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BRANDON MILL FARMS

CONDOMINIUM ASSOCIATION, INC.

POLICIES, RULES AND REGULATIONS

JUNE 1, 1990

BRANDON MILL FARMS

INTRODUCTION TO CONDOMINIUM LIVING

The purpose of this brochure is to provide a convenient reference source to the facilities, services and rules of Brandon Mill Farms to homeowners and their guests or tenants. Since the individual homeowner is responsible for his guests and tenants, copies of the owners manual must be made available to said renters by the homeowner. Copies may be obtained from the management office.

Brandon Mill Farms is not a hotel or apartment building. It is a condominium and, as such, each unit is individually owned, with common areas jointly owned by the individual unit owners. Use of the individual units is reserved for homeowners. Use of services, facilities and common areas is open to all homeowners and, with certain exceptions and restrictions, their guests and tenants.

Because condominium living may be a new experience for many of us, various rules have been adopted by The Board of Directors of The Condominium Association to enhance the enjoyment of the condominium way of life for owners, their guests and tenants. These rules follow, describing facilities of Brandon Mill Farms.

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I. STATEMENT OF POLICY

These Rules and Regulations, adopted by the Board of Directors pursuant to Article IX, Section 1. of the By-laws of Brandon Mill Farms Condominium Association, Inc. ("Association"), are established to promote the enjoyment and to protect the value of the units in the condominium.

Because the quality of condominium life-style depends upon group effort and cooperation, Owners and occupants are expected to exercise restraint, moderation, tolerance, and consideration in matters of personal conduct and life style that may effect their neighbors. Owners and occupants should expect similar courtesies from their neighbors in the community.

All terms and conditions of the Declaration of Condominium and the By-laws of the Condominium Association apply to all units and the common areas. All Unit Owners, (members of the Brandon Mill Farms Condominium Association, Inc,) occupants, (the term occupants as used herein applies to family members residing in the unit; lessees and their family members living in the unit), and guest, (as used herein the term guests includes all persons invited on the property by an Owner or occupant; contractors, suppliers and delivery people on the property for the benefit of a Unit Owner), should be familiar with the terms of the Brandon Mill Farms Condominium documents.

The manager shall have the authority to enforce these rules on behalf of the Board of Directors and the Association in accordance with the terms of the Declaration and the By-laws. Any Owner or occupant may report violations of Rules and Regulations. This shall be done by a written statement addressed to the manager and/or a Board member. The statement should contain the unit number and/or the name of the person in violation, a description of the violation as observed and the date and approximate time the violation was observed. The statement should be signed by the observer and the Owner of the unit, if different. If an Owner or occupant has observed a violation of a rule or regulation, and if the violation may be deemed dangerous to others, or to the property, it should be reported verbally as soon as possible to the manager and/or a Board member, and followed up by a written statement.

II. GENERAL REQUIREMENTS:

A. Each Owner or occupant is encouraged to furnish the manager with a name, address and telephone number of the person or relative to be notified in the event of an emergency. Neither the manager nor the Association shall be held liable for failure to notify the designated individual.

B. The authorized representative of the Association or Board shall be entitled to reasonable access to each unit and any limited common elements when necessary for maintenance, or repair or replacement of any common elements or limited common elements or making emergency repairs necessary in connection with the preservation of an individual unit, the common elements or the limited common elements.

C. The noise level at parties and social gatherings within a Unit should be kept to a minimum so as not to disturb other residents. Unit Owners and occupants are responsible for all damage to common areas incurred by their guests. Parties may not extend to common area hallways, lobbies or exterior common areas without the prior permission of the Board of Directors and shall be confined to the areas so permitted.

D. Radios, stereos, televisions, and other sound-making and noise producing devices inside and outside of units, should be kept to a minimum during the late evening hours (after 10:00 pm) and the early morning hours (before 8:00 am). All major appliances should be turned off before leaving a unit.

E. Use of large area rugs to cover uncarpeted floors is encouraged to minimize noise audible outside each unit.

F. The Rules and Regulations listed here and the Declaration and By-laws are binding upon each Owner, occupant and guest of Brandon Mill Farms Condominium and shall be strictly enforced.

