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LARGO VILLAS HOMEOWNERS ASSOCIATION  
527 TIBET AVENUE  
SAVANNAH, GEORGIA 31406  
Masse, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

**BY-LAWS**

**A. General USE AND OCCUPANCY**

1). Each Unit is to be used ideally as a residence for a single family consisting of no more than two persons for each bedroom per Unit. However, residences that are inhabited by the Owner and a room-mate is acceptable, and in the instance where a Unit is rented there must be an agreement made between the Owner of said Unit and the Board of Directors. In the instance of a three bedroom rental it must be made clear that only two vehicles will be allowed parking on the property, and no more than six occupants will be allowed.

2). No trade or business shall be conducted on any part of the Property. Rental signs, real estate signs, nor automobile "for sale" signs are permitted. Yard sales will be permitted provided that no less than a three weeks notice is presented to the Board of Directors by the Owner and approval is given. If the Unit is a rental, the Owner of the Unit must sign a statement of responsibility for any damages to the Property, clean-up following the sale, removal of signs, and compensation for any damages pertaining to any personal property.

3). No Owner shall permit any loitering, disturbing noises, offensive or illegal activity outside or inside of any Unit by their family, guests, or tenants that would interfere with the comfort of other Unit Owners. A noise ordinance is in effect between the hours of 10:00 p.m. and 8:00 a.m.. During these hours volume should be reduced on televisions and stereos. This includes car stereos as well.

4). Clotheslines may not be erected, and no laundry shall be hung or exposed on any part of the Common Property.

5). A Homeowner will be liable for the expense to repair, replace, or restore to it's original state the limited and/or Common Property for damage caused by a family member, guest, employee, agent, or tenant.

6). No Owner or Tenant shall place, store, or maintain bikes, grills, toys, etc. in the front of their Unit, nor at the front entrance, or in the front yard. If there is a violation of this rule, you will be sent one written warning. If the problem occurs again, there will be a \$25.00 fine assessed to the Owner, and if there is a third offense the Association will have the items removed at the Owners expense and dispose of them.

7). Trash cans should be put out for pick-up no earlier than dusk on Sunday evenings, and should be returned to their storage area by dusk on Monday evenings. Trashcans may not be stored in front of any building nor at the sides or entrances. Violations of this rule will

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result in one written warning with a \$10.00 fine for a second offense, and a \$25.00 fine on the third offense.

Large objects such as discarded furniture must be placed at the corner of Coastal Place and Tibet for pick up by the City, or a call must be placed by the person discarding the items for a scheduled pick up from the Property. Boxes and bags must be put into individual cans for pick up unless arrangements have been made with the City.

8).Bicycle riding, roller blades, and skateboards are not allowed on any of the sidewalks at any time. Riding or use of these is to be confined to the parking lot areas.

9). Moving boxes, discarded furniture or appliances, or any other large items are not to be placed anywhere in the Common Areas. Disposal of these items is the responsibility of the Owner/Tenant, one of whom should contact the City to arrange for pick-up. These items may then be placed at the corner of either Largo and Tibet, or Tibet and Coastal Place OUTSIDE OF THE FENCE. If the Association is forced to deal with this then the Owner will be billed for our services.

10). Window treatments for all windows that are visible to the grounds shall conform to the requirements outlined by the Association. Acceptable treatments include lined draperies (white lining), vertical or horizontal regular or mini blinds in white or off white.

11). Owners/Tenants shall not place satellite dishes without the written consent of the Board of Directors. Should permission be given, and there is damage to the roof or exterior walls as a result of the installation, the Owner will be held responsible for the costs of repairs.

12). No Owner or Occupant shall overload the electrical wiring in the building, or operate any equipment or appliance in a manner that disturbs another Resident. All electrical work done inside of any Unit must be done by a licensed electrician.

13). All fences erected around the patio areas must follow the guidelines which state that fences may not extend any further than 10 feet from the rear wall of the Unit. Fences erected prior to November 1, 2005 are hereby exempt from this declaration as enforcement had not been practiced.

14). Modification of the front door to provide a reverse swing and a storm door was voted on and approved at the 2002 Annual meeting. The only requirements are that the door must be brown, white, or off white. You may also put up decorative shutters. These must meet required rules as well which are that they must be the same length as the window.

**SECTION B: INTENT TO SELL OR OTHER TRANSFERS**

1). In compliance of Article XI of the Declaration of the Largo Villas Covenants states that the individual Owner is to contact the Board of Directors in writing of their intent to sell.

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2). Owner's who lease their Unit to others shall relinquish their rights to the facilities including the Limited and Common property. Failure of the Tenant to abide by the Property rules and regulations makes the Owner responsible for any and all infractions.

3). Owners must inform the Board of Directors with the names and numbers of the tenants before they take residency. The Owners are responsible for furnishing tenants with the Property rules and regulations.

