

Highland Falls Owners Association, Inc. Community Rules & Regulations

The Architectural Review Board (ARB) shall regulate the external design, appearance, use, location, and maintenance of the Property as well as any improvements. This is to preserve and enhance property values as well as maintain a harmonious relationship among structures and outdoor spaces. The ARB shall promulgate standards and guidelines appropriate to the character of each increment, phase, or parcel of the Property. The ARB will review submissions and make decisions using their best judgment, based on these Standards, of what will be compatible with the character and appearance of the community.

A homeowner who proceeds with an improvement without requesting permission from the ARB risks the potential of redoing or removing the improvement, at the owner's expense. If the ARB denies a request, the homeowner may not proceed with improvements. Approval and/or denials will be granted within 30 days from submittal, once the homeowner has provided all requested information in a timely manner.

ARCHITECTURAL CHANGES – All proposed changes to any part of the home's exterior must be reviewed by the ARB.

AWNINGS: Awnings and retractable sunscreens/shades are prohibited if viewable from the street.

BASKETBALL HOOPS AND BACKBOARDS – Only temporary portable basketball hoops are acceptable but must be placed in such a manner that they do not block sidewalks or streets. Temporary portable basketball hoops do not require the ARB's approval, but must be removed and stored after use, so as to not be visible from the street. Basketball hoops may only be used on the homeowner's property. Permanent basketball hoops are not allowed. All other recreational equipment must be approved by the ARB.

BIRDHOUSE, BIRD BATH OR BIRD FEEDER – Birdhouses, bird baths, and bird feeders are generally acceptable when installed in the backyard. Any other location will require approval of the ARB.

CARPORTS, SHEDS & EXTERIOR STORAGE – Require ARB approval.

CLOTHESLINES – Clotheslines are not permitted. Fences shall not be used as clotheslines.

DECKS, PATIOS, SCREENED PORCHES & COVERS – All decks, patios, screened porches and covers will require approval from the ARB. Dimensions of the options with materials, colors, and specifications must be submitted with the plans for ARB approval. Decks and patios must be natural in color.

FENCES – All fencing (which includes but is not limited to: height, location, color, material, style) MUST be approved by the ARB. Plastic, privacy, and wood fences are not permitted. Four-foot high black aluminum or chain link fencing is required. If the requested fence will abut an existing six-foot high fence, a height variance may be requested.

FLAGPOLES – Freestanding flagpoles are prohibited. Flagpoles attached to the front of the house do not require approval as long as the length of the pole does not exceed 6 ft. Flags shall not be, or appear to be, tattered or faded.

FOUNTAINS/PONDS – Fountains and ponds of any kind will not be allowed in the front yard unless approval is received from the ARB. Approved items must be maintained in appearance and functionality.

GARAGE DOORS- Garage doors must remain completely open or closed at all times and maintained in good repair. Garage doors may not be left partially opened or blocked with the use of any item, including screens. Interior rolling screen doors may be installed, if prior approval is received from the ARB.

HOME BUSINESSES OR OCCUPATIONS – Home occupation, industry, business, trade or profession of any kind, whether commercial or otherwise, may only be conducted, maintained or permitted on any part of the Properties, in accordance to the relevant city of Savannah Codes pertaining to home occupations in residential zoned areas (see <http://online.encodeplus.com/regs/savannah-ga/doc-viewer.aspx#secid-5716>). The Declarant and other authorized persons may use any unsold residence for sale or display purpose.

HOLIDAY DECORATIONS- All holiday decorations must be removed within fifteen (15) days of the particular holiday or celebration. Consideration of neighbors should be exercised when decorating for any occasion. All holiday lighting should be considered temporary and may not be installed prior to (30) thirty days before the holiday. Decorations may not include any audio that can be heard beyond the limits of the lot. Any decoration that does not fall under this category requires ARB approval.

HOUSE NUMBERS – House numbers as installed by the builder must be maintained. No alternatives are allowed without ARB approval.

LANDSCAPING, TREE REMOVAL, VEGETABLE GARDENS – All landscaping must be approved by the ARB in advance of installation. Eighty percent of the lot area, exclusive of the portion occupied by the house and original driveway, shall be covered with live vegetation cover. Gravel, mulch and similar materials shall not be considered live vegetation. No artificial plants, flowers, or rubber mulch shall be part of the landscaping. No tree having a diameter greater than two (2) inches, five (5) feet above grade may be cut or moved without prior written approval from the ARB. Each owner shall make every effort to keep and maintain attractive, healthy, live and growing conditions, including all grass, shrubs, trees, etc.

