

LEE 'S RIDGE
SUBDIVISION
USE RESTRICTIONS
AND
RULES



Lee's Ridge Subdivision is a Covenant Community governed by the Declaration of Protective Covenants ("Declaration") recorded in the public records of Clayton County, Georgia and enforced by the Lee's Ridge Community Association.

The purpose of protective covenants is to protect property values and promote safety within the Community.

The use restrictions and rules outlined in the Declaration apply to all Owners and Occupants within Lee's Ridge Subdivision.

It is the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Property.

USE RESTRICTIONS AND RULES

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SUMMARY OF USE RESTRICTIONS AND RULES

ABOVE GROUND SWIMMING POOLS *(Article VI, Section 25 of the Declaration)*

- o No above ground swimming pools are allowed in the Community and should not be erected upon a Residence.

AIR-CONDITION UNITS *(Article VI, Section 21 of the Declaration)*

- o No window air conditioning units may be installed in the Residence.

ANIMALS AND PETS *(Article VI, Section 7 of the Declaration)*

- o No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Residence, with the exception of dogs, cats, or other usual and common household pets in reasonable number, as determined by the Board.
- o Pets which are permitted to roam free, endanger health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners or Occupants or the Owner of any property located adjacent to the Community may be removed by the Board.
- o No pets shall be kept, bred or maintained for any business purpose.
- o Dogs which are household pets must always be on a leash when outside or otherwise confined in a manner acceptable to the Board.
- o No household pet that has caused damage or injury may be walked in the Community.
- o Animal control authorities will be permitted to enter the Community to patrol and remove pets.
- o All pets are to be registered, licensed and inoculated as required by law.

ANTENNAS *(Article VI, Section 11 of the Declaration)*

- o No exterior antennas of any kind are to be placed, allowed, or maintained upon any portion of the Community, including any Residence, without the prior written consent of the Board.
- o No free-standing antennas whatsoever shall be placed on any Residence.
- o Small satellite dishes are allowed (DirecTV; Dish Network, etc.) but must be placed on the Residence so as to be concealed from the view of neighboring streets and property. Large satellite dishes are prohibited and are not allowed in the Community or on the property.

ARCHITECTURAL STANDARDS *(Article VI, Section 10 of the Declaration)*

- o No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced or placed upon any part of the Community, except as installed by the Declarant, or approved, or permitted.
- o No exterior construction, addition, erection, or alteration shall be made to any Residence unless and until plans and specifications showing the nature, kind, shape, height, materials, and location are submitted in writing to and approved by the Architectural Review Committee.
- o If the Architectural Review Committee fails to approve or to disapprove any submitted plans and specifications within thirty (30) days after the plans and specifications have been submitted, approval will no longer be required.
- o Any member of the Board or its representatives have the right, during reasonable hours and after reasonable notice, to enter upon any property to inspect for the purpose of determining whether or not the restrictive covenants have been or are being complied with and will not be guilty of trespassing.

ARTIFICIAL VEGETATION *(Article Section 23 of the Declaration)*

- o No artificial flowers or other vegetation shall be permitted on the exterior of any property.
- o All exterior sculpture, fountains, flags, and similar items must be approved by the Board or its designee before being installed or placed on Residence.

CLOTHESLINES, GARBAGE CANS, WOODPILES, ETC. *(Article VI, Section 15 of the Declaration)*

- o All-clotheslines, garbage cans, woodpiles, swimming pool pumps, filters and related equipment and other similar items are to be located or screened so as to be concealed from the view of neighboring streets and property.
- o All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate.
- o Trash, garbage, debris, or other waste matter of any kind may not be burned within the Community.

DRAINAGE *(Article VI, Section 13 of the Declaration)*

- o Catch basins and drainage areas are for the purpose of natural flow of water only.
- o No obstructions or debris shall be placed in the drainage areas.
- o No Owner or Occupant may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains.

ENERGY CONSERVATION EQUIPMENT *(Article VI, Section 24 of the Declaration)*

- o No solar energy collector panels or attendant hardware or other energy conservation equipment are to be constructed or installed unless they are part of the architectural design of a structure.

FENCES *(Article VI, Section 18 of the Declaration)*

- o No fence or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the Community or any Residence, without the prior written consent of the Board or its designee.
- o The Board or its designee may issue guidelines detailing acceptance fence styles or specifications, but in no event may a hog wire or barbed wire fence be approved.
- o Use of a chain link fence around any portion of any Community recreational facility which might be developed for the benefit of the Community, including any pool area or tennis courts within the Community recreational facility is allowed.

GUNS *(Article VI, Section 17 of the Declaration)*

- o The discharge of firearms in the Community is prohibited.
- o The term "firearms" includes "B-B" guns, pellet guns, and small firearms of all types.

LEASING/RENTING *(Article VI, Section 5 of the Declaration)*

- o Homes may be leased for residential purposes only.
- o If Owner sells or leases his or her Residence, the Owner must give to the Board, in writing, the name of the purchaser of the Residence or the tenant leasing the Residence.
- o All leases shall have a minimum term of six (6) months.
- o All leases are to be in a form approved by the Board and shall require that the tenant acknowledge receipt of a copy of the Declaration, By-Laws, use restrictions, and rules and regulations of the Association.
- o The lease must obligate the tenant to comply with the Declaration, By-Laws, use restrictions and rules of the Association and shall provide that in the event of noncompliance, the Board, may evict the tenant on behalf of the Owner and specifically assess all costs associated therewith against the Owner and the Owner's property.

