potty-trained must wear a swim diaper and rubber pants in the pool.
12. No person with open sores, wounds, bandages or communicable diseases is allowed in the pool.
13. Drinking glasses, glass bottles or glass containers of any kind are not permitted in the pool area.
14. While smoking is permitted in the pool area, cigarettes must be disposed of in the cigarettes urns.
15. Running, pushing and rough play are not permitted in the pool or pool area. Radios, tape and CD players should be played at a controlled volume, not offensive to other residents.
16. No bikes, skateboards, or skates or other inappropriate toys are permitted in the pool area.
17. Association-owned furniture and equipment may not be removed from the pool area or misused.
18. The safety equipment, i.e. life hooks; life rings, etc. are not toys. No resident or guest is ever permitted to play with them.
19. No diving is permitted for safety reasons.

B. Tennis Court

1. Tennis courts are to be used for tennis play only.
2. Tennis court will be available daily for residents' use from 8:00 a.m. to 9:00 p.m.
3. The tennis court gate is to be locked at all times.

3. Any tennis activity involving guests or children under (16) must include or be supervised by at least one adult resident. An adult is considered to be someone eighteen (18) years or older.
4. Appropriate clothing and tennis footwear is required for all players at all times.
5. A one-hour timer located near the pool gate activates the lights. Turn the court lights when you finish playing. At 9:00 PM the court closes and is inoperable until the next day.
6. Bikes, skateboards, roller blades, shoes with rollers in the soles, and all other wheeled devices are prohibited.
7. As a matter of courtesy, the tennis court should be surrendered to the next group after one (1) hour of play.
8. All pets are prohibited from the tennis court

C. Clubhouse

1. Reservations are on a first-come, first-serve basis.
2. All parties must end and the clubhouse vacated and locked by 11:00 p.m.
3. Use of clubhouse requires an adult resident-of-record over the age of twenty-one (21) be present at all times.
4. There is a \$25.00 cleaning fee charged for use of the clubhouse. Any personal use of the clubhouse also requires a \$50.00 deposit at the time the key is obtained. There will be a joint inspection prior to use.
5. The Owner/Resident must assume full responsibility for securing and cleaning the clubhouse when leaving. The deposit is fully refundable if the clubhouse is satisfactorily and timely cleaned. There will be a joint inspection after use.
6. If your reservations are cancelled within two (2) hours of event, all monies will be returned once joint inspection is completed.
7. Any overt damages incurred during clubhouse use will be the responsibility of the Owner who has obtained the rental. The cost of repairs and/or replacement to any damages will be billed to the Owner separately from the deposit.
8. Owners and guests are not permitted to wear swimming attire in the carpeted areas of the clubhouse.
9. No alcoholic beverages are permitted in the clubhouse.
10. Until the clubhouse has been refurbished, it is not available for rental.

D. Playground

1. Hours of use are from 8:00 a.m. to 9:00 p.m.
2. The designated playground area, which is adjacent to the tennis court and swimming pool, is for children's activities.
3. The common grounds of the community cannot accommodate sports or outdoor games (i.e. football, baseball, volleyball, etc.) without creating a potential hazard to property and/or persons.
4. Participation in any activity involving the utilization of articles such as, but not limited to, balls of any kind, Frisbees, bats, rackets, etc. on community common grounds is prohibited.
5. Non-competitive activities may take place in the area between the creek and the tennis court, provided that such activity does not disturb other residents.
6. All residents are responsible for their children and guest(s) in complying with these rules.
7. No pets are allowed in the playground area.

VIII. Children Safety

- A. Children are prohibited from playing in the street.
- B. Children are prohibited from riding bikes, scooters or skateboard in another Owner's carport or driveway.

IX. Nuisance

- A. All residents are required to respect the rights of neighbors at all times.
- B. There should be no excessive noise, music, etc. between the hours of 9:00 p.m. and 9:00 a.m.

X. Enforcement

- A. Every Owner is responsible for the conduct of all family members and guests.
- B. Any damages, fines or penalties will be assessed directly to the responsible Owner.
- C. The Board of Directors will enforce adherence to the Declaration, By-laws, and Rules of the Association.
- D. Written notification of violations will require prompt attention by the violating resident. Failure to respond to written notification may result in fines.
- E. Violation of any of these rules is subject to the loss of recreational privileges and/or a maximum fine of \$25.00 per day per violation as set forth in the Declaration and By-laws.
- F. Residents more than thirty (30) days delinquent in assessments or charges due the Association cannot use the recreation area, facilities or vote.
- G. Commercial vehicles not in compliance will be given 24-hour notice to comply before being towed at the Owner's expense.
- H. The Board of Directors reserves the right to hire a contractor to bring any violation in compliance after notice has been given to the Owner and the Owner failed to fix the violation within the allotted time.
- I. All cost for compliance will be the responsibility of the Owner to pay.