Landscaping and yard maintenance requirements:

1. Only sod and existing, or subsequently approved, trees are permitted from the street to the flower beds surrounding the home. No plantings or flower beds are permitted around the mailbox.
2. All unpaved areas of the yard must have sod, except planting beds, which are required to contain plants installed by the builder or other plants approved by the ARB. All planting beds should be free of weeds and contain a natural, non-synthetic type and color of mulch, pine straw, or other ground cover such as rocks approved by the ARB. Grass is not considered an acceptable ground cover for flower beds.
3. The grass must be edged in all areas that meet concrete walkways, sidewalks, curbs, and flower beds.
4. Lawn grass and weeds therein must be a uniform height of no more than approximately 5 inches. During growing season, it is recommended that yards are maintained at least every 7 days to ensure this goal is accomplished.
5. Landscape plants installed by the builder in the planting beds at the front of the property must be maintained. If the Homeowner wishes to replace existing plantings with new plantings, an ARB application must be submitted for approval.
6. Homeowners must keep all doorway and window areas trimmed and free of trees, shrubs, or any other vegetation as to not obstruct doorways or windows on the property to the street. No more than 25% of window areas may be obstructed by vegetation of any kind.
7. The builder installed house address numbers must remain visible from the street at all times and may not be obstructed from view by any trees, shrubs, vegetation, or structure. House numbers should be maintained in good condition and should be repaired or replaced with the same brushed nickel style when necessary.
8. Sidewalks, driveways, and pathways must be clear of any plant growth.
9. Plant and tree pruning should consist of the removal of dead, dying, diseased, and obstructive limbs. When pruning plants and trees, they must be trimmed and shaped in a manner that is typical of their species.
10. Grass, dirt, and debris from lawn maintenance must be cleaned up and removed from all hard surfaces including the street in front of the homeowner's property.

Landscaping recommendations:

1. It is recommended that Homeowners treat yards and planting beds with antifungal, grub and insect control and weed and feed to prevent overgrowth, prevent dead spots, and help control weeds. Whenever possible, organic yard treatments should be chosen.
2. It is recommended that utility boxes protruding out of the ground should be surrounded on all sides visible from the street with shrubs and bushes. When planting such vegetation, homeowners should take extra care not to damage electric lines, tv cables or fiber optic lines.

3. Lawn ornaments, statuary, landscape lighting, benches, trellises, and other decorative items including small garden flags viewable from the street must have ARB approval. These items will be considered on a case-by-case basis consistent with the overall aesthetic scheme of the neighborhood.

If a yard is not property maintained, the HOA will provide notice to the owner. Once the notice is distributed, if the yard is still not maintained, the HOA may have a yard maintained with the cost passed on to the owner, in the form of an assessment.

LIGHTING – Removal of existing exterior lighting installed by the builder is prohibited without approval from the ARB. Additional lighting installed must be approved by the ARB. Any and all exterior lighting installed on the lot shall either be indirect, or shall be of such controlled focus and intensity that it will not unreasonably disturb the neighbors or neighbor's lots.

MAILBOXES – No mailboxes or receptacles for the delivery of newspapers or mail shall be allowed unless the type and design is approved by the ARB. The original mailbox and post installed by the builder must be maintained.

NOISE – Local noise-related ordinances are to be abided by all Homeowners, residents and their guests. Noise-related complaints are not handled by the HOA, and should be addressed to Savannah Chatham Metropolitan Police.

PAINTING – ARB approval is required for repainting any home, or part of the home's exterior, that is to be painted differently than the original color. A sample paint swatch must be submitted with the request. The ARB may require a sample area to be painted with the new color before approval is given.

PATIO FURNITURE – All patio furniture and décor in the front or side of home must have ARB approval. Patio furniture must not be in landscaped or grass areas. Patio furniture in the front and side of the home must be matching sets. Wood and/or wrought iron are encouraged.

PETS – Regulations are to be followed as dictated and governed by the local municipalities. Particular attention is recommended with regards to ordinances pertaining to dogs at large, noise, and disposal of dog excrement. In addition to the HOA rules enforcement stipulations outlined below, infractions of pet-related ordinances shall be reported to Savannah Chatham Metropolitan Police.
Reference: <https://cccdn.blob.core.windows.net/cdn/Files/ChathamCounty/Code%20Book/Chapter22.PDF#page=7>

POOLS – ARB approval is required before a pool is installed. Above-ground pools will not be permitted, even for temporary use. Temporary, wading and inflatable pools must be emptied and stored indoors daily.

