



Enforcement of Covenants, Bylaws, Rules, and Regulations

1. **Authority:** Listed below are current rules and regulations derived from within the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Madison Woods Homeowners Association, Inc., adopted March 11, 2021. These standards were designed to protect your investment in this community and ensure your right to enjoy it. Some of these standards may seem harsh, but they are no different from those in neighboring communities.
2. **Procedure to collect delinquent dues:** Homeowners Dues are due on January 31st of the year. If they are not paid in full by February 10th, a late charge equal to the greater of \$10 or 10% of the amount not paid will be imposed without further notice or warning to the delinquent Owner and interest at the rate of 10% per annum shall accrue from the due date. If assessments, fines or other charges, or any part thereof, remain unpaid more than 30 days after the assessment payments first become delinquent, the Association, acting through the Board, may institute suit to collect all amounts due including reasonable attorney's fees incurred and suspend the Owner's and Occupant's right to use the Common Property and/or amenities.

Please see Amended and Restated Declaration of Covenants, Conditions and Restrictions for MWHOA, Inc., Section 7. (c) Delinquent Assessments.

3. **Definitions:** Any word as used herein shall have the same meaning as such words have in the Restated Declaration of Covenants, Conditions and Restrictions for Madison Woods HOA, Inc. Bylaws of MWHOA, Article III, C. Powers and Duties, (f), (i)

The following policies, procedures, rules, and regulations are written to clarify the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Madison Woods HOA, Inc., Bylaws of MWHOA, Article III, C. Powers and Duties, (f), (i).

If a Lot Owner does not submit an ACC Request Form before beginning any project for any exterior change, alteration, or construction on a lot the Lot will be assessed an automatic fine.

Architectural Standards:

A. Submission of Request for Architectural Review

All requests shall be submitted to the ACC Committee through the Management Company. Please refer to your *AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MADISON WOODS HOA, INC.*, for more information defining the authority of the ACC Committee and Board of Directors. Please submit an ACC application for all

modifications. The ACC Committee is given 45 days to return their decision in writing to the Association Member requesting the modification.

If the homeowner proceeds with any alteration, modification, or additions without the written approval by the Architectural Control Committee, the homeowner runs the risk of removal of the alteration, modification, or addition at the owner's expense. Any unauthorized changes will be considered a violation which may incur fines for non-compliance.

All work must be completed within 30 days of receipt of written approval. The Association Member must notify the ACC Committee by ACC Application with details of the delay and request an extension for completion.

B. ACC Application procedures and approval

Once the ACC Application is submitted, which will include supporting documents of the project, the ACC Committee through the management company will notify the Association Member when the application has been accepted. Supporting documents may include drawings of the location of the project, photos of what the completed project will look like as well as paint samples of color pallet being used. The Association Members 45-day review will not begin until the ACC Committee accepts the application as complete, and no further documentation is required.

5. Architectural Guidelines, Rules & Regulations and Standards

The Guidelines, Rules & Regulations, and Standards below are meant to provide a general reference as to what changes are allowed and/or not allowed in Madison Woods. It does not necessarily cover all situations on change requests. Homeowners are always welcome to submit an ACC Application Request Form for changes that fall outside these Guidelines. Each request will be reviewed individually and upon its own merit.

Equally, this document does not explicitly specify any Local, City, State or Federal building code requirements that may or may not apply to certain situations. It is the Homeowners responsibility to comply with all building code requirements and setbacks and to obtain necessary building permits and variances as needed. Approval by the ACC does not imply that the requested modification follows the Cobb County Building or Zoning Codes.

Animals / Pets: Only dogs, cats or other common/usual household pets are permitted. No Pit Bulldogs or Pit Bulldog mixes are allowed. All pets must be on a leash and be always under the physical control of a responsible person while outdoors in unfenced areas. No commercial breeding is allowed. Pets are not allowed in the pool, tennis, or playground areas. Pet owners or person responsible for the pet, must promptly remove feces left by their pets on Common Property or on any Lot.

Antennae / TV Dish: Only antennas or dishes allowed by the FCC are allowed on the property. They must be (1) meter or less in diameter and installed in the least conspicuous location available on the Lot, which permits reception of an acceptable signal. Regular TV antennas are not allowed. No more than one dish may be mounted on a house without an ACC approval.