G. Residents with vehicles not being driven on a daily basis are encouraged to reserve parking spaces in front of the building for their fellow residents.

H. These general rules and regulations, which are binding and legally enforceable, may be added to, amended, or repealed at any time by the Board of Directors, provided, however, that copies of such Board action is given to all unit owners of Brandon Mill Farms and provided such repeals, amendments, or additions do not contradict the Declaration, By-laws or Articles of Incorporation of Brandon Mill Farms.

I. These general rules and regulations in no way alter, supersede, or modify any of the provisions of the Declaration or By-laws of Brandon Mill Farms Condominium Association, Inc.

J. In the event of conflicts between these Rules and Regulations and the Georgia Condominium Act, Declaration, or by_laws then the Act, Declaration, By-laws and Rules and Regulations shall control in that order.

III. RULES AND REGULATIONS

A. USE OF CONDOMINIUM UNITS

1. Balcony Areas

a. No rugs, garments or other objects shall be dusted, shaken or hung from balconies.

b. Nothing shall be thrown or placed so that it can fall from a balcony. All unsecured objects shall be removed from balconies during extended absences of the Owner or occupant. An Owner or occupant will be held liable for any damage or personal injury arising from the fall of an unsecured object.

c. Watering plants, sweeping and mopping balconies, and all other activity on balconies shall be done so as not to interfere with common areas or persons residing in lower or adjacent units or common areas.

d. No cigarettes or fireworks shall be thrown from balconies.

e. Grills are not permitted on balconies. Grilling in designated gazebo areas only.

B. GENERAL:

1. To ensure a uniform and pleasant exterior appearance, all shades, drapes, drapery lining and other window treatments on any door or window visible from outside the unit must be white or off-white in color.

2. No clothing, rugs or any other items may be hung on an exterior portion of the property.

3. To provide a neat, attractive, harmonious appearance throughout the property, no awnings, shades, screens, or other items shall be attached to, hung or used on the exterior of any window or door of a unit, or on the exterior of any building without the prior written consent of the Board of Directors or architectural committee.

C. COMMON AREAS

1. HALLWAYS AND OTHER COMMON AREAS

a. The hallways and common areas are not to be used for personal, commercial or social functions except as otherwise specified below.

b. No advertising may be displayed in the hallways, interior or exterior common areas, except as designated by the Association. No soliciting is permitted in or on the common areas. Circulation or delivery of unrequested circulars, advertisements, products or other materials affixed to or placed under the doors of units, placed or in any way affixed, distributed or left in the common areas is prohibited.

c. No Owner or occupant shall place, store, or maintain objects of any kind in the halls, stairways, walkways, grounds or other common areas except in those areas specifically designated for such purposes.

d. No exterior antennas or aerials shall be allowed on the property.

e. All firewood must be stored in the natural areas bordering the property. No firewood may be stored under building, against buildings or in breezeways.

f. Grilling prohibited except in designated gazebos. Absolutely no grilling in breezeways, in or around buildings.

g. Unless otherwise approved by the Board, there shall be no planting, transplanting or gardening, outside of the units and no fences, hedges or walls shall be erected or maintained upon the property.

2. POOL RULES AND REGULATIONS

a. The pool hours of operation are 9:00 a.m. to 10:00 p.m.

b. All persons are required to take a cleaning shower before entering the pool, as required by Fulton County ordinances.

c. For purposes of preserving the safety of a child, no children under twelve (12) years of age will be permitted in the pool unless accompanied by an adult.

d. Babies in diapers are NOT permitted in the pool.

e. No more than ninety (90) persons will be permitted in the pool at any one time.

f. Running, boisterous or rough playing, and loud noises from persons or by artificial means will not be permitted in or around the pool or pool area.

g. Pets, glass containers, or any substance which could be hazardous or cause pollution will not be permitted in the enclosed pool area.

h. Persons with an infectious or communicable disease, or with open wounds, cuts or blisters will not be permitted in the pool area.

i. Spitting, spouting water, blowing of the nose, etc., will not be permitted in or around the pool area.

j. Guests and residents will wear bathing suits for swimming. Cutoffs, long pants, and bathing nude will not be permitted.

k. On weekends and holidays, guests will be limited to four guests per unit owner. Exceptions may be made with the approval of the Board of Directors.

l. Guests must be accompanied by a unit owner. Exceptions may be made with the approval of the Pool Chairperson or Board of Directors. Unit owners are responsible for the conduct of and any damage or destruction caused by their guests.

m. Bicycles, skate boards, roller skates, tricycles, etc. are not permitted in the pool area.

n. A key must be used to enter the club house. Any entry other than with an authorized key shall be deemed as a criminal trespass and may be prosecuted in accordance with the laws of the State of Georgia.

o. All pool and jacuzzi gates must remain closed at all times.

