

CEDAR CANYON CONDOMINIUM ASSOCIATION, INC.
RULES & REGULATIONS
(Revised June 2022)

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. Absolutely no exterior wall may be moved to increase interior square footage space of a unit.
- 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 free-standing 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 electrical, 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 wiring must be installed to create a minimal impact on the exterior of the building. **Only a licensed contractor may install wiring on the Cedar Canyon Common Property Building.** The contractor must be approved by the Board. A contractor may not drill holes in the exterior siding of the building. Cable, phone, and electrical wiring must be installed on the interior of the building if possible. If electrical grounding wired must be installed through the siding, **the owner must contact the Community Manager for Board Approval prior to installation.** For electrical wiring installation, junction boxes, or PVC Wire covering must be used to protect the wiring on the exterior of the building. If nailing, stapling, or drilling occurs in the siding, the owner will be responsible for replacing the siding.
- F. Window treatments- Blinds or Curtains may be used. No Bedsheets, towels, or flags may be used for window coverings.
- G. Any damage to the exterior wood caused by Owner is the responsibility of that Owner.
- H. No items shall be installed on the outside walls of the building without Board of Directors' approval.
- I. 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 original door color- SW 7047 Porpoise Interior/Exterior Locator Number:

245-C6

3. Outside air conditioner compressors may be shrouded with wood or lattice. Either must be painted to match the exterior surface of the unit. Please contact Community Manager for Color Codes.
4. No window air conditioners allowed.

II. Patios/Balconies/Courtyards

- A. Patios, balconies, and courtyards are assigned as limited common elements. Owners are responsible for maintenance and repairs of their Patios, and courtyards.
- B. Patios, Balconies and Courtyards should not serve as storage areas. Shelves, cabinets, appliances, and storage items are not allowed. Grills, patio furniture, plants (limited to 4 per area) may be displayed in a planter or pot but not to exceed 4 plants per area. Firewood in a rack. *Fire pits are not 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 Ordinance. Please refer to the ordinance for more detail.
 - 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.
- C. All shrubbery inside courtyard must be trimmed below fence tops at least once annually. * Owner Responsibility
- D. Cleanliness of garbage enclosures is the responsibility of each resident. All garbage must be in a sealed plastic bag and placed in a trash can with a lid.
- E. No objects (such as planters, lighter fluid, torches, candles * this is not an all-inclusive list) are not permitted to sit on top of enclosure wall of balcony, patio, or enclosure.
- F. Trees in courtyard must be maintained by the homeowner.
- G. Owners are required to complete an ACC request for all Fences and/or gates on patios. Gates are specific to each unit. Please communicate with the Community Manager for further details on the gate for your unit. Height and Width of gate will vary according to each unit design. Please reach out to the Community Manager for more details.
- H. Only patio umbrellas are allowed to be taller than the patio fence or wall. Umbrellas must be maintained and cannot be in tattered or torn condition.
- I. Security Equipment such as cameras and lighting may be installed upon Board approval through an ACC Request.
 - 1. Only the following items may be attached to the building: Security Cameras, Security Lighting, Camera Doorbell, Flagpoles, and Hose Racks.
 - 2. Security Equipment such as cameras and lighting may be installed upon Board approval through an ACC Request.
 - 3. Security Cameras are limited to two (2) cameras per unit which may be located as follows: One Camera in the front of the unit. One camera in the back of the unit. * May install Camera Style Doorbell in addition to the installed cameras.
 - 4. Security Lighting may be installed in the carport in lieu of the original lighting in the carport or on the back patio. *Exceptions must be reviewed by the board through an ACC Review.

III. Carports/Driveways

- A. Absolutely no car covers of any kind may be used in Cedar Canyon.
- B. Only operable, licensed, and insured vehicles, firewood in a rack, hanging plants (no more than 4 plants total per unit on carport), hoses on a rack and bicycles are allowed in carports.
- C. Bicycles must be kept on bicycles hooks hanging from the ceiling of the interior of the carport/driveway.
- D. Hoses must be stored in hose rack, or a wired hose basket designed to hold a water hose.
- E. No tables, benches or chairs allowed on the carport or driveway.

- F. Owners are responsible for maintenance and repairs of their driveways. Each driveway is assigned to the unit as a Limited Common Element.
- G. Prior to any interior construction is performed that will require storage on the carport of construction items, the owner must go to the managements website to complete an ACC Request. All project dates must be provided and approved prior to moving forward with any items stored on the carport pad or driveway.
- H. PODS and DUMPSTERS for construction purposes must be approved by the Board prior to installation. Please log onto the management portal and complete and ACC Request for approval of these items. Approvals will be considered for a 4-week period. Extensions must be approved. If the POD/DUMPSTER has been approved, please email the property manager for instructions for extensions prior to the expiration of the 4 -week approval. Please If the common property sustains damage during delivery of the PODS or DUMPSTER, the unit owner will be held responsible for the damage to items such as, i.e., bridge, landscaping, entrance island, retaining walls.

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 Association will discard any toys, bird feeders, plants, trash cans (this list is not all inclusive) placed on the Common Property.
- 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 structures may be built on common property.