Basketball Goals: Shall not be attached to the exterior portion of any house or garage. It must have a black pole and a clear or white backboard that, along with the net must be kept in good condition.

Birdbaths: Not allowed in the front yard or visible from the street without ACC approval.

Chairs: Lounge chairs are allowed in the back yard only.

Clotheslines: No outside clotheslines shall be erected or placed on any Lot. No laundry shall be hung on any Lot to dry if it is visible from any street in the Community.

Doors: No silver finish aluminum doors are permitted. Painted aluminum doors are permitted with ACC approval.

Exterior Maintenance: Repainting in the original colors of the home does not require ACC approval. Roofs must be replaced with like shingles and color. In addition, upgraded Architectural Style Roof Shingles may be utilized to replace the original roof shingles; however, the change will require ACC approval, for both style and color. Gutters, downspouts and building surface must remain in good repair. Any deviation must have written ACC approval.

Fences: No types of chain link fencing shall be permitted. Wood fences conducive to the neighborhood or black metal fences like the pool area fence will be allowed with prior written ACC approval. Maximum fence height is six (6) feet. Wooden fences may not be painted without ACC approval.

Hose Reels and Hoses: No hose or hose reel shall be permitted on the front of the house.

Landscaping and Miscellaneous Construction: No construction or alteration, (physical or visual), of any structure shall take place without the prior written approval by the ACC of plans and specifications for the landscaping to accompany such construction or alteration.

Lawns and Lawn Care: All lawns shall be maintained in a neat and orderly condition, which shall include removal of leaves, broken limbs, dead trees/bushes and other debris as necessary. All front yards must be Bermuda sod. Lawns must be properly edged along beds, walkways, driveways, street, etc. Entire lawns must be regularly cut (general grass height may not exceed (7) inches), maintained (no noticeable weed problem) and fertilized. Grass clippings must not be allowed to “clump” on the lawn. They must be either raked or spread as mulch. Grass clippings must be removed from the street and sidewalks. Shrubbery must be trimmed to not become unsightly or appear to be unkempt. Plantings must have written ACC approval. except for replacement of similar shrubbery or seasonal color. All yard borders must be approved by the ACC prior to installation.

Lawn Accessories: All lawn accessories must have written ACC approval. Benches must be of wood and /or wrought iron, natural in color. Statuary must be in natural gray color and must not exceed 18 inches in height.

Leasing: Lots may be leased for residential purposes only. All leases shall have a minimum term of six (6) months. A copy of all leases shall be given to the Board of Directors by the Owner of the Lot within seven (7) days of entering the lease. All leases shall require that the tenant acknowledge receipt of a copy of the Covenants, Bylaws, use restrictions and rules and regulations of the Association and shall also obligate the tenant to comply with these documents.

Lighting: All exterior lighting must be approved in writing by the ACC.

Nuisances: It shall be the responsibility of each Owner and occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Lot. No property within the Community shall be used, in whole or in part, for the storage of any property or thing that will cause a Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will discharge foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the surrounding properties. No unlawful, noxious, or offensive activities shall be carried on in any Lot, or upon the Common Area, nor shall anything be done therein or thereon which, in the judgment of the Board, constitutes a nuisance, causes unreasonable noise or disturbance of others, or unreasonably interferes with other Owners' use of their Lots and/or the Common Area. There shall not be maintained any plants or animals or device or thing of any sort of 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 rubbish or debris of any kind shall be dumped, placed, or permitted to accumulate upon any portion of an Owner's Lot so as to render the same untidy, unsanitary, unsightly or offensive. No nuisance shall be permitted to exist upon any portion of the Property. Without limiting the generality of any of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on the Property of any portion thereof.

Parking and Vehicles: The term "vehicles," as used in this provision, shall include, without limitation, motor homes, boats, trailers, motorcycles, scooters, go-carts, campers, buses, vans, recreational vehicles, trucks, commercial type vehicles and automobiles. **The term "resident parking" as used in this provision, shall be defined as the daily vehicle parking of occupants residing within the dwelling on a lot. These vehicles shall be referred to as resident vehicles. The term "visitor parking" as used in this provision, shall be defined as the temporary vehicle parking of non-occupants of a dwelling on a lot. A maximum of three resident vehicles can be parked in the driveway of any lot. If a lot has more than three resident vehicles, then they must also use their garage. This would allow for up to five vehicles per home. To maintain the integrity and appearance of a single-family home subdivision, which is what the community is zoned for, this rule will be strictly enforced.** The parking of any vehicle in a yard is prohibited.