3. PARKING AND VEHICLES

a. Motorcycles, motorbikes, motor scooters or other similar vehicles may only be operated within the property for purposes of ingress and egress.

b. Unless otherwise approved by the Board, parking or storage of large vehicles, including (but not limited to) boats, large trucks, trailers, campers, mobile homes, horse trailers, recreational vehicles and similar vehicles are not permitted on the property.

c. Vehicles in a non-operable condition or with expired tags will be removed from the property.

4. REFUSE DISPOSAL

a. All bottles, glass containers, trash and garbage must be placed in plastic bags, closed and secured at the top, prior to disposal in the trash dumpster. Under no circumstances shall trash or garbage be placed in any other common area.

b. No flammable material may be placed in a trash dumpster or other refuse container.

c. Large containers, moving cartons, or other large parcels must be broken down before placing in a trash dumpster.

D. MISCELLANEOUS

1. ANIMALS

a. No animals shall be raised, bred or kept in any unit for commercial purposes.

b. While on the common areas, pets must be under control of the owner of such pet, either leash (length of leash not to exceed six (6) feet) or other means of physical control of such owner.

c. Pets shall not be allowed to defecate on or in the hallways, stairwell, grassy areas along the driveways and around the buildings. Owners of pets are, in each and every instance, responsible for the immediate removal of pet droppings on the condominium property. Owners will be charged for cleaning costs necessitated by failure to obey this rule. In addition, Owners and occupants shall be charged for repair caused by their pets.

d. No structure for the care, housing or confinement of any pet shall be constructed or maintained on any part of the Common Elements, and no such structure shall be constructed or maintained upon any balcony, deck, patio, or terrace area.

e. An Owner or occupant shall remove from the property, any pet determined, in the sole discretion of the Board, to be a nuisance.

2. CONSTRUCTION AND ARCHITECTURAL MODIFICATIONS BY UNIT OWNERS

a. Owners must notify the management of any planned construction and may only construct, alter, modify, or change the exterior of individual units as provided by the Condominium Declaration. No modifications, alterations, additions or improvements by the exterior of units or other common areas may be made by any Unit Owner without the prior written approval of the Board.

b. If construction is authorized, permits for all new construction must be secured from local authorities, as applicable before any such construction begins. A copy of all permits so secured must be given to management prior to construction.

c. It must be the responsibility of the Owner to insure that any contractor protect the ceilings, walls, floors, and other common areas which are used from damage. The Owner or occupant shall be liable for any damage caused by a contractor he/she has allowed on the premises.

d. No structural bearing wall or column shall be modified in any manner, Owners and occupants are responsible for proper building and utility inspections by their contractors.

IV. ENFORCEMENT

A. In the event of any violation of the provisions of the Declaration, By-Laws, or Rules and Regulations by any Unit Owner (either by his/her conduct or the conduct of any occupant of his/her unit), the Association may use all remedies provided in the condominium documents, law and equity.

B. If the Board determines that an Owner or occupant is in violation of the Declarations, By-Laws or Rules and Regulations, the Board or its agent shall notify the Owner or occupant of the nature of the violation. Subject to the procedural mandates of Article IX of the By-Laws of Brandon Mill Farms, the Board may levy a fine of up to \$25.00 per offense against the Unit Owner or occupant. Each day that the violation continues following such notification is deemed a separate offense. The violator is entitled to request and may be represented by counsel at any fining hearing that may be had pursuant to Article IX of Brandon Mill By-Laws. Fines for separate violations shall be stayed during the time period following the request for a hearing and the final ruling of the Board following such hearing.