PONDS, LAKES, MARSHES AND BODIES OF WATER – No gasoline powered outboard motor shall be used by any person on any lake, pond or body of water, and no dock, pier or other similar structure shall be constructed over, or into, any such lake, pond or body of water. No boats shall be habitually kept or stored in or on any such body of water. Residents are allowed to fish on any lake or pond but must exercise catch and release. The Association pays to install carp to feed on the algae in the lagoons. Therefore, residents are asked to release anything they catch so the fish can control algae growth. Due to slippery banks and muddy shores, parents are required to maintain constant supervision of their children. The HOA shall not be liable for injuries occurring from the existence of potentially dangerous native species living in our area. The natural area of ponds should not be disturbed.

RECREATIONAL EQUIPMENT – All permanently installed exterior recreational equipment including play yards (swing sets, slides, tree houses, trampolines, etc.) must have ARB approval. The maximum height of the equipment shall not exceed 10 feet. Recreational equipment shall be located on any lot so as not to be visible from any public street, and the homeowner must have a fence prior to equipment being installed. No equipment installed for children's recreational use shall be installed or placed within the front or side yard of any lot or in any easement or common area adjacent to a lot. All recreational equipment shall be properly installed and tethered to prevent damage and displacement from high winds.

REFUSE STORAGE AND DISPOSAL – All domestic refuse must be stored and disposed of in a manner that is sanitary and abides by local and municipal ordinances. In addition to the HOA rule enforcement policies outlined below, infractions of refuse storage and disposal regulations shall be reported to Savannah Chatham Metropolitan Police.

RESIDENTIAL STRUCTURES – No residential out structures are permitted and all expansions/additions must be approved by the ARB. It is the responsibility of the homeowner, or their contractor, to obtain a building permit from the appropriate municipality prior to any building.

ROOF: VENTS, SHINGLES, GUTTERS, AND SOLAR PANELS – All roof vents shall be painted a color to match the color of the roof and shall not be installed on the front side of the home as to be visible from the street. Roof shingles, if replaced, must be the

same color and style as the shingles replaced unless otherwise approved by the ARB. Gutters must match the existing trim of the home. Replacement or addition of gutters require ARB approval. Installation of Solar Panels requires ARB approval.

SECURITY DOORS, STORM DOORS, SECURITY SYSTEMS – High quality, full panel glass storm doors without kick plates may be installed if approved by the ARB. Decorative wrought iron doors, decorative aluminum doors, or any other door, enclosure, or change of the original builder’s design requires ARB approval. All other security systems or measures that are installed on the exterior of the house require the ARB approval.

SHUTTERS – Exterior shutters need ARB approval. Shutters must match or accent the house trim color and be consistent with other homes in the community. Shutters must be maintained and should be replaced if damaged.

SIDING – Any replacement siding requires ARB approval. All siding shall be maintained in a clean and good standard.

SIGNS –

Realtor and Commercial signs:

Residents are permitted to display one (1) “For Sale” or “Open House” signs no larger than six (6) square feet. – “For Sale” signs shall only be placed in the owner’s lot and not in the right-of-way. “Open House” signs may only be placed on owner’s lot from 10:00 AM to 7:00 PM on the day of the open house. Approval is required by the ARB to place signs in the common areas. Streamers, flags, balloons or other inflatable or windblown devices are not permitted. Contact must be made with the management company in advance for Board approval for directional signs located in common areas. “For Rent” or “For Lease” signs are not permitted. Except for security alarm systems, all other commercial and advertising signs, including signs of contractors performing work at a residence, are prohibited. Placement of signs and notices on fences, trees and other objects are prohibited. The board of Directors 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, information signs and warning signs.

Celebratory Signs:

Celebratory signs for events such as birthdays, graduations, return from deployment etc may be displayed in the Homeowner’s front yard for a duration limited to no more than seven (7) calendar days.

SPAS – Spas must be approved by the ARB. The equipment must be located in such a way that it is not immediately visible to adjacent property owners, i.e. hidden by fence, shrubs, etc.

TRASH CONTAINERS, RECYCLE BINS AND ENCLOSURES – No refuse, garbage, trash, lumber, grass, shrub, tree clippings, plant waste, compost, metal, bulk materials, scrap, 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. Screened from view is considered to be behind the home, behind the HVAC unit on the side of the home, or behind an approved fencing buffer. All trash receptacles and/or yard waste to be emptied must be placed at the curb and removed from the curb within 24 hours of pickup. Items placed out for collection must be secured such that animals cannot get into trash or such that litter is caused. Trash and recycle containers shall be stored so that they are not visible from the street, unless placed directly behind an HVAC unit. Residents are expected to monitor the weather, and secure their trash and recycle bins during times of expected high winds.

