



The VAB Home Owners Association

General Rules and Regulations

Established 2004

*The Villages
at Berwick*



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General Rules and Regulations

AMENITY RULES AND REGULATIONS -

- The Amenity, located at 100 Chapel Park Dr, Savannah, GA 31419-6800, is for the use of Chapel Park at Berwick and The Villages at Berwick residents in good standing, current in the payment of all dues and fines, and their guests.
- A resident must accompany all guests.
- Management reserves the right to restrict the use of the Amenity.
- Broken equipment is to be reported to the Community Association Manager and/or the HOA immediately.
- The Emergency telephone is located on the poolside wall of the Amenity, between the breezeway and the shower station.
- No alcoholic beverages, irrespective of container, are allowed anywhere on Amenity grounds.
- No smoking of tobacco products is permitted anywhere on Amenity grounds.
- Profanity is not permitted at or around the Amenity.
- No pets are allowed anywhere within the Amenity security fence.

Fitness Center Rules

- The Fitness Center is for the use of Chapel Park at Berwick and The Villages at Berwick residents in good standing, current in the payment of all dues and fines, and their guests.
- A resident must accompany all guests.
- Management reserves the right to restrict the use of the Fitness Center.
- No one under 18 years old is permitted in the Fitness Center without an adult.

- Broken equipment is to be reported to the Community Association Manager and/or the HOA immediately.
- Proper attire, including footwear must be used at all times.
- It is strongly recommended that permission be obtained from a medical doctor to use the Fitness Center equipment or participate in any fitness program.
- Use of the Fitness Center is always at the risk of the individual; the Home Owners Association assumes no responsibility or liability for any accidents or injuries.
- Profanity is not permitted at or around the Fitness Center.
- No alcoholic beverages, irrespective of container, are allowed in the Fitness Center.
- No smoking of tobacco products is permitted anywhere in the Fitness Center.
- No food is allowed in the Fitness Center.
- Fitness Center equipment may not be altered, moved or adjusted in a manner not pre-approved by Management or the manufacturer.
- Benches and vinyl must be wiped down after use.
- If others are waiting to use the equipment, please limit the use to 20 minutes.
- Television(s) are to be turned off following workouts and the remote is to be placed in a highly visible area.
- No pets are allowed in the Fitness Center.

Playground Rules

- The playground is for the use of Chapel Park at Berwick and The Villages at Berwick residents in good standing, current in the payment of all dues and fines, and their guests.
- A resident must accompany all guests.
- Management reserves the right to restrict the use of the Playground.
- The Playground is closed from dusk to dawn.
- The gate is to be closed after entering and exiting the Playground.
- Adult supervision is required.
- Use of the Playground is always at the risk of the individual; the Home Owners Association assumes no responsibility or liability for any accidents or injuries.
- Broken equipment or Playground hazards are to be reported to the Community Association Manager and/or the HOA immediately.

- The equipment shall only be used as designed for the age group.
- The equipment shall not be used when wet.
- The equipment shall not be used improperly.
- Proper attire, including footwear must be used at all times.
- Running, pushing or shoving is not allowed.
- Profanity is not permitted at or around the Playground.
- No alcoholic beverages, irrespective of container, are allowed at the Playground.
- No glass articles are allowed at the Playground.
- No smoking of tobacco products is permitted anywhere in or around the Playground.
- No pets are allowed at the Playground.

Pool and Pool Area Rules

- The pool and pool area is for the use of Chapel Park at Berwick and The Villages at Berwick residents in good standing, current in the payment of all dues and fines, and their guests.
- A resident must accompany all guests.
- Management reserves the right to restrict the use of the Pool and Pool area.
- The gate is to be closed after entering and exiting the Pool and Pool area.
- Broken equipment or Pool / Pool area hazards are to be reported to the Community Association Manager and/or the HOA immediately.
- The Emergency telephone is located on the poolside wall of the Amenity, between the breezeway and the shower station.
- Children under the age of 18 shall not use the Pool and Pool area without an adult in attendance.
- Children, three years old and younger, as well as any child not potty-trained, must wear snug fitting plastic pants or a water resistant swim diaper.
- There is no lifeguard on duty.
- Use of the Pool and Pool area is always at the risk of the individual; the Home Owners Association assumes no responsibility or liability for any accidents or injuries.
- Diving is not allowed.
- Unattended swimming is prohibited.

