



The Landings Association Rules and Regulations

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Table of Contents

A.	Introduction	3
B.	Definitions	3
C.	General Conduct.....	4
D.	Access Control	4
E.	Vehicles	5
F.	Parking.....	5
G.	Golf Carts	6
H.	Community Paths	7
I.	Common Property Use	8
J.	Lagoons, Marinas, and Fishing	9
K.	Residents’/Members’ Responsibility	10
L.	Private Property Use.....	11
M.	Enforcement and Notice of Fines.....	12
N.	Appeals Process.....	12

A. INTRODUCTION

Pursuant to Section 11.3.1 of the *General Declaration of Covenants and Restrictions*, the Association has the authority to develop reasonable Rules and Regulations, including Architectural Guidelines and Private Property Maintenance Standards, and to enforce such Rules and Regulations, the Declaration, and Bylaws. The Rules and Regulations shall apply to all property owners, residents, occupants, visitors, guests, and tenants. These Covenants and Restrictions are accepted by property owners upon purchase of the property and are an obligation of property ownership and/or residency.

The *General Declaration of Covenants and Restrictions* that govern The Landings take precedence over any conflicting language that may appear in the Rules and Regulations, Private Property Maintenance Standards, or Architectural Guidelines.

It is important to note that while The Landings is a private community, owners and guests remain responsible to adhere to all existing Federal, State, and local laws, regulations, and ordinances. This includes any and all environmental regulatory matters.

B. DEFINITIONS

The following words and terms, when used within these Rules and Regulations, shall have the following meaning:

1. **Commercial vehicle** means all automobiles, trucks, and vehicle equipment which bear signs or have printed thereon any reference to any commercial undertaking or enterprise.
2. **Community path** means the paved paths throughout the community used for the enjoyment of all property owners, residents, occupants, visitors, guests, and tenants. Community paths are regularly used by walkers, joggers, bicyclists, maintenance equipment, and golf carts.
3. **Habitual** means three or more times in 12 consecutive months.
4. **Inoperable vehicle** means any vehicle that cannot be moved by its own power.
5. **Member** means any individual listed as the legal property owner of record.
6. **Overnight parking** means any vehicle which is not being operated between the hours of 2 a.m. and 6 a.m.
7. **Pedestrian** means any person afoot and shall include, without limitation, persons standing, walking, jogging, running, or otherwise on foot.
8. **Political** means anything relating to the government or the public affairs of a country, state, county, or municipality.
9. **Recreational vehicle** means any vehicle designed to be used as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motor power or is mounted on or towed by another vehicle. Recreational vehicle includes camping trailers, fifth-wheel trailers, travel trailers, lightweight trailers, Class A motor homes, Class B motor homes, and Class C motor homes. Recreational vehicle also shall include boats, boat trailers, jet skis, all-terrain vehicles, and any type of aircraft.
10. **Resident** means any individual living legally authorized by the member within a dwelling in The Landings.
11. **Vehicle** means any conveyance which can be used to transport any person or property.

C. GENERAL CONDUCT

Certain rules are established to ensure that all residents/members and their guests enjoy their experience at The Landings. As such, it is imperative that everyone takes personal responsibility for those actions that impact the community as a whole.

1. The Rules and Regulations shall apply to all property owners, residents, occupants, visitors, guests, and tenants. Property owners and residents are responsible for their own conduct and the conduct of their family members, tenants, and guests.
2. Criminal acts pursuant to all Federal, State, and local laws and ordinances, to include vandalism, will not be tolerated, and violators will be prosecuted to the extent the law allows.
3. Members, residents, Landings Club members, guests, employees, and vendors will be held legally and financially responsible for any damage, intentional or otherwise, to Association property.
4. Drones may not be flown over private property unless written permission has been granted by the property owner. Drones are prohibited from being flown over TLA Common Property, except for the Athletic Complex. When flown over the Athletic Complex, drones must comply with all Federal, State, and local laws and ordinances.
5. The General Manager is responsible for the performance and conduct of Association employees. 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.

D. 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. The Landings Association reserves the right to limit access to any person when it considers it to be in the best interest of the community.

