



# **REUNION CITIZENS ASSEMBLY, INC.**

## **Rules and Regulations**

Updated March 2024

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## APPLICATION INFORMATION

1. All complete forms for modification must be submitted in writing and emailed to [johnalbano@fieldstonerp.com](mailto:johnalbano@fieldstonerp.com) for approval by the Modifications Committee; verbal approval is prohibited. When plans are required, they must be submitted with the Form. Forms are available from John Albano, located on the Fieldstone website for download, or via the QR code found in the Patriot.
2. Failure to obtain prior written approval via a Modification form will result in a \$500 fine.
3. Residents should ensure that all required documentation is included with a modification form submission. Partial modification submissions will automatically be denied until completed form has been submitted for review.
4. The Modifications Committee meets once a month, on a regular basis, except when a holiday postpones a meeting. Owners generally receive a response to their request within ten days after the meeting at which the request is considered.

## COVENANT ENFORCEMENT PROCEDURES

1. Perceived covenant or modification violations must be submitted in writing and emailed to [johnalbano@fieldstonerp.com](mailto:johnalbano@fieldstonerp.com). The perceived violation will be reviewed and forwarded to the appropriate committee (covenants and/or modifications) for appropriate action.
2. If a violation cannot be resolved by the Covenants and/or Modifications Committee, the violation will be sent to the Advisory Committee. If the Advisory Committee cannot come to a resolution, they will refer the matter to the Board of Directors.
3. If necessary, follow-up correspondence requesting immediate action will be sent. Possible sanctions include: (i) suspension of the right to vote; (ii) suspension of the right to use the recreational facilities; or (iii) recordation of notice of covenant violation with the superior court; (iv) imposition of a fine on a per violation and/or per day basis; (v) commencement of legal procedures; (vi) correction of the violation by the association with all costs charged to the violator; and/or (vii) filing a lien for all fines and costs to correct the violation.

## COMMUNITY-WIDE STANDARDS, ARCHITECTURAL GUIDELINES AND RULES & REGULATIONS - SINGLE FAMILY DETACHED HOMES

### GUIDELINE NO. 1 - Patios and Walkways

1. A modification form must be completed for changes/additions to patios or walkways.
  - The patio should not extend beyond the sidelines of the house and can not extend to within ten feet (10') of side property lines; nor further than twenty feet (20') from the rear of the home, and
  - A patio can not exceed six inches (6") above ground level at any point.
2. Submission of a Form for a walkway is required if the walkway is located in the rear yard and:
  - The walkway can not extend beyond the sidelines of the house and does not extend to within ten feet (10') of side property lines; and
  - The walkway can not exceed four inches (4") above ground level at any point.

3. A Form must be submitted for patio covers, shades, trellises, permanent seating, railing and other items not enumerated above.
4. Stepping stones in the front yard are to be at ground level (dug in) and behind the landscaping.

GUIDELINE NO. 2 - Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.

1. A Form must be submitted for all exterior decorative objects, both natural and man-made. Exterior decorative objects include items such as bird baths, wagon wheels, sculptures, fountains, pools, antennas, flower pots, free-standing poles of all types, flag poles, and items attached to approved structures. (Decorative objects on the front of the home are prohibited, except as used for seasonal decorations at Halloween and Christmas.)
  - Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house.
  - Plants and flowers in pots must always be neat and healthy; faux plants/flowers are prohibited.
  - Neatly maintained front of house flower pots (maximum of four (4) per Lot) that match exterior color containing evergreens/flowers do not require submission of a Form.
  - Baby gates or other objects used to gate/block steps on front porches (for pets or children) must be constructed to match the current front porch railing and spindles and should be removed by the end of the evening.
  - No hanging of any items across your porch railings. This can include—but is not limited to—tools, clothing, towels, etc.
2. A Form must be submitted for all exterior lights (landscape lighting and facade lighting) or lighting fixtures not included as a part of the original structures. (String lighting on the front of the home is prohibited, except as used for seasonal decorations at Halloween and Christmas.)
3. All lights must not exceed 100 watts, are white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets. (This includes bug-repellent lights.)
4. A Form is not required to be submitted for a single flag pole staff attached to the front portion of a house.
5. Objects will be evaluated on criteria such as setting, proportion, color and appropriateness to the surrounding environment.
6. Mailboxes, posts, decorative emblem, and number plate must be kept in maintained condition. Mailboxes must be metal and a match to the one it is replacing.

### GUIDELINE NO. 3 - Garden Plots

1. A Form must be submitted for garden plots unless all of the following conditions are met:
  - The plot is located behind rear line of house;
  - The size of the plot is limited to 150 square feet or one-fourth (1/4<sup>th</sup>) the size of the rear portion of the Lot, whichever is smaller; and
  - The maximum height of plants is less than four feet (4') at full growth.
2. All garden plots must be located behind the rear line of the house with the exception of cluster houses, houses set on lots at angles and houses on corner Lots. These will be considered on an individual basis when a form is submitted.
3. At the end of season, garden plots must be cleaned and cleared out, and all debris removed and disposed of properly.