V. **Parking and Vehicles**

- A. Two (2) **motorized vehicles** per unit are approved to park in the driveway or carport. Where there is room in the driveway, all motorized vehicles must be parked in the unit owner's driveway assigned to the unit. Board approval required for exceptions through ACC Review. Please sign onto the owner portal to complete the ACC Review Application.
- B. Homeowners who have temporary guests must notify the Community Manager to register their vehicles for parking within the community.
- C. No vehicles shall be parked on any grass or landscaped areas.
- D. Street parking is restricted to one side of the street. Vehicles parked in "No Parking" zones can be towed without notice, at the owner's expense.
- E. Where adequate room exists, approved owner vehicles must be parked completely within the Owner's carport or driveway.
 - 1. Homeowners with carports or driveways capable of only sustaining 1 motorized vehicle may park 1 additional motorized vehicle on the street that serves their unit. *Motorized vehicles must be parked as close to the owner's unit as possible.
 - 2. Homeowners have priority parking over visitors. Please be mindful of your neighbor parking needs.
 - 3. Vehicles cannot be parked in any manner which blocks any driveway or restricts the traffic flow. Emergency vehicles have 1st priority; please be mindful when parking your motorized vehicles. All motorized vehicles must fit entirely in the driveway and not protrude out into the street.
- F. All vehicles must have current license plates, must be insured, and must be used as the resident's primary mode of transportation.
- G. Vehicles may not be stored on the street or driveway. Stored vehicles are defined as any vehicle left on the property for more than 8 days. Abandoned vehicles will be defined as any vehicle left on the property for more than 8 days. *Abandoned vehicles may be towed at owner's expense.
- H. No campers, boats, trailers, recreational vehicles, or commercial vehicles may be parked in the community except for loading and unloading. * Cedar Canyon's definition of commercial vehicles is any vehicle that is rated over one (1) ton or has commercial markings.
- I. All vehicles noted in letter (H) not in compliance will be given 24-hour notice to comply before being towed at the Owner's expense.
- J. Motorcycles cannot be ridden in the community except entering and leaving the property. * Motorcycles are considered one (1) of the owners Motorized Vehicles.
- K. 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 and under the control of the owner. Owner must always be with their pet when outdoors in the community. This includes cats per Cobb County leash laws. *Cedar Canyon green space may not be used as a dog park at any time.
- B. Pets are not permitted in the pool, clubhouse, tennis court and/or playground areas.
- C. Pet owners must pick up all pet waste and dispose of the pet waste in their trash receptacle.
- D. Pets may not be left on patios, carports, or courtyards. * Please refer to letter (A).
- 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 a violation notice. If the violation continues, a 2nd notice will be mailed and a hearing before the Board scheduled.

*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 9:00 a.m. to 9:00 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 always remain locked. 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 all 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 seventeen (17) is permitted to use the pool without the direct supervision of an adult Owner. An adult is 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. Glass of any kind is not permitted in the pool area.
14. No smoking or vaping allowed at the pool.
15. No wireless speakers, tape players, CD players, or radios may be used at the pool, playground, or tennis court. **Earbuds or earphones may be used for music.
16. No bikes, skateboards, or skates, other inappropriate toys are permitted in the pool area.
17. No sexual activity at the pool. *Will result in immediate fine.
18. Association-owned furniture and equipment may not be removed from the pool area or misused.
19. Please do not use safety equipment as toys. Safety equipment is defined as: life hooks, and life rings. *Owners and guests may be fined immediately for abusing the safety equipment.
20. No diving is permitted for safety reasons.
21. No pool parties allowed at any time.
22. If an owner or guest is found to be in violation of any of these pool rules it will result in an immediate fine of \$250 per incident.

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 9:00 a.m. to 9:00 p.m.
3. The tennis court gate is to be always locked.

3. Any tennis activity involving guests or children under (17) must include or be supervised by at least one adult resident. An adult is someone eighteen (18) years or older.
4. Appropriate clothing and tennis footwear is always required for all players.
5. A one-hour timer located near the pool gate activates the lights. Turn the court lights off 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
9. If an owner or guest is found to be in violation of any of these tennis court rules it will result in an immediate fine of \$250 per incident.

C. Clubhouse

1. Reservations are on a first come, first-serve basis. Clubhouse Rentals are available for ½ rentals for \$150.00, Full day \$300.00, hourly rate for \$25.00 per hour.
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 always present.
4. There is a \$75.00 cleaning fee charged for use of the clubhouse. Any personal use of the clubhouse also requires a \$100.00 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 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. **Currently the Clubhouse is not available for rental. Until the clubhouse has been refurbished, it is not available for rental.**

D. Playground

1. Hours of use are from 9:00 a.m. to 9:00 p.m.
2. Playground is for Cedar Canyon owners and their guests.
3. Playground is for children only.
4. Football, Soccer, Baseball, Lacrosse, and other recreational sports are prohibited on Common Ground at the amenities.
5. 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.
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.
8. If any owner or guest is found to be in violation of any of these playground rules it will result in an immediate fine of \$250 per incident.

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.