Operable automobiles, passenger vans and non-commercial type trucks must be parked within the garage or driveway and are not allowed to park on the street. Visitors are encouraged to follow the same parking policy. If there is not sufficient room in the garage or on the driveway, then visitors can park in the street for periods of less than 12 hours. The doors of garages shall be kept always closed, except during times of entry and exit from the garage or when someone is working or playing in or around the garage. Boats, trailers, motorcycles, mini-bikes, scooters, go-carts, campers, recreational vehicles, trucks, small commercial-type vehicles, motor homes, and any inoperable vehicle, automobile, truck, or van must be stored within the garage and the door of the garage must remain closed except during times of ingress and egress. Buses, recreational vehicles, motor homes, mobile homes, and large commercial type vehicles (ones that cannot fit inside the garage), eighteen-wheel trucks, truck cabs or trucks with a load capacity in excess of 1 ton are prohibited from being parked, stored or kept anywhere within a lot, dwelling, subdivision, or community and shall be considered a nuisance and may be removed from the community without the owner's permission. No vehicle may be left upon any portion of the Community, except in a garage or other area designated by the Board, for a period longer than (48) hours if it is unlicensed or if it is in a condition so that it cannot operate on public streets. After the (48) hour period, the inoperable vehicle shall be considered a nuisance and may be removed from the community without the owner's permission. Moving vans and service or delivery vehicles may be parked in the Community for such period as is reasonably necessary to provide service to residents in the Community.

Playground Equipment: Metal swing sets are prohibited. Playground equipment must be constructed of wood material and have written ACC approval.

Pool Rules: Pool Rules have been established not only to meet county codes but also to ensure the safety of the homeowners and their guests. For example, there is no glass allowed in the pool area. Should glass be broken, it can result in cuts or get into the pool. Should this occur, the pool will have to be drained, at considerable expense to the Association. Therefore, violation of the pool rules will not be tolerated. If a violation occurs, the person will be asked to comply with the rules. If the verbal warning is ignored, a fine will be assessed. If the offending party is the guest of a homeowner, the homeowner will incur the fine.

Roads and Driveways: Alteration of roads and driveways is prohibited without written ACC approval.

Signs: No signs whatsoever (including, but not limited to commercial and similar signs) shall, without the prior written approval of the ACC, be installed, altered or maintained on any Lot, or on any portion of a Structure visible from the exterior thereof, except; such signs as may be required by legal proceedings; not more than one (1) "For Sale" or "For Rent" sign, provided, however, that in no event shall any such sign be larger than four (4) square feet in area; directional signs for vehicular or pedestrian safety in accordance with plans and specifications approved in writing by the ACC.

Storage Buildings or Sheds: The builder allowed storage buildings to sell homes in this Community, in direct violation of the existing Covenants. Each homeowner who subsequently purchased property in this Community referred to the unchanged Covenant regarding the prohibition of "accessory structures". Therefore, no storage buildings or sheds shall be permitted. Any other "accessory structures" must have written ACC approval.

Trash Cans: Trash cans must be kept out of site in the garage, back yard or on the side of the house, screened by shrubbery or fencing approved in writing by the ACC. Trash cans, trash bags, yard waste bags, and other debris must not be put on the street before 6:00 pm the day before pick up and must be removed from the street by 6:00 pm on pick up day.

Trees: No tree 18 inches or more in diameter may be removed or cut down unless it is diseased, dead or a safety hazard, without written ACC approval. All tree removals must have a written approval from the ACC Committee prior to removal. All stumps must be ground. Tree refuse must be removed from each lot within 24 hours of cutting. Corner lots must maintain safe site distance for traffic. A fine of \$300 will be charged for tree removals without ACC Approval. The homeowner may be charged additional fines of \$25 per day until compliance is met for stump removals.

Unsightly or Unkempt Conditions: The pursuit of hobbies or other activities which might tend to cause disorderly, unsightly, or unkempt conditions, including without limitation to the changing of oil or the assembly and disassembly of motor vehicles and other mechanical devices, shall not be pursued or undertaken in any part of the Community except

within garages located on Lots. Under no circumstances will a Lot be allowed to accumulate “debris” of any kind around the house.