

The Landings Rules and Regulations

Approved Date: October 2001

Revision Date: January 2005, November 2009, April 2012, August 2013, August 2014, October 2014, May 2017, June 2017, October 2017, December 2020

The *General Declaration of Covenants and Restrictions* allows The Landings Association's Board of Directors to establish reasonable rules and regulations with respect to the use of common property and directs an Architecture Control Committee to establish guidelines for new home construction and exterior alterations on private property. These Covenants and Restrictions are accepted by property owners upon purchase of the property and are an obligation of property ownership and/or residency.

Following is a list of the rules and regulations in effect at The Landings, followed by some key provisions of the *General Declaration of Covenants and Restrictions* and *Architectural Guidelines* for your convenience. Please see the *Covenants* and *Architectural Guidelines* for the exact wording.

A. ACCESS CONTROL

The Landings is a private, gated community, and entry by the general public is prohibited. Persons seeking entry must be identified at the gatehouse to determine their purpose.

1. All entering vehicles - belonging to residents, guests of residents, employees and commercial vehicles - must be registered and/or identified at access points (gates).
2. Entry for illegal or prohibited purposes with or without a decal will be denied.
3. Use of the guest pass system to obtain entry for commercial purposes is prohibited.

B. COMMON PROPERTY USE

The common amenities of the community include the lagoons, athletic fields, Dog Park, marinas, playground, picnic areas, trails, green areas, observation tower, and meeting areas. Each area or location has specific rules and regulations for its use.

1. Residents are responsible for their guests and for ensuring their guests comply with the Rules and Regulations while in The Landings.
2. Vandalism is prohibited. Vandals will be prosecuted.
3. All owners/residents and guests must comply with the rules and regulations governing the specific amenity.
4. Boating, rafting, wading and swimming are prohibited in the lagoons.
5. Between lots situate on estuarine areas within The Landings, there is an area owned by TLA which varies in width. Branigar reserved all of these areas for purposes of preventing the construction of docks and walkways from a lot extending into the marsh and waterway. TLA prohibits the use of any of these areas for the storing or launching by anyone of any motorized boat, jet ski, or similar watercraft. Use by any owner or other person of these areas for this purpose will subject the owner or other person(s) to prosecution for the offense of criminal trespass. TLA does not grant permission to anyone to use these areas for the above-stated purpose.
6. No swimming is allowed at Association Marina facilities.
7. Reserved use of common property may only be on written request by the party wishing to use the property, on a form provided by the Association, and with approval of such

request by the General Manager or his/her designee. Common property shall, in general, be available without charge; however, certain property may be rented for private use under terms and conditions and at charges approved by the Board of Directors of TLA.

8. Persons or parties requesting reserved use of common property must agree to indemnify and hold harmless The Landings Association, its directors, officers, and employees; of and from any and all claims, losses, expenses or liability, including a claim for wrongful death, together with all expenses and attorney fees incurred by TLA which arise from such use. A statement to this effect shall be included on any request form for reserved use of common property.
9. If at any time, beer, wine or alcohol should be served by anyone on TLA property, the persons providing the beer, wine, or alcohol agree to hold harmless and indemnify TLA, its directors, officers, and employees of and from any and all claims for personal injuries, including wrongful death, and property damage sustained by anyone as a result of any act of commission or omission of any person who has consumed any such substance, including all expenses and attorney fees incurred by TLA which arise from such use.
10. Users of common property are responsible for any damage to such property, and for cleanup and trash removal from the property as a result of their specific use. If there is a clear record of property damage, or the potential for property damage, or failure to comply with this section by a user, the General Manager may require an appropriate deposit before authorizing further use of any common property.
11. The discharging of fireworks, firearms or any type of weapon (e.g., pellet gun, air rifle, paintball gun, bow and arrow or other devices discharging projectiles) on common property is prohibited. TLA will respond and seek enforcement of Georgia law for similar acts on private property. No person in possession of a firearm or any other weapon on his or her person is authorized in TLA offices or buildings, with the exception of duly authorized government personnel in the performance of their official duties.
12. Smoking is prohibited in Association meeting rooms.
13. Animals are prohibited on Association athletic fields.

C. OWNERS'/RESIDENTS' RESPONSIBILITY

Certain rules are established to sustain a high level of community quality and general appearance that are the owners'/residents' responsibility.

1. Residents are responsible for their guests and for ensuring their guests comply with the Rules and Regulations while in The Landings.
2. Open fires on common or private property are not permitted.
3. Owners/residents must clean up after their pets.
4. Fishing in lagoons and designated fishing areas at Association Marina facilities is permissible for owners/residents in good standing and their accompanied houseguests only. Fishing is permitted from common property only.
5. Household garbage and refuse must be maintained in suitably-covered containers and kept in an enclosed service area. Curbside pickup is not permitted.
6. Trash of any kind must not be placed or discarded on unimproved lots or TLA common property. Except when allowed to be placed curbside, dry trash placed in trash cans or paper bags must not be visible from the street or golf courses. Dry trash must be placed curbside no earlier than one day before the scheduled Chatham County pickup. (As of

this writing, that occurs every Tuesday.) Receptacles must be removed from the curb within one day of the trash pickup and must be stored so as not to be visible to others.