VANDALISM – Any vandal destroying improvements located upon the Common Area within the community will be prosecuted to the fullest extent of the law. Owners are responsible for any vandalism committed by their family members, 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/ PARKING – Vehicles must be parked in driveways or garages. ADA regulations require that vehicles parked in driveways must not impede use of the sidewalk. No vehicles may be parked in landscaped areas. No on-street parking allowed at any time. If a resident does have an extenuating circumstance where on-street parking is requested (events, extended family/guests, etc), contact must be made with the management company in advance for Board approval. Recreational vehicles such as motorcycles, mini bikes, go-carts, golf carts, mopeds, motorized scooters, 4 wheelers, lawn cutting equipment, maintenance equipment, boats, commercial vehicles or any other type of recreational equipment must be parked in a garage. Commercial vehicles are defined as vehicles with company logos, wraps, vehicles with wording or pictures on the outside, and 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.

Boats, towed trailer units, or unoccupied motor homes (motor homes are not permitted to be occupied) shall be parked or stored in a garage except on a temporary basis not to exceed 2 days within a 7 day period. 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 vehicles from being washed or waxed in the driveway of any lot.

Recreational vehicles such as motorcycles, mini bikes, go-carts, golf carts, mopeds, motorized scooters, 4 wheelers and similar shall not be driven on common property other than paved streets.

WATER FILTRATION SYSTEMS – Water filtration systems must be at the back of the house and out of your neighbor’s view.

WELLS – No wells are permitted. This does not prevent the Association from keeping a well for landscape purposes.

WEATHERVANES – ARB approval is required for any weathervane.

WILDLIFE – City, County and State ordinances and laws regarding the feeding of wildlife including but not limited to geese, ducks, alligators, deer, herons and all other naturally-occurring species are to be abided by all Homeowners, residents and their guests. Native species (i.e alligators, snapping turtles, snakes, boar, etc,) shall not be removed by the HOA or its agents, with HOA funds.

WINDOWS – ARB approval is required for the replacement of all windows not originally installed by the builder. Nothing may be placed in the window, which could be viewed from the exterior, such as window HVAC units or fans. Windows may not be covered in reflective films.

WINDOW TREATMENTS – No tinted, mirrored, brightly colored or other such window treatment may be installed which cause attention to themselves by virtue of these features. Window covering should not change the look of the exterior of the home. Blinds and draperies should show white or cream to the exterior unless approved by the ARB. Blinds, draperies and other window treatments must be maintained in good appearance from all exterior views.

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.

ENFORCEMENT OF RULES- All Association Rules and Regulations and all rules 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 shall be notified in writing of the alleged violation and said violation must be corrected immediately unless additional time is given according to the violation notice. Violations must be amended and maintained to avoid additional violations for an offense of the same type. Immediate correction of any violation does not relieve the owner of a fine incurred. Fines will be assessed according to the structure below.

Owner’s voting rights may be suspended or limited in addition to fines being levied.

First Offense: Written letter of warning. Notice to the Homeowner giving the nature of the alleged violation. Exception: Signs placed without ARB approval in the common area will be assessed \$100.00 fine per day, per sign.

Second Offense: \$100.00 fine for same type violation, to be added as additional HOA fees. Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on an owner’s unit.

Third Offense and Subsequent Notice of Violation: The HOA may choose to repair the problem at the owners’ expense or impose a \$175.00 fine for the same type violation, to be added as additional HOA fees. Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on an owner’s unit.

After receiving the first violation, if a Homeowner feels that they are not in violation as described, they must contact the HOA immediately. If an agreement cannot be met at that time, the Homeowner may submit a letter in writing to be reviewed at the next scheduled meeting of the ARB board. The Homeowner will be notified of the board's decision.

Owners may be required to remove any exterior improvement (at their expense) which did not receive ARB approval.

A violation by a rental tenant or guest shall be treated as a violation by the Homeowner. The owner shall receive the letters cited above via first class mail, or email if this designation is made by the owner, which shall outline a complaint for a rules violation committed by their Resident.

Rules and Regulations may be amended, repealed, and adopted from time to time by the Board of Directors. Notification will be mailed of rules changes to Homeowners 30 days prior to the rule change.

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