1. All vehicles entering the community must be registered with The Landings Association. Drivers of vehicles without an RFID or valid pass must stop and be processed through an access point (gate).
2. Residents and members must preauthorize all visitors via phone, internet, or mobile app or provide a list of visitors by name to the Security Department. Reasonable efforts will be made by Security to notify residents and members of visitors at the gate. If a visitor has not been preauthorized and the resident or member cannot be reached, access may be delayed or denied.
3. Residents and members must preauthorize individuals and companies conducting business within The Landings. However, anyone conducting business, including those who are providing an estimate, must have an annual RFID or a daily, weekly, or monthly commercial pass. Some exceptions apply and are at the sole discretion of TLA, e.g., food & floral arrangement deliveries, tutors, or medical health professionals.

E. VEHICLES

Drivers of all vehicles, including golf carts and bicycles when driven upon a roadway, must comply with the “Uniform Rules of the Road” which may be found in the Official Code of Georgia Annotated (O.C.G.A.) §40-6-1 through §40-6-397. Although the roadways in The Landings are private, Chatham County Police Department (CCPD) has the authority to enforce the uniform rules of the road on our roads pursuant to O.C.G.A §40-6-3. Additionally, The Landings Association has the following specific traffic enforcement rule.

1. The speed limit at The Landings is 30 MPH unless posted otherwise. Speed limits are enforced by detection devices such as radar and LIDAR.
2. Operators of motorized vehicles, including scooters, mopeds, and golf carts, must have in their possession a valid operator’s license.
3. All vehicles, except golf carts, in use on common property must have a current and valid Department of Transportation issued license plate, registration, and insurance.
4. The Landings is a “hands-free” community. Drivers shall not physically hold or support, with any part of their body, any wireless communication device while operating a vehicle.
5. Fleeing, eluding, or failing to comply with a Security Officer’s reasonable request is strictly prohibited. Fleeing or eluding will be considered any failure of a person to stop when given a visual or audible signal to include a verbal command, hand signals, emergency siren and/or lights to stop and speak with the Security Officer initiating contact.

F. PARKING

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

1. While daytime parking on the street is discouraged, it may be done only on a temporary basis and may not exceed eight hours each day.
2. Vehicles shall not be parked in such a way that it presents a safety hazard, e.g., the opposite direction of traffic movement, on a curve, or adjacent to double yellow lines.
3. No vehicle shall park overnight on common property, to include streets, without prior authorization from The Landings Association’s Security Department.
4. The Landings Association has the authority to tow vehicles from common property at the vehicle owner’s expense.
5. Parked vehicles shall not impede access to driveways or mailboxes. Vehicles shall not park within 15 feet of a fire hydrant. Additionally, parked vehicles shall not block access to or visibility of community paths.
6. All vehicles on private property must be parked on a paved surface at all times.
7. Utility trailers, boats, boat trailers, campers, recreational vehicles, and other similar vehicles may be parked on private property for one overnight period per month only. The Landings Association’s Security Department must provide prior authorization.
8. Overnight parking of commercial vehicles is prohibited without prior authorization from The Landings Association’s Security Department on an emergency basis.
9. Parking of recreational vehicles, to include golf carts, is prohibited at The Settlement Association on Dame Kathryn Drive.

10. Habitual overnight parking of commercial vehicles or equipment, recreational vehicles or equipment, boats, trailers, or any similar vehicles is prohibited. (See **Covenants, Section 4.7, Nuisances and Livestock**)
11. Inoperable vehicles must be stored or parked in a garage.
12. Covered vehicles are not permitted within The Landings without consent from the Board of Directors. Residents must submit a written request for a justifiable exemption for any covered vehicle to be parked within the community.
13. 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.

G. GOLF CARTS

Several streets within The Landings have a designated multi-modal (pedestrian, bicycle, and golf cart) lane painted on the right side of the roadway. In addition, community paths exist throughout the community. Whenever available, the preferred lane for golf cart travel is the multi-modal lane. When driven upon a roadway, golf carts shall comply with the “Uniform Rules of the Road” which may be found in the O.C.G.A. §40-6-1 through §40-6-397. Furthermore, drivers of golf carts must comply with the Chatham County ordinances for Motorized Carts (§12-1401 through §12-1412). Although the roadways in The Landings are private, CCPD has the authority to enforce the uniform rules of the road on our roads pursuant to O.C.G.A. §40-6-3. Additionally, The Landings Association has the following specific traffic enforcement rules.