7. Chatham County collects bulky items once per month. (As of this writing, that occurs the second Friday of each month.) Bulky items include: furniture, appliances, cardboard and other large items that cannot be placed in a container. Plastic bags may be used to contain these items. Mixing of bulky items and yard waste will result in no collection. Bulky items must be placed at the curbside no later than 7 a.m. on the collection day.
8. Under no circumstances is the TLA mailing list to be shared with or sold to any other entity. TLA may, with the authorization of the Board of Directors, assist with the distribution to the membership of approved materials from Landings-based non-profit organizations for an appropriate fee.
9. In order to promote harmony in the workplace and protect employees and volunteers, abusive conduct toward an Association employee, committee member, or other volunteer in the conduct of Association business is prohibited. Abusive Conduct may be defined as, but not limited to, abusive language, insults, threats, unwanted advances (physical or otherwise), or assault or battery. Any complaints about an Association employee shall be made to the General Manager.
10. The Landings Association maintains a list of email addresses and contact information on the Association's website, for those residents who choose to be listed. This contact information is viewable only to those who have website accounts with the Association. Residents who want access to the website can have accounts where they hide their information from the online directory, should they so choose. In any case, businesses are prohibited from using email addresses gathered from the Association's website for any purpose. Any email to Association members with emails gathered from the Association's website must have the name and contact information of the property owner at The Landings responsible for the distribution. Commercial or political distributions are prohibited, as are any messages that solicit business. Any distribution to 50 or more emails must first be approved by The Landings Association.

D. PARKING

Control of parking is essential to maintain the aesthetics of the community and to ensure emergency vehicle access.

1. Short-term, secondary street parking is permissible only when driveway space is not available. No overnight parking on streets is permitted.
2. Blocking driveways of others, mailboxes or fire hydrants is not permitted.
3. Motor vehicles are not permitted to park within a car length of the lagoon edges. Golf carts may park off-road adjacent to the lagoons.

E. PRIVATE PROPERTY USE

The General Declaration of Covenants and Restrictions, the Architectural Guidelines and Review Procedures, and the Rules and Regulations limit the use of private property.

1. Removal of trees with a circumference of 20" or greater, as measured 36" above ground level, requires a permit.
2. Hazardous trees or diseased trees must be cut down and removed from the site on both unimproved and improved property.

3. Docks, boathouses and similar type structures extending beyond the property line of private lots into lagoons, marshes, creeks or rivers are prohibited.
4. Owners of undeveloped lots shall maintain their property in a natural condition unless permitted to do otherwise. No trees and no under story growth, including smaller trees and shrubs, may be removed without a permit. No grading or introduction of fill dirt may occur without a permit. Undeveloped patio lots must not be cleared within 7' of any lot line that borders on another residential property. All other undeveloped lots must not be cleared within 15' of any lot line that borders on another residential property.
5. Owners of developed lots are responsible for maintaining improved and/or developed property so that when viewed from the street, golf course, or adjacent properties it will appear neat and well kept. Although natural landscaping is authorized for residential property, it is not intended that residential property be used as a nature preserve. Weeds, dense underbrush, fallen limbs and fallen or diseased trees and shrubs must be removed.
6. Property lines may not be marked or defined with fencing, statuary, PVC piping or other similar structures.
7. Deer fences, swimming pool fences, privacy fences or other miscellaneous, decorative fences must be approved prior to installation.
8. Inoperative deer fences and posts must be removed.
9. Owners of improved property are responsible for maintaining the rights-of-way and easements adjacent to their property, including the maintenance of roadside strips between lot lines and the street.
10. Outside structures such as statuary and permanent lawn ornamentation require approval prior to installation.
11. Mail tubes are intended only for neighbor-to-neighbor communications, as well as for Landings Association notices. Businesses are prohibited from using the tubes. Any item placed in a mail tube must have the name and contact information of the property owner at The Landings responsible for the distribution. Commercial or political distributions are prohibited, as are any messages that solicit business. Any distribution to 50 or more properties must first be approved by The Landings Association.
12. The Landings Association maintains a list of email addresses and contact information on the Association's website, for those residents who choose to be listed. This contact information is viewable only to those who have website accounts with the Association. Residents who want access to the website can have accounts where they hide their information from the online directory, should they so choose. In any case, businesses are prohibited from using email addresses gathered from the Association's website for any purpose. Any email to Association members with emails gathered from the Association's website must have the name and contact information of the property owner at The Landings responsible for the distribution. Commercial or political distributions are prohibited, as are any messages that solicit business. Any distribution to 50 or more emails must first be approved by The Landings Association.
13. In accordance with TLA Covenants, dwellings may be rented for residential purposes only and shall not be rented for timeshare, fractional ownership, or hotel purposes, nor may any owner rent less than the entire dwelling. Renting for hotel purposes shall mean renting for a period of less than 30 days. Violators will be fined \$250 for each day of rental.