- Swimming during rain or when thunder and lightning can be seen or heard is not allowed.
- No running or rough play is allowed.
- Profanity is not permitted at or around the Pool and Pool area.
- No alcohol beverages, irrespective of container, are allowed in the Pool and Pool area.
- No glass articles are allowed in or around the Pool and Pool area.
- No smoking of tobacco products is permitted anywhere in the Pool, on the Pool deck, or anywhere within the Amenity security fence.
- No food, drink, or wrappers shall be permitted within ten feet (10') of the Pool.
- All personal belongings and trash are to be removed before exiting the Pool area.
- No pets are allowed in the Pool and at the Pool area.
- Pool furniture is to be returned to their original location before leaving the Pool area.

ENFORCEMENT OF RULES - All Association Rules and Regulations, including Architectural and General Rules and Regulations, and all provisions set forth in the Community Covenants and Restrictions shall be vigorously enforced by the Association, its members, the Board of Directors, and the Managing Agent, and all committees of the Association. The Managing Agent will do periodic inspections of the community and record violations to be reviewed by the Board of Directors. Homeowners will be notified in writing of the alleged violation. In the case of a costly repair or correction, Homeowners will be given 30 days from notification of the violation to state how they will repair or correct that violation. In the case of something minor (i.e. garbage can visible, pets not leashed, or on-street parking) the correction must be made immediately.

First Offense: Written letter of warning. A written notice is sent to the Owner with details of the violation. The Owner has 30 days to respond to the complaint and begin repairs to amend the violation.

If the Owner **does not respond** to the HOA complaint, or fails to comply within 30 days, the Homeowners Association (HOA) Owner's voting rights and rights to the use of recreational facilities by the Owner, Owner's family; tenants and guests will be suspended or limited in addition to fines being levied.

Second Offense - If there was no response from the Owner within the 30 day time period, the fines noted below will be levied for the violation, to be added as additional HOA fines:

1. A \$100.00 fine for violations, except against Leases, Short-Term Leases and Bed and Breakfast Home Stays.
2. A \$175.00 fine per day and not less than a \$2,500.00 fine per month for violations against Leases, Short-Term Leases and Bed and Breakfast Home Stays.

3. Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on the Owner's property.

Third Offense and Subsequent Notices of Violation: If the violation is still not corrected within 30 days following the second offense, the HOA may choose to fix or repair the problem at the Owners' expense or impose additional fines as noted below, to be added as additional HOA fines:

1. An additional \$175.00 fine for each continuing month for the same unresolved violation, except against Leases, Short-Term Leases and Bed and Breakfast Home Stays.
2. An additional \$175.00 fine per day and not less than a \$2,500.00 fine per month for each continuing month for the same unresolved violation against Leases, Short-Term Leases and Bed and Breakfast Home Stays.
3. Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on the Owner's property.

Prior to determination of violation and levying of fines, person or persons liable for the payment thereof will be provided an opportunity for a hearing. Persons entitled to a hearing shall have the opportunity to be heard at the next regularly scheduled meeting of the Board of Directors unless other arrangements for a hearing are made with approval of the Board. In the event any person entitled to a hearing fails to appear, he or she will be presumed to have acknowledgement of the violation and will be subject to all penalties.

A violation by a rental tenant or guest shall be treated as a violation by the Owner. The Owner shall receive the letters cited above which shall outline a complaint for a rules violation committed by their resident. Owners may be required to remove any exterior improvement (at the Owner's expense) which did not receive Architectural Review Board (ARB) approval.

General Rules and Regulations may be amended, repealed, and adopted from time to time by the Board of Directors. Proposed amendments may be published, but are not required to be published, in the Association's newsletter or community website.

COLLECTION POLICY FOR DELINQUENT ACCOUNTS - The Board of Directors of the Association is charged with the responsibility of collecting assessments for common expenses from Homeowners pursuant to Article V, Sections 1 - 8 of the Master Declaration of Covenants, Conditions and Restrictions for The Villages at Berwick. From time to time, Homeowners become delinquent in their payments of these assessments, and fail to respond to the demands from the HOA to bring their accounts current. The Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for dealing with delinquent accounts in a timely manner, and further believes it to be in the best interests of the Association to refer these accounts promptly to an attorney for collection so as to minimize the Association's loss of assessment revenue. The Board has retained the Association's attorneys for their experience in representing condominium and homeowners associations in collections and other matters. The Board has directed the Association's attorneys to represent the Association on the terms outlined in the resolution.