1. All privately-owned golf carts are required to be registered with The Landings Association. TLA-issued decals may not be modified or removed. Unregistered golf carts parked on The Landings Association’s common property are subject to immobilization or “booting” by The Landings Association. Golf cart owners may be responsible for a “boot removal” fee as outlined in the Association’s annual fee schedule.
2. Gasoline-powered private golf carts are prohibited on common property.
3. Cart owners must have and maintain liability insurance in an amount of no less than \$300,000.
4. Any person operating a golf cart must have in their possession a valid operator’s license.
5. Fleeing, eluding, or failing to comply with a Security Officer’s reasonable request is strictly prohibited. Fleeing or eluding will be considered any failure of a person to stop when given a visual or audible signal to include a verbal command, hand signals, emergency siren and/or lights to stop and speak with the Security Officer initiating contact.
6. All golf carts must be equipped with a horn or other audible signal and operational brake lights. Carts driven at night must be equipped with functional headlights and taillights, which must be on at any time from half-hour after sunset to a half-hour before sunrise.
7. Golf carts shall not exceed 54” total width from the furthest part to include tires and fenders.
8. Golf carts more than 74” in height are restricted from using tunnels on common property, and seating capacity shall not exceed three rows of seats.
9. Golf cart capacity limits must be observed, and all passengers must be seated. No one may sit in the driver’s lap while the cart is in motion. Standing or hanging on to the cart while in motion is prohibited.
10. Golf carts do not have the right-of-way on paths, on roads, or in crosswalks. Golf carts must yield to licensed vehicles, pedestrians, and bicycles while on any community path.

11. The Landings is a “hands-free” community. Drivers shall not physically hold or support, with any part of their body, any wireless communication device while operating a vehicle.
12. The Board of Directors has established a set of “cart-free zones” where golf carts are not permitted on the street. These areas are:
 - a. Lake Street from The Village traffic lights to Shellwind Drive (inside the Deer Creek Village Gate)
 - b. Landings Way from Huntingwood Retreat to Wiley Bottom Road
 - c. Landings Way North from Bartram Road North to Shellwind Drive (Marshwood Gate and Deer Creek North Gate areas)
 - d. Landings Way South between Peregrine Crossing and Prestbury Lane
 - e. Tidewater Way between The Village and Landings Way
 - f. Westcross Road from Diamond Causeway to inside the Oakridge Gate
 - g. Westcross Road from Franklin Creek Road South to Pepper Bush Circle (the bridge that crosses over Green Island Road)

Drivers are reminded that golf carts should not be operated on Diamond Causeway, Green Island Road, and McWhorter Drive, and violators could be subject to State and local laws and ordinances regarding the operation of a golf cart on these roadways.

13. The owner of any cart failing to comply with any of the above provisions is subject to fines and suspension of membership privileges.
14. Neither The Landings Association, 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 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.

H. COMMUNITY PATHS

Community Paths are a multi-modal amenity with right-of-way belonging to pedestrians first, cyclists second, and finally golf carts. Users of these paths must use Due Care while on the paths and may be subject to civil and criminal charges for accidents, injuries, property damage, or death which resulted in a person’s negligence and/or failure to give proper Due Care.

1. When approaching oncoming path users, each user shall move to his/her right side of the path. When overtaking path users, golf cart drivers and cyclists must provide at least three feet of distance when passing pedestrians.
2. Pedestrians shall always be given the right-of-way by other path users.
3. Cyclists shall always be given the right-of-way by golf carts on the path.
4. An audible warning is required from golf cart drivers and cyclists when approaching pedestrians from behind.
5. The speed limit on all community paths is 18 MPH unless otherwise specified.
6. All community path users must stop before crossing roadways and yield to crossing traffic when the path intersects a street.
7. Motorized vehicles, other than golf carts (e.g., Segways, scooters, hoverboards, and other such vehicles), are not permitted on community paths and trails.
8. Electric bicycles are permitted on community paths. However, they must comply with all safety regulations and speed limits.