4). At least one of the tenants must meet with the Board before taking residence. The purpose of this meeting is to be sure that all Property rules are understood, and so that the Board may garner all pertinent information including all names, day and evening telephone numbers, names and ages of all children, pets, and makes/models/ tag numbers of all vehicles that will be parked on the Property.

**SECTION C: FINANCIAL RESPONSIBILITIES**

1). Amenities are due and payable on the first day of the month, but no later than the 10<sup>th</sup>. Amenities paid after the 10<sup>th</sup> are subject to a 10% late fee.

2). Written warnings will be sent out on a thirty, sixty, and ninety day basis. When amenities are past due by 120 days you will be sent a certified letter informing you that suit will be filed if you do not deal with the matter.

3). If a response has not been made within thirty days of this notice the matter will be turned over to our attorney, and no payment plans will be considered. There is a \$69.00 filing fee that will be added to your debt, and the Community will incur a \$125.00 fee for the attorney's services.

**SECTION D: PETS**

1). No animals shall be raised or kept in any Unit for the purpose of breeding which violates the "No business transactions" Property rule. Household pets must be kept inside of the Owner/Tenant's Unit and may only be walked behind the buildings or outside of the perimeter fences.

2). Owners, tenants, or their guests must carry "pooper scoopers" and containers with them at all times when a pet is outside of the designated areas which are the rear and sides of the Units, never in the front of the buildings. Dogs may not be tied or chained in the front of the buildings. Damages caused by animals will be assessed to the Owner of the Unit the animal resides in.

3). Staking of animals on the Common Areas or placing ropes around fences or trees is not allowed. Dogs must be on a leash at all times that they are in any common area. Ignoring any of these rules will result in one written warning. A second offense will

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result in a \$25.00 fine for all offenses. If a third offense occurs, you will be assessed a \$50.00 fine and the City Police and/or Animal Control will be notified.

**SECTION E: PARKING AND PARKING LOTS**

1). Parking lots are not to be used as playgrounds or as gathering areas. This is a violation of the "No Loitering" rule. Parking spaces are owned by the Association who reserve the right to tow away and store, at the Owner's expense, any vehicle that is not authorized. Each Unit is allowed one designated and one undesignated parking spaces, and these spaces are for PRIMARY VEHICLES only.

2). Parking spaces are owned by the Association who reserve the right to tow away and store at the Owner's expense any vehicle parked by the Owner, his/her family, guests, or Tenants in spaces not authorized.

3). Homeowners/Tenants should make arrangements for guest parking elsewhere. Guest parking is not allowed in front of any building, but in spaces between the buildings so as not to interfere with residential parking. Parking is allowed on Coastal place which is a city street running to the east of the Property. Parking is also allowed in the evening hours at Largo-Tibet Elementary School. NO PARKING is allowed against the fence at the rear of the Property as this is a designated fire lane.

4). The Association is not responsible for any theft of damages to any vehicle or it's contents while said vehicle is parked on the Property.

5). Unlicensed, abandoned, or stored vehicles will not be allowed on the premises and will be towed away following one written notice. Maintenance work on vehicles is not allowed on the Property unless it is a minor repair such as changing a flat, charging a battery, washing a car. The parking lot is owned by the Association and may not be used as a car lot or repair station.

6). The speed limit for the complex is 5 m.p.h. and should be honored for the protection of all residents.

7). Boats, trailers, R.V.'s, trucks exceeding ¼ tons, and any commercial vehicles are not allowed on the Property. Moving and/or delivery vehicles will be allowed during such actions, but no vehicles will be permitted to bypass sidewalks or drive on the grass of any area.

An additional parking requirement was motioned, seconded, and approved at our 2002 Owner's meeting states the following:

8). Because there is such a problem with parking, and there are those that allow their guests to take up the spaces that belong to Homeowners and Tenants the Board has made an additional rule to help eliminate the problem. If you own a third car and insist on parking it on the property, then we have voted to allow an extra space at a rate of \$25.00

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per month for the additional space/spaces. These spaces are in designated areas the first being at the end of Building C (97-101) past Unit 97, and the other area between Building A (1-11) and Building B (12-19). In other words, the extra vehicle may not be parked in front of ANY Unit for ANY reason. And, you are advised that even if you rent the space, it is by availability only. The \$25.00 fee MUST BE PAID NO LATER THAN THE 1<sup>st</sup> of EVERY MONTH with a \$5.00 per day late fee.

If any Homeowner/Tenant wishes to entertain, these same spaces are available for your guests to use. Once they are filled you may direct your guests to the parking lot at Largo Tibet school, or to Coastal Place which is a city street to the east of the Property.