The Association's attorneys shall pursue all collection and other matters which the Board, acting through the Manager, may from time to time refer to them and to provide any advice and counsel which the Board may from time to time require.

The Manager, acting on behalf of the Association, shall pay the Association's attorneys their usual and customary charges for time incurred in connection with their representation of the Association, together with all costs incurred by the firm, including but not limited to fees and charges for filing, service of process, messenger service, photocopies, postage, long distance calls, investigator's services, credit reports, and title reports, promptly upon receipt of the monthly invoice.

Pursuant to Article V, Section 8, of the Declaration and O.C.G.A. § 44-3-232(b), there is hereby levied against any assessment account which is not paid in full as of the thirtieth (30th) day of the month following the date due, interest in the amount of ten percent (10%) of the amounts past due, which the Manager is authorized and directed to charge to and collect from any delinquent Homeowner.

The Manager is directed to send to any Homeowner who is more than thirty (30) days delinquent in the payment of regular or special assessments, fines, or other charges authorized by the Association's governing documents (hereinafter referred to as "assessments"), a written notice (hereinafter referred to as the "First Notice") of the interest (late fee) and a request for immediate payment.

The First Notice sent by the Manager to the delinquent Homeowner shall also state that unless the Homeowner disputes the validity of the debt, or any portion thereof, within thirty (30) days after receipt of the notice, the debt will be assumed to be valid; and if the Homeowner notifies the Manager in writing within the thirty-day period that the debt, or any portion thereof, is disputed, the Manager will obtain verification of the debt and a copy of such verification will be mailed to the Homeowner by the Manager.

The First Notice sent by the Manager to the delinquent Homeowner shall state that any request for special consideration of hardship circumstances, including all reasons why the Board should consider the request, must be submitted in writing to the Board before the assessment becomes sixty (60) days delinquent, together with a request for a hearing, or in the alternative, a request that the determination be made by the Board based on the written request, and if not so submitted, then such request shall have been deemed waived.

The Manager is directed to send to any Homeowner who is more than sixty days (60) delinquent in the payment of assessments written notice (hereinafter referred to as the "Second Notice") that, if the account is not paid in full within thirty (30) days, a Notice of Lien will be recorded and a copy thereof may be forwarded to any lender with a mortgage against the unit.

The Manager is directed to file a Notice of Lien against the Homeowner who is delinquent for more than ninety (90) days, and is further authorized, but not required, to send a copy thereof to the Homeowner's lender. A recorded copy of the Notice of Lien shall be forwarded to the Homeowner.

The Manager is directed to refer any account which remains delinquent for one hundred, twenty (120) days after the initial due date of the assessment, plus all other past-due assessments, or with an outstanding account balance at or exceeding \$600.00, to the Association's attorneys for collection.

The Manager is directed to consult with the Association's attorneys, and turn over for collection immediately any account where the Homeowner files or is the subject of a petition for relief in bankruptcy.

The membership rights of any Homeowner whose account is thirty (30) days past due may be suspended at any time at the discretion of the Board during the period that any installment, charge or assessment remains unpaid, subject to the terms of the governing documents.

The following policies shall apply to all delinquent accounts turned over to the Association's attorneys for collection:

1. All contacts with a delinquent Homeowner shall be handled through the association's attorneys. Neither the Manager nor any Association Officer or Director shall discuss the collection of the account directly with a Homeowner after it has been turned over to the Association's attorneys unless one of the Association's attorneys is present or has consented to the contact.
2. All sums collected on a delinquent account shall be remitted to the Association in care of the Association's attorneys until the account has been brought current.
3. All legal fees and costs incurred in the collection of a delinquent account shall be assessed against the delinquent unit and Homeowner and shall be collectable as an assessment as provided in Article V, Section 1 of the Declaration and O.C.G.A § 44-3-232 (b) (3), (c).
4. Where at the expiration of the period specified in the Association's attorneys' demand letter, an account remains delinquent and without a payment plan embodied in a signed Stipulation for Judgment, or in the event of a default under the terms of either agreement, the Association's attorneys are authorized to take such further action as they, in consultation with the Board president, believe to be in the best interest of the association, including but not limited to:
 - a. Filing suit against the delinquent Homeowner for money due pursuant to Article V, Section 8 of the Declaration, and O.C.G.A. § 44-3-223;
 - b. Filing a proof of claim in bankruptcy; or
 - c. Instituting a judicial action for foreclosure of the Association's lien, pursuant to Article V, Section 8 of the Declaration, and O. C.G.A. § 44-3-232 (c).