9. Neither The Landings Association, nor any management agent, officer, director, volunteer, or employee thereof shall be deemed a guarantor or insurer of the safe and proper use of community paths. All persons using community paths within The Landings 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 community paths.

I. 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. The following are general rules which apply to common property. Each amenity may have specific rules which also must be followed.

1. Littering is prohibited.
2. Persons using common areas behind a private residence shall refrain from remaining behind the same residence for more than 15 minutes. Access to these areas shall be limited to the hours between a half-hour before sunrise and a half-hour after sunset.
3. Yard debris must not be left on common property to include streets and storm drain boxes.
4. Smoking and vaping are prohibited in Association buildings.
5. Animals are prohibited on the fields at Landings Community Park and the Association practice fields near the Dog Park.
6. The discharging of fireworks, firearms or any type of weapon (e.g., pellet gun, BB gun, air rifle, paintball gun, bow and arrow or other devices discharging projectiles) on common property is prohibited.
7. No person in possession of a firearm or any other weapon on his or her person is authorized in Association buildings, with the exception of duly authorized personnel in the performance of their official duties.
8. Recreational fires and the open burning of leaves, trash, underbrush, or similar material on common property are prohibited.
9. 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.
9. Common property may be reserved only through 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. In general, common property shall be available without charge; however, certain property may be rented for private use under terms and conditions and at charges approved by The Landings Association's Board of Directors.
10. 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 affect shall be included on any request form for reserved use of common property.

11. In accordance with Georgia law, no alcoholic beverages, including beer and wine, shall be served or furnished to anyone under the age of 21 years at any time. No alcohol beverages, including beer or wine, shall be served or furnished to an intoxicated person. Persons or parties shall comply at all times with all laws, rules, regulations and ordinances of the State and County regarding alcoholic beverages, including beer and wine, and to include, but not limited to, all provisions of O.C.G.A. §51-1-40 and if applicable, (b), (c) and (d).
12. 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.
13. Use of Common Property is at the user's risk. The Landings Association, its directors, officers, and employees will not be responsible for injury or other damages as a result of the use of Association property.
14. 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.

J. LAGOONS, MARINAS, AND FISHING

In addition to the general rules which apply to common property, the following rules are specific to lagoons, marinas, and fishing within the community.

1. Fishing in lagoons and designated fishing areas at Association Marina facilities is permissible for owners/residents in good standing and their accompanied houseguests only.
2. Access to lagoons must be through common property. Trespassing on private property is prohibited. The person fishing is responsible for determining the location of common property that allows access to lagoons.
3. Fishing in the basin at Landings Harbor is not permitted.
4. Boating, rafting, wading, and swimming are prohibited in lagoons.
5. Wading and swimming are prohibited at Delegal and Landings Harbor Marinas.
6. Motorized boats (e.g., miniature toy boats) are prohibited in the lagoons and marina basins.
7. Liquids, to include pool water, and other debris may not be discharged or dumped in lagoons.
8. Fishers must remove all their trash and equipment and leave the area in good condition.
9. All fishing regulations established by the Georgia Department of Natural Resources (DNR), including limits, apply and will be enforced by DNR personnel.

