

COVENANTS AND RESTRICTIONS
FOR
SPRINGSIDE
COBB COUNTY, GEORGIA

Some highlights of the restrictive covenants for our neighborhood follow. To the extent these do not comport with the neighborhood's wishes, they may be amended as set out in Article VIII. Ask a member of the Board of Directors (BOD) for a full set of the covenants.

Article II. Lots

Section 1. (All homeowners are bound).

Section 3. Easement Over the Lots for various purposes.

Article V. Architectural Control

Section 1. Architectural Restrictions

(e) No fences except in rear of house

Section 3. Architectural Control

(a) Need written permission from BOD to erect or maintain, or make exterior additions to or change in:

- Building
- Fence
- Wall
- Garage
- Patio
- Carport
- Playhouse
- Swimming pool
- Mail-box
- "Other structure"

(Including changes to roofing material, color of paint, stain or varnish.) If no response from BOD within 30 days, automatically approved. *[No permission required for trees, shrubs, landscaping, etc]*

(c) Homeowners may request certificate in writing from BOD stating that anything listed in (a) above is in compliance.

(d) If work is started without permission (see (a)), BOD may restore at homeowner's expense with 14 days' notice and opportunity to cure.

Article VI. Restrictions

Section 1. Residential Use. (No businesses except office that does not create regular client/customer traffic).

Section 2. No noxious or offensive activity.

Section 3. Nuisances. (e.g. No exterior speakers)

Section 4. Trash. "Garbage containers shall be buried or screened on each Lot so that the same shall not be visible from the street or from any part of any other Lot." *[Exception for day of public trash pickup??]*

Section 6. Signs. "No sign of any kind or character shall be . . . displayed to the public, without the prior written consent of the Board of Directors, except for customary name and address signs and one customary 'for sale' sign advertising a Lot for sale."

Section 8. (No clotheslines)

Section 11. Vehicles; Trailers; Boats; Automobiles. No boat, trailer, boat trailer, camper, truck or utility trailer shall be permitted to be stored or repaired upon any Lot unless the same is entirely confined within a garage . . . and the door . . . is kept in a closed position."

Section 13. Enforcement by Members. (Owners of any lot can enforce via legal action).

Article VII. Maintenance of Lots and Landscaping

Section 1. Maintenance of Lots. "... obligated to keep and maintain all portions of his Lot . . . in a neat, sanitary and attractive condition which is satisfactory to the Board of Directors." (If homeowner violates, BOD can perform work at owner's expense after 14 days notice and opportunity to cure).

Article VIII. Amendment

Section 1. Method of Amendment. (67% of the Lots – cast vote a duly called meeting or signed a written approval of amendment after date on which such meeting was held). Effective only upon recording in the Deed Records of Cobb County, GA.

Article IX. Miscellaneous

Section 2. Waivers. (No inadvertent waivers).