14. All signs must be approved. Only three types will be approved: General Contractor (for houses under construction and being renovated on the outside), For Sale, and Open House signs. All signs must face the street and are not permitted on the golf courses. See the *Architectural Guidelines* for further details.
15. Political messages on signs, flags, or banners are prohibited.
16. Garage sales, moving sales, auctions and estate sales are discouraged. If a sale is held, residents and/or companies holding the sale must meet the following minimum guidelines:

TLA must be advised and approve the sale in writing at least seven calendar days prior to the event, and signs are prohibited. Non-resident, prospective customers will only be admitted with prior pre-authorization by the sponsoring resident, and the sale will not exceed four hours on any day. Parking is restricted to one side of the street on secondary streets, and shall at no time hinder normal traffic flow. Driveways, paths, mailboxes, and fire hydrants shall not be blocked. At least one uniformed Police Officer or TLA Security staff member will be hired by the resident or company conducting the sale to assist with parking, pedestrian control, and complaints. The sponsoring resident must complete a Garage/Estate Sale form which can be obtained online at www.landings.org or at TLA's office.

F. VEHICLES

The control and registration of vehicles, including motorized scooters, mopeds and golf carts operating on the streets, roadways, paths and trails is essential to safety.

1. Drivers must comply with the "Uniform Rules of the Road" which may be found in the Official Code of Georgia Annotated (OCGA) 40-6-1 through 40-6-397.
2. The speed limit at The Landings, unless posted otherwise, is 30 MPH.
3. All licensed and unlicensed vehicles must obey all traffic regulations.
4. Operators of motorized vehicles, including scooters, mopeds and golf carts, must possess a valid operator's license, in compliance with Georgia state law.
5. Licensed and unlicensed motor driven vehicles, other than golf carts, are not permitted on common paths and trails, e.g., Segways, scooters and other such vehicles.
6. Golf carts must yield to licensed vehicles, pedestrians, and bicycles.
7. Golf cart capacity limits must be observed, and all passengers must be seated.
8. Cart owners must have liability insurance in an amount of no less than \$300,000.
9. All users of trails and cart lanes must yield to crossing traffic when the trail or lane intersects a street.
10. All vehicles must be equipped with a horn, headlights and tail lights. Operators must have their front and rear lights on after sunset.
11. Golf carts are not permitted to operate in designated no cart zones. Golf carts should use the paths and trails or specifically marked lanes on the streets and roads wherever available.
12. Gasoline-powered private golf carts are prohibited.
13. All golf carts are required to be registered with The Landings Association.
14. The owner of any cart failing to comply with any of the above provisions is subject to suspension of membership privileges.
15. Neither The Landings Association, The Landings Club, nor any management agent, officer, director or employee thereof shall be deemed a guarantor or insurer of the safe

and proper operation or registration of golf carts, and all persons using golf carts within The Landings or The Landings Club properties shall fully indemnify and hold harmless the aforesaid entities and persons for and from all losses, damages, causes of action and liability arising from or connected with any death, injury or damage to property occasioned by such person's respective use of golf carts.

16. Unregistered golf carts parked on TLA common property or The Landings Club property will be subject to immobilization or "booting" by TLA. A fee of \$50.00 will be charged for removal of the "boot" device.

Following are selected key Covenants. For the exact language, please refer to the *General Declaration of Covenants and Restrictions*.

1. Noxious or offensive activity, including, but not limited to, disturbing the peace, endangering others, excessive noise, littering and destruction of property is prohibited on, in or upon any premises. (See *Covenants*, Section 4.7.)
2. Habitual overnight parking, by property owners or guests, of commercial vehicles or equipment on any part of a residential lot or unauthorized TLA common property is prohibited. Habitual parking of commercial vehicles, boats, trailers of any kind or similar vehicles in any unclosed garage, carport, driveway or parking area on any lot, parkway or common properties is prohibited. (See *Covenants*, Section 4.7.)
3. ***Covenants*, Section 2.13**, which defines "single family," has been superseded by The Fair Housing Amendments Act of 1998, which allows The Landings to limit the number of residents to a maximum of two per bedroom as shown on the house plans.
4. Temporary structures of any kind (e.g., trailers) are not permitted. (See ***Covenants*, Section 4.9.**)

Further, compliance with the *Architectural Guidelines and Review Procedures* is required for all new construction and exterior alterations to existing residential property.

This includes exterior installation or changes in: driveways, fences, fireplaces, garages, gazebos, patios and decks, lighting, and all stationary playground equipment, BBQs, revetments, bulkheads, hot tubs, saunas, swimming pools, statuary and fountains.

Please review the *Architectural Guidelines and Review Procedures*, approved by The Landings Association's Board, for standards, limitations on use of property, construction requirements and the review and permit process governing the quality and character of dwelling construction, alterations, and landscaping. (Available at the Association and on the Association's website – www.landings.org.)