Violations of any of these rules will result in one written warning followed by a \$25.00 fine for the second offense. If there is a third occurrence the automobile will be towed. And, parking in the fire lane will not be tolerated.

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- 1) If you live in a recessed Unit (one that is set further back than your neighbors) you may plant flowers and/or shrubbery as long as the planting bed does not exceed four feet from the outer wall. If you live in a "protruding" Unit, your area is three feet from the outer wall. Please be advised that our groundskeeper will trim and shape shrubs, but flower bed care is up to you. If you have shrubs that you feel are unattractive you may remove them. Our groundskeeper will help you with this, or will do it for you if you let us know in writing what you want done.
  - 2). If you wish to lay sod you may do so, but be advised that until you receive a new roof and water main (and we all will) there will be damage to your yard, so you may want to wait on this for a while.
  - 3). Do not plant shrubs too close, and DO NOT DIG past the allotted area you have been given to work with. There is buried cable as well as water pipes to consider, and when the before mentioned repairs have been completed we will have a survey done so that we know where we can dig.
  - 4). If you want to define your planting area you must use concrete, stone, or brick to edge the area. Wood will not be allowed as it creates a potential problem for termites.
  - 5). You may have bird baths if they are placed within the three/four foot area. Wind chimes and hanging baskets are also allowed. Flags and door plaques are also okay as long as they bear no slogans that may be offensive to your neighbors.
- We encourage individuality, and we do want this to be an attractive and comfortable "home" for us all that we can be proud of. There is no way that we all have the same tastes in decorating, but we must have guidelines. So, to avoid problems, before you do ANYTHING, please submit a letter stating your ideas and intentions to the Board. We meet the third Thursday of the month, and we will give you the go-ahead or help you revise at that time.

6). We will eventually be planting trees to replace the ones we cut down. Research this and share your ideas, but three things need to be remembered when making your choice. Look at the community as a whole. Some yards are a whole lot bigger than others, so we need three or four tree choices to allow planting for every yard.

Second, we need trees that have roots that grow DOWN not OUT so that our sidewalks do not face destruction again. And last, evergreens will help with utility bills, shade. And appearance.

account, and it will not be drawn against until the Owner has been notified and a meeting has been arranged to discuss the infraction.

4). A letter of agreement must be signed by the Owner stating that they are legally responsible for the people that they lease their Unit to, and if any problems arise that pertain to the Property rules as an Owner it is your problem to deal with.

If it is a legal problem, such as domestic violence, drug or alcohol related problems, etc. then we will take action against the Tenant, not you as the Owner.

5). An information form must be received by the Board BEFORE any Tenant takes residence. This form must include the names of all persons that will be inhabiting the Unit, a day and night telephone number where they may be reached in case of an emergency, the names and ages of all minor children, makes, models, and tag numbers of all vehicles, and descriptions of all pets.

This form must be signed by the Tenant listed on the lease and the Owner of the Property.

6). If we receive a complaint it will be checked into and verified before any action is taken other than a written warning. The Owner of the Unit will receive a copy of the warning with an explanation. If there is a LEGAL problem where the police have to be called you will receive a copy of the citation with a case number so that you may obtain a copy of the police report

Should there be five violations against ANY Renter we ask that the Homeowner evict the Tenant, and if that does not happen the Association can file suit to force the eviction. Should this happen, and the Association wins the suit, all Court costs will revert to the Homeowners.

We all want to get along. There is no ill will that hasn't been proven to be a precaution. Good neighbors, a safe neighborhood, friendship, and respect are necessary for all of our well being, but it's possible to have it all with following the most basic rule of life which is, "DO UNTO OTHER'S AS YOU WOULD HAVE THEM DO UNTO YOU".

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PLEASE accept that this Property is a temporary home to some. But it's a permanent home to others. We can all co-exist if we all AGREE to follow the rules, respect each other, and talk rather than accuse.

Explain the rules to your potential Buyers and Renters.  
If you disagree, submit your feelings in writing, or come and participate at our monthly meetings.

Fill out the information sheets.  
This isn't just for our requirements, but just in the last year we have had five flooding incidents, a fire, and a police matter, and we could not do a thing because we didn't have telephone numbers to call the Owner's, and we don't have keys to the Units.

Please remember that these are "co-joined" homes. We can all co-exist, but as an Owner that rents you are asked to remember your other neighbors plus the fact that if your Tenants don't respect the Property rules, not only do we suffer, but you will pay as well.

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*George Villas Hernandez's Co-owners*  
*Phase 1, Inc.*  
*527 Juliet Avenue*  
*Savannah, Georgia 31406*

*Edna F.L.*  
*Witness*

*Kimberly Lewis*  
*Listing Agent*

*Raymond F. Tindal*

RAYMOND F. TINDAL  
Notary Public, Chatham County, GA  
My Commission Expires December 31, 2027