COVENANT COMPLIANCE INSPECTION PRIOR TO SALE OR TRANSFER OF LOTS -

Prior to the transfer of any real property in the Villages at Berwick development there shall be a Covenant Compliance Inspection of the property ("Covenant Compliance Inspection"). Such inspection will be coordinated through, and conducted by, the Board, who may, at their discretion, delegate responsibility for said inspection to such Agent as the Board may appoint, consistent with its By-Laws; and the Board may further establish a fee for such inspection, which fee shall constitute a lien and be collectible by the Association in the same manner and to the same extent as all other dues, fees and assessments charged or permitted to be charged under the Declaration.

As part of any transaction or transfer of any real property, the parties thereto shall make arrangements to cure all outstanding violations and remit any outstanding monetary obligations to the Association prior to effectuating such transaction or transfer.

This Covenant Compliance Inspection requirement is effective upon adoption hereof, to remain in full force and effect until revoked, modified or amended.

NO SOLICITATION - There shall be **NO SOLICITATION** within The Villages at Berwick, of any kind, whether or not for profit, to include door-to-door requests, or the leaving or posting of any leaflets, handbills, advertisements, or any other written documents or objects distributed to homes or mailboxes, within or throughout The Villages at Berwick. The Board of Directors shall maintain a NO SOLICITATION sign on post at the entrance to The Villages at Berwick, and shall enforce any violations thereof.

RELEASE OF CLAIMS AND LIABILITY FOR HOMEOWNER EVENTS ON HOA COMMON PROPERTY - Reference Master Declaration of Covenants, Conditions and Restrictions for The Villages at Berwick, Article III, Common Area, Section 3. (a) Extent of Easements. Homeowners and their Tenants/Renters, Guests, Visitors, Pets and all persons shall hold harmless and indemnify the HOA from Homeowner Event(s) for personal use, held on HOA owned Common Property.

Prior to the Homeowner scheduling an Event:

1. The Homeowner shall notify the HOA in writing with a request to conduct an Event for personal use on HOA owned Common Property.
2. The HOA shall provide the Homeowner with a Release of Claims and Liability Form.
3. The Homeowner shall sign, date and return the Release of Claims and Liability Form to the HOA.
4. The Homeowner shall provide the HOA with an official letter from their Homeowner's insurance carrier providing proof of current liability insurance to cover the Event on HOA owned Common Property.
5. If the Homeowner's current liability insurance does not cover the Event on HOA owned Common Property, the Homeowner shall pay and arrange to obtain such coverage and shall provide proof of current liability insurance to the HOA, at least two weeks prior to the Event.
6. On HOA receipt of Item 3 and on HOA receipt of either Item 4 or Item 5, the HOA shall sign and date Item 3 and provide a copy to the Homeowner.
7. Only following Item 6, may the Homeowner schedule and conduct the Event.

The Homeowner shall additionally acknowledge and agree to the following:

1. The Homeowner shall release the HOA, its Directors, Officers, heirs, legal representatives, employees and assigns based upon any cause of action that arises out of or in connection with the Homeowner's use of the HOA owned Common Property.
2. The Release of Claims and Liability Form shall apply to any loss of or damage to the Homeowner's property, and to any personal injury (including death) that the Homeowner, or their Tenants/Renters, Guests, Visitors, Pets and all persons suffer, including, without being limited to any loss, damage or injury sustained or allegedly sustained by the Homeowner or their Tenants/Renters, Guests, Visitors, Pets and all persons for any reason.
3. The Homeowner shall fully understand and assume all the risks, dangers and responsibilities connected with the Event.
4. The Homeowner shall fully assume responsibility for any and all damage(s) to the HOA owned Common Property which arises out of or in connection with the Homeowner's use during the Event.
5. The Homeowner shall agree that the HOA owned Common Property shall be left in the same condition as it was found prior to the Event. This includes restoring any damage(s) to landscaping, grass, earth, fences, etc. and trash removal.
6. Failure to return the HOA owned Common Property to its original condition will result in all associated charges being the responsibility of the Homeowner. This shall also include the cost of repairs to reimburse the HOA, as well as imposing a Homeowner fine equal to the cost of repairs. As per the Enforcement of Rules section of this document, unpaid fines are collectible in the same manner as unpaid monthly assessments, and may result in a lien on the Homeowner's property.