LIGHTING *(Article VI, Section 22 of the Declaration)*

- o Except for seasonal Christmas decorative lights, **all** exterior lights must be approved by the Board or its designee.

NUISANCE *(Article VI, Section 8 of the Declaration)*

- o It is the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her property.
- All lawns are to be mowed and maintained to prevent overgrowth and unsightly conditions.
- o No property within the Community are to be used for the storage of any property or thing that will cause such property to appear to be in an unclean or untidy condition or that will be obnoxious to the eye.
- o No substance, thing, or material may be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.
- o No offensive activity will be carried on within the Community, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Community.
- o No plants, animals, device or thing of any kind shall be maintained whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community.
- No speaker, horn, whistle, siren, bell, amplifier or other sound device, except, for security purposes, are to be located, installed or maintained upon the exterior of any Residence unless required by laws.

OCCUPANTS BOUND *(Article VI, Section 5 of the Declaration)*

- o All provisions of the Declaration, By-Laws, and of any rules and regulations, use restrictions which govern the conduct of Owners and provide for sanctions against Owners shall also apply to **all-Occupants of the home** even though Occupants are not specifically mentioned.
- o Fines may be levied against Owners or Occupants. If a fine is first levied against an Occupant and is not paid in a timely manner, the fine may then be levied against the Owner.

RESIDENTIAL USE *(Article VI, Section 2 of the Declaration)*

- o All homes in the Lee's Ridge Subdivision are to be used for **residential** use only and comply with local zoning requirements.
- o No home shall be used for any commercial, business or professional purpose.

SIGHT DISTANCE AT INTERSECTIONS *(Article VI, Section 14 of the Declaration)*

- o All property located at street intersections shall be landscaped to permit safe sight across the street corners.
- o No fence, wall hedge, or shrub planting shall be placed or permitted to remain if it creates a traffic or sight problem.

SIGNS *(Article VI, Section 3 of the Declaration)*

- o The following signs **may** be placed on the property without consent of the Architectural Review Committee:
 - Signs placed by the Board for the benefit of the homeowners
 - "For Sale" signs
 - "For Rent!" signs
 - Any sign required by law or legal proceedings
 - Developer/Builder signs with respect to marketing and sale of lots

- o All other signs **must** be submitted to the Architectural Review Committee for approval and consent before being placed on the property by an Owner or Occupant within the Community.
- o **PLEASE NOTE:** All signs must be consistent with the Community-Wide Standard.

SUBDIVISION OF RESIDENCE *(Article VI, Section 16 of the Declaration)*

- o No Residence shall be subdivided, or its boundary lines changed except with the prior written approval of the Board or its designee.

TREE REMOVAL *(Article VI, Section 12 of the Declaration)*

- o No trees shall be removed without the express consent of the Board or its designee, except for the following reasons:
 - (a) diseased or dead trees.
 - (b) trees needing to be removed to promote the growth of other trees.
 - (c) for safety reasons.

UNSIGHTLY OR UNKEMPT CONDITIONS *(Article VI, Section 9 of the Declaration)*

- o Hobbies or other activities, including the assembly and disassembly of motor vehicles and other mechanical devices, which cause disorderly, unsightly, or unkempt conditions, **are not to be pursued or undertaken in any part of the Community.**

UTILITY LINES *(Article VI, Section 20 of the Declaration)*

- o No overhead utility lines including lines for cable television, are permitted within the Community, except for temporary lines required during construction and lines installed by or at the request of Declarant.

VEHICLES *(Article VI, Section 4 of the Declaration)*

Defined: The term "**vehicles**," include motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, trucks, campers, buses, vans, and automobiles.

- o The speed limit for all vehicles is **25** mph. All Owners and Occupants are expected to obey the speed limit within the Community. Please keep in mind that this is a "**family-oriented**" Community.
- o Unless the occupants of the Residence have more vehicles than the number of parking areas serving their Residence **all** vehicles are to be parked in the garage or driveway of the home. **Garages are to be kept closed at all times, except while leaving or entering the garage or while occupying for maintenance or other purpose.**
- o No unlicensed or inoperable vehicle may be abandoned or parked along the street for **more than five (5) days**. After five (5) days, the vehicle will be considered a nuisance and will be removed from the Community.
- o Any towed vehicle, boat, recreational vehicle, motor home, or mobile home regularly stored in the Community or temporarily kept in the Community for periods **longer than twenty-four (24) hours** must be kept in a garage or other area designated by the Board. If not, each will be considered a nuisance and may be removed from, the Community.
- o •Trucks with mounted campers which are an Owner's or Occupant's primary means of transportation are not considered recreational vehicles if they are used on a regular basis for transportation and the camper is stored out of public view upon removal.
- o **No motorized vehicles** shall be permitted on pathways or unpaved Common Property except for public safety vehicles and vehicles authorized by the Board.

ENFORCEMENT

(Article XII of the Declaration)

Each owner and every Occupant shall comply strictly with the By-Laws, the rules and regulations, the use restrictions and the design guidelines. Failure to comply with the Declaration, the By-Laws, the rules and regulations, the use restrictions or the design guidelines shall be grounds for an action to recover sums due for damages or injunctive relief or both.

Covenant Enforcement Committee

Richard Green 904 305-2928
Andrew Miller 404 408-0514
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Architectural Review Committee

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Welcome to Lee's Ridge Subdivision