

Defoors Square II Homeowners Association, Inc.

Rules and Regulation Policy

November 1, 2014

Important Note: The Rules and Regulations are authorized by and are a part of the Declaration of Covenants, Conditions and Restrictions and bind Owners, their guests to them. These Rules and Regulations supersede all previous versions.

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Defoors Square II Homeowners Association, Inc. recorded June 14, 1983 in Book 8515, Page 148 of the public land records of Fulton County, Georgia, provides in Article II, Section 8, in pertinent part as follows:

“The Board may establish reasonable rules and regulations concerning the use of the Common Area, facilities located thereon, and individual Lots. Copies shall be furnished to all Owners before the rule’s effective date. Such regulations shall be binding upon the Owners, their families, tenants, guests, invitees, and agents. The Board shall have the authority to impose reasonable monetary fines and other sanctions as provided in Article VIII.”

WHEREAS, Section 19 of the Association Bylaws grants the general power to conduct the business and affairs of the Association to the Board of Directors, whose members shall be members of the Association; and

NOW, THEREFORE BE IT RESOLVED THAT in order to assure and preserve an attractive and livable community, and to preserve property values, the Board of Directors establishes a policy of Rules and Regulations as follows:

1. Parking rules are published in a separate Parking Policy. Please review it carefully. Parking is prohibited behind garages, in driveways or in Guest spaces unless provided for by this Policy.
2. Real estate signs are allowed only as follows:
 - a. A maximum of two real estate signs may be placed on Common Area, only as follows. One sign may be placed on Defoor Avenue, to the right of the entrance when facing the property, and then only to the right of the entryway sign next to the telephone pole. One sign may be placed on Seaboard Avenue between the sidewalk and the street.
 - b. One sign is permitted in the rear-facing window of a Lot.

c. All signs must be professionally prepared. No “orange/black” hardware store signs or amateur signs are permitted. Open house and Caravan signs are permitted but must be removed after the event.

4. Domestic and Wild Animals

a. Pet owners must follow all local ordinances at all times while on Common Area.

b. There is a maximum of 2 (two) household pets per Lot (note: this is a Covenant). No livestock or farmyard species or exotic animals or poisonous reptiles shall be kept on the property.

c. All dogs on Common Area must be on leashes.

d. Dogs are not permitted to defecate or urinate on the grass as it kills the grass and leaves brown spots. All solid pet waste must be removed from the Common Area.

e. Wild animals, other than bird species not considered birds of prey, shall not be fed on the property including, but not limited to squirrels; feral, stray or unlicensed household pets; raccoons; possums; deer; coyote; rodents; and vermin. Bird feeders shall be equipped with seed catchers.

5. Satellite dishes and antennas are regulated by a comprehensive set of rules in the Architectural Policy. Please review them carefully BEFORE installing any equipment and cables.

6. Leasing is governed by an amendment to the Declaration of Covenants. Only 3 lots may be leased. All leases must be for one year. All leases must be submitted to and approved by the Association beforehand. A sample lease is posted online on the Association’s website marquismgt.com.

7. Garbage can lids must remain closed. Garbage may not be dropped from decks.

8. A comprehensive Collection Policy regulates late fees, fines and collections. Please review it carefully.

9. No planting or gardening is allowed on Common Area, including the chimney planter boxes, without permission.

10. Plant cuttings discarded from decks onto Defoors Drive must be cleaned up by the Owner. Leaves that fall on decks may be swept or blown off deck when this is performed regularly. Accumulations of leaves and debris must be bagged (it is highly recommended that Owners perform regular leaf maintenance, as accumulations of leaves left over a period of time accumulate against the siding and deck boards and

cause long-term damage.) Owners may sweep or blow leaves that accumulate on the Common Area into curbed areas.

11. Garden hoses that are not being used or that are not in use on a regular basis must be stored in garages.

12. No painting of objects on asphalt driveway surfaces may be done without appropriate protection in the form of drop cloths, tarps or plastic sheeting no smaller than 6' x 9'. This is to prevent overspray and spills.

13. Any activity that permanently damages the Common Area is prohibited and any damages will be charged to the Owner.

14. Roof access and ladders. If access to the roof by an Owner or their contractor or agent is required for any repair or installation, ladders may not be placed directly against gutters regardless of whether the ladder itself is equipped with protection designed to prevent scratches. If roof access can not be made without leaning a ladder on the gutter, access may only be made if the ladder is equipped with standoffs designed to keep any part of a ladder or ladder cover from touching the gutter.

15. The use of spray tire shine (Armor All, silicone and similar products) on vehicles being washed or cleaned on Common Area asphalt is prohibited, as this product permanently damages the surface. Please limit automobile cleaning chemicals to soaps only and products that are proven safe to these surfaces.

16. Window air conditioners are prohibited.

17. Any air conditioning system condensate drain line that empties to the outside must be extended at least one foot from the foundation. Condensate drain lines may empty onto the utility island but not onto the pavement. The purpose of the rule is 1) to prevent conditions conducive for termites, thus ensuring compliance with terms of the Association's termite repair contract and 2) to prevent stains on the pavement.

18. Items left outside for pickup on front porches or garages the following day shall not be placed outside earlier than 6:00pm on the day before the pickup.

19. Carpenter bee traps must be emptied annually.

20. Owners may wash exterior building surfaces, including entry doors, garage doors and glass, between any exterior maintenance or washing of exterior surfaces scheduled by and for which the Association is responsible to maintain. However, it is the Owner's responsibility to assure any soap or chemicals used is formulated for the purpose of washing painted surfaces. Owners will be held responsible for any damage to exteriors, including loss of appearance, sheen or function, caused by their use or overuse of any

chemicals on exterior building surfaces or contrary to any instructions issued by the Association.

21. Grilling food is permitted on decks only, not on front porches, driveways or other Common Areas.

Fines for violations of the Rules and Regulations, Architectural, Parking and Maintenance Policies are \$25.00 per day after written notice is given and the violation is not cured within the time period specified in the notice.

The Board may, from time to time, amend, modify or revise provisions of the Rules and Regulations.

Recorded in the Book of Minutes, October 1, 2014

Ken Everett (Signature on File)

Ken Everett, Secretary