K. RESIDENTS'/MEMBERS' RESPONSIBILITY

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

1. Any dog, cat, or other common household pet which is off the property or premises of the owner, and which is not under the control of the owner or handler (on a leash) is considered to be “running at large” and, therefore, may be seized by a Chatham County Animal Services Officer and transported to Animal Services. Dogs within the Landings Dog Park may be off leash but must remain under the control of the owner or handler.
(See Covenants, Section 4.7, Nuisances and Livestock)
2. Owners or handlers are required to clean up after their pet(s) and properly dispose of any solid animal waste deposited by their pet(s). Household garbage and refuse must be placed in suitably covered containers and kept in an enclosed service area. Curbside pickup is not permitted.
3. Trash of any kind must not be placed or discarded on unimproved lots.
4. Yard debris placed in trash cans or paper bags must not be visible from the street or golf courses prior to the scheduled pickup. Yard debris may be placed curbside no more than one day prior to the scheduled Chatham County pickup, which is every Tuesday as of this writing. 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. If Chatham County does not pick up your dry trash on the scheduled day, the debris must be removed from the curbside within two days and must be stored so as not to be visible to others.
5. Bulky trash items such as flattened cardboard and furniture may be placed curbside no more than one day prior to the scheduled Chatham County pickup, which is the second Friday of each month as of this writing. If Chatham County does not pick up your bulk trash items on the scheduled day, the items must be removed from the curbside within two days and must be stored so as not to be visible to others.
6. Noxious or offensive activities are prohibited. Examples include, but are not limited to, disturbing the peace, endangering others, excessive noise, littering, and destruction of property. The Chatham County Noise Control Ordinance, which includes a reduced level at 10 p.m., applies to The Landings. **(See Covenants, Section 4.7, Nuisances and Livestock)**
7. Only four types of signs are permitted: Real Estate signs, For Sale by Owner signs issued by TLA, Temporary Open House signs, and General Contractor signs (for New Construction projects and Major Improvement projects as indicated on the issued permit). Signs must face the street and are not permitted on the golf courses. See the *Architectural Guidelines* for further details.
8. 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:
 - a. TLA must be advised and approve the sale in writing at least seven calendar days prior to the event, and signs are prohibited.
 - b. The sponsoring resident must complete a Garage/Estate Sale form which can be obtained online at www.landings.org or at TLA's office.
 - c. Non-resident, prospective customers must be preauthorized by the sponsoring resident and will be admitted only 15 minutes before the start of the sale.

- d. 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.
 - e. The sale will not exceed four hours on any day.
 - f. Parking is restricted to one side of the street on secondary streets and shall not hinder normal traffic flow at any time. Driveways, paths, mailboxes, and fire hydrants shall not be blocked.
9. 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.
 11. 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.

L. PRIVATE PROPERTY USE

The General Declaration of Covenants and Restrictions, the Architectural Guidelines and Review Procedures, the Private Property Maintenance Standards, and the Rules and Regulations limit the use of private property. Compliance with these governing documents is required for all properties within The Landings.

1. The open burning of leaves, trash, underbrush, or similar material is prohibited. This does not preclude residents from using fire pits on their lots for recreational purposes with the following limitations:
 - a. Recreational fires are restricted to burning firewood and charcoal. Burning of leaves trash, underbrush, or similar material is prohibited.
 - b. Fire must be reasonable in size (generally no more than three feet in diameter and two feet in height).
2. 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. Residents found in violation will be fined \$250 for each day of rental for the first occurrence. Subsequent violations will result in a fine of \$1,000 for each day of the rental. **(See Covenants, Section 4.7, Home Occupations)**
3. Mail tubes are intended only for neighbor-to-neighbor communications, as well as for Landings Association notices. Businesses are prohibited from using the tubes, with the exception of nonprofit businesses, churches, and similar entities. However, such entities must obtain approval by The Landings Association prior to distribution of materials. 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.
4. Political messages on signs, flags, or banners are prohibited.

M. ENFORCEMENT AND NOTICE OF FINES

Pursuant to Section 11.3.2 of the *Covenants*, in the event of a violation of the Declaration (of Covenants), Bylaws, or Rules and Regulations, the Association, by its Board of Directors, shall have the power to take any of the following actions separately or simultaneously:

1. Suspend all rights to use the Common Property;
2. Suspend all voting rights of a violating Owner;
3. Impose reasonable fines, which shall constitute a lien on the violating Owner's lot;
4. Bring an action for damages, permanent injunction, temporary injunction, and/or specific performance to compel the Violator to cease and/or correct the violation; and
5. Record in the Chatham County land records a notice of violation identifying any uncured violation of the Legal Documents regarding a Lot.

N. APPEALS PROCESS

All fines and allegations of infractions or violations may be appealed to the Appeals Committee. Repeat offenses shall be considered within a rolling 36-month calendar for warnings and citations, unless otherwise specified.

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

1. Home-based businesses within The Landings cannot be apparent or detectable. Additionally, business activity cannot cause increased visits to the residence by business invitees. **(See Covenants, Section 4.7, Home Occupations)**
2. **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.
3. Temporary structures of any kind (e.g., trailers) are not permitted. **(See Covenants, Section 4.9, Temporary Structures)**