FIREARMS AND FIREWORKS - The display or discharge of firearms (including B-B guns, pellet guns, or other guns) is forbidden unless the display or use is by law enforcement or a resident is legally transporting firearms to his/her home. Residents must abide by Chatham County Laws in regards to fireworks.

HOME BUSINESSES - Home business occupations are permitted provided such businesses are undetectable from the street by sight, sound, odor, or noise.

The following must also apply:

1. The business shall operate in its entirety within the dwelling and only by the person residing in the dwelling.
2. The business shall not have a separate entrance.

3. The operator shall not display any external evidence of the operation of the home business.
4. The business shall not exclusively utilize more than 20% of the gross square floor area or 300 square feet, whichever is less. A garage shall not be utilized for, or in conjunction with a home business.
5. The home business shall clearly be incidental and secondary to the use of the dwelling or of the neighborhood by excessive noise, lights, traffic or other disturbances.
6. A business license must be acquired if it is required by the City/County and the business must meet zoning and business regulations.

LANDSCAPING MAINTENANCE - Further to the Master Declaration of Covenants, Conditions and Restrictions for The Villages at Berwick, Article VII, Use of Property, Section 2. Maintenance, each Homeowner shall keep all owned Lots free of weeds, including but not limited to preventing and eradicating weeds from: lawns, landscaping beds, dry landscaping areas, flowers, plants, shrubs, trees, gardens, fence lines, patios, decks, temporary and permanent structures, paths, driveways, sidewalks, etc., in a manner and frequency consistent with good property management.

LEASES, SHORT-TERM LEASES AND BED AND BREAKFAST HOME STAYS -

1. Initial Leases, including Initial Short-Term Leases, of a dwelling unit (a house or room) located within the Association, of less than nine (9) months in duration, is prohibited.
2. Lease Extensions, but only to the same Initial Lease occupant, of a dwelling unit (a house or room) located within the Association, of less than nine (9) months in duration, is permitted.
3. All Bed and Breakfast Homestays, of any duration, is prohibited.
4. Lease occupants, including Short-Term lease occupants, of less than nine (9) months in duration, are prohibited from use of all Association Amenities.
5. All Bed and Breakfast Homestay occupants are prohibited from use of all Association Amenities.
6. A grace-period is allowed, not to exceed the 27th of July, 2020, for already existing Initial Leases, including Initial Short-Term Leases, of less than nine (9) months in duration, to terminate.
7. A grace-period is allowed, not to exceed the 27th of July, 2020, for already existing Bed and Breakfast Homestays, to terminate.
8. See **ENFORCEMENT OF RULES** for specific penalties, abatement, injunctive relief and fines.

PETS - No non-domesticated animals, livestock or poultry of any kind shall be raised, bred, boarded, or kept on any site. No Homeowner or occupant may keep, breed or maintain any pet for any commercial purpose. No animal of any kind shall be permitted to remain on the property that is found by the HOA to make an unreasonable amount of noise or odor. Each Homeowner shall be financially responsible and liable for any damage caused by their pet. All local ordinances concerning pets must be obeyed at all times. No pets are allowed in any Amenity area. All cats or dogs over 3 months must be vaccinated for rabies yearly. All pet owners must clean up promptly after their pet(s) and dispose of the pet waste in suitable containers. Homeowners who do not clean up promptly after their pet(s) can be warned for a first violation, fined \$25.00 at the second violation, and fined \$100.00 at the third and subsequent violations. All pets shall be leashed at all times when not on the Homeowner's property, and shall not be allowed to roam free in the neighborhood. Pets may not be tethered unattended. Each household is limited to 4 pets.

PONDS, LAKES, MARSHES AND BODIES OF WATER - All boats, rafts or sailing craft are expressly prohibited. All ponds, lakes and bodies of water are declared "no swimming" areas. Due to slippery banks and muddy shores, parents are required to maintain constant supervision of their children. The natural area of ponds should not be disturbed.

PRESSURE WASHING - The coastal Southeastern climate is conducive to molds or fungal growth on the home's exterior. To maintain the beauty of the neighborhood, it is recommended that exterior cleaning, using power washing or other methods, should occur at least once to twice yearly.

SIGNS - Placement of signs and notices on fences, trees and other objects are prohibited. The HOA Board reserves the right to periodically place signs in the common space for the benefit of the community. Such signs include, but are not limited to informational signs and warning signs.

TRASH AND DEBRIS IN YARDS - It is the Homeowner's responsibility to pick up trash and litter in their yard. This includes newspapers, fliers, or any type of promotional material that might be thrown in the yard, attached to the mailbox or stuffed in the door. Anything left on the yard and parking strip in front of the property for more than 24 hours or kicked into the street will result in a fine of \$50.00.

TRASH CONTAINERS, RECYCLE BINS AND ENCLOSURES - No refuse, garbage, trash, lumber, grass, shrub, tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse, or debris of any kind shall be kept, stored, or allowed to accumulate on any site except within an enclosed structure or appropriately screened from view. All trash receptacles and/or yard waste to be emptied must be placed at curb and removed from curb within 24 hours. Items placed out for collection must be secured such that animals cannot get into trash or such that litter is caused.

Trash and recycling containers shall be stored and placed in the homeowner's garage, behind a fence, or a screen may be constructed so they are not visible from the street.

VANDALISM - Any vandal destroying improvements located upon HOA owned Common Property within the community will be prosecuted to the fullest extent of the law. Homeowners are responsible for any vandalism committed by their family members, lessees, invitees and guests and shall be subject to cost for repairs and a fine equal to the cost of repairs to reimburse the Association. In addition, if a reward is paid for information leading to an arrest, that reward must also be reimbursed.

VEHICLES - Vehicles must be parked in driveways or garages. No vehicles may be parked in landscaped or HOA owned Common Property. Parking on the street should be temporary and is not permitted overnight. Recreational vehicles such as motorcycles, mini bikes, go-carts, golf carts, mopeds, motorized scooters, 4 wheelers, lawn cutting equipment, maintenance equipment, boats, commercial vehicles, towed trailer units, unoccupied motor homes or any other type or recreational equipment, shall be parked or stored in a garage except on a temporary basis not to exceed 48 hours. Discharge from any engines, motors, drive trains, and holding tanks shall not be allowed into the street, storm drain, or sanitary sewer storm drain. Vehicles cannot be maintained, repaired, serviced, rebuilt or dismantled on any lot except within the confines of the garage. This does not prevent a vehicle from being washed or waxed in the driveway of any lot. Commercial vehicles must be parked in garage areas and are defined as vehicles with company logos, vehicles displaying roof racks or obvious additions used for a specific purpose. Vehicles with more than 6 tires are prohibited with the exception of delivery or maintenance vehicles requiring short trips within the community.

WOOD STORAGE - Storage of fireplace logs must be in the backyard. Stored firewood must be neatly stacked, below the fence line, and not visible from any public or private street. Wood storage must not be located in an area so as to block any existing drainage pattern on the lot. Wood remnants from demolition or construction must be removed from premises within one month.

HOA Rules January 1, 2007

Amended March 18, 2010

Amended March 19, 2010, ARB, line 1, and ARB Enforcement of Rules.

Amended April 14, 2011, Exterior Buildings/ Sheds

Amended November 5-12, 2013, Amended to create separate Rules and Regulations pertaining to the Architectural Review Board and the VAB HOA Board; and modified Signs

Amended April 18, 2015, Amended to add Covenant Compliance Inspection Prior To Sale Or Transfer Of Lots, VAB HOA Board Resolution, signed and Notarized, April 14, 2015

- Amended** August 29, 2015, Amended to add Collection Policy for Delinquent Accounts, VAB HOA Board Resolution approved on November 5, 2013, and effective November 30, 2013
- Amended** January 28, 2016, Amended to add No Solicitation, formerly contained in the Association's By-Laws
- Amended** August 26, 2016, Amended Amenity Rules & Regulations, Fitness Center Rules, Playground Rules, and Pool and Pool Area Rules to add "No alcohol beverages, irrespective of container, are allowed..."
- Amended** August 24, 2017, Amended to add Landscaping Maintenance
- Amended** October 25, 2018, Amended to add Release of Claims and Liability for Homeowner Events on HOA Common Property; clarified Collection Policy for Delinquent Accounts and Pets, and performed general document editing and formatting
- Amended** May 10, 2020, Amended to add Leases, Short-Term Leases and Bed and Breakfast Home Stays, as per VAB HOA Board Resolution, approved April 27, 2020, and added specific penalties, abatement, injunctive relief and fines to Enforcement of Rules