### GUIDELINE NO. 4 - Play Equipment, Play Houses and Tree Houses

#### Play Equipment:

1. Except for golf course lots, a Form is not required to be submitted for play equipment if the play equipment is located:
  - within the extended sidelines of house, and
  - in the rear yard; and
  - within the screened fenced area of the rear of the house, if yard is fenced; and
  - does not exceed fifteen feet (15') in height, and
  - will have a minimum visual impact on adjacent properties.
2. Play equipment must be pressure treated wood or commercial metal, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will be required to be stained or painted to blend into the surrounding environment (i.e. earthen colors comparable to dark green or brown). Equipment must be maintained in proper working order. No brightly colored canopies or roofing, and if made of fabric must be kept in proper repair (not torn or weathered).
3. A baseball backstop or similar item is not considered play equipment and therefore must comply with the fence guidelines.
4. Trampolines must be in the backyard and within the sight lines of the house.

#### Play Houses and Tree Houses:

1. For golf course lots, play houses/tree houses on golf course lots are prohibited per Article VI, Section 26 of the Covenants.
2. For non-golf course lots, play houses, and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used **must** match existing materials of the home and the tree house/play house may not be larger than 100 square feet.

#### GUIDELINE NO. 5 - Basketball Goals

1. A Form is not required to be submitted if **all** of the following requirements are met:
  - goal backboard is perpendicular to primary street;
  - backboard is white, beige, clear or light gray;
  - post is painted black; and
  - written approval of any neighbor who may be impacted by play is obtained.
2. If freestanding or portable, one rectangular guideline surrounding the hoop is permitted. Goals may not be attached to the house. Portable goals may only be at the street or curb when in active use and may not, under any circumstances, be stored at those locations. Once use of the goal is finished, it is to be returned to its correct position with the backboard perpendicular to the street.
3. Portable goals may not have items stacked on the base to support the goal's weight (ex: cinder blocks, bags of sand, landscape pavers, etc.). Homeowners should utilize base gel or sand/water to fill the goal's base for support. If a basketball goal should fall over, it should be returned promptly to the upright position and adjustments made to support the goal's weight.

#### GUIDELINE NO. 6 - Private Pools

1. A Form is not required to be submitted for children's portable wading pools (i.e. those that can be emptied at night, "baby pools") that do not exceed eighteen inches (18") in depth and whose surface area does not exceed thirty-six (36) square feet.
  - Baby pools must be filled and emptied daily and stored out of sight
  - Above ground pools are prohibited.
2. A Form must be submitted for all in-ground pools.
  - Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
  - Must have adequate fencing by GA law. Six foot privacy fencing is preferred for Lots with pools or spas and should be consistent with the attached Privacy Fence Exhibit.
  - Maximum pool area allowed is 1,000 square feet.
  - Glaring light sources that can be seen from neighboring Lots may not be used.
  - Landscaping enhancement of the pool area and screening with landscaping is required. Detailed plans for this landscaping should be submitted with the modification form. Screening landscaping should be at least 2 feet wide by 2 feet tall with no more than a 1 foot gap in between.
  - Pool pump equipment is required to be screened by wooden enclosure or mature landscaping. See Guideline 15 for further details.
3. A Form must be submitted for exterior spas/hot tubs. Spas/hot tubs must be screened from adjacent properties and streets.

## GUIDELINE NO. 7 - Fences

1. The original design concept of a John Wieland/Pulte Community promotes a feeling of open space; therefore, fencing is not generally encouraged. A Form must be submitted for all fencing.
2. Chain link fences are prohibited. Vinyl fences are prohibited.
3. All fences constructed on any lot shall be of uniform style and construction, including fencing used for dog runs. A form must be submitted for all dog runs. Dog runs must meet all fence guidelines.
4. Golf Course Lots - Fences must be black iron/aluminum. No wood fences.
5. The following types of fencing may be approved for installation:
  - Four foot (4') picket fences, either straight, scalloped, or inverted scalloped with an approved tip style. Materials must be cedar, cypress, or No. 2 grade or better pressure treated wood.
  - Four foot (4') picket fences, either straight, scalloped, or inverted scalloped or staggered with an approved tip style. Materials must be cedar, cypress, or No. 2 grade or better pressure treated wood.
  - Maximum five foot (5') wrought iron or aluminum style fence with an approved tip style.
  - Six foot (6') privacy with flat, scalloped, or inverted scalloped tops and post detail as noted. Materials must be cedar, cypress, or No. 2 or better pressure treated wood.
  - Six foot (6') privacy with scalloped tops and post detail as noted. Materials must be cedar, cypress, or No. 2 or better pressure treated wood.
  - See Exhibit A for examples
6. All Forms must include the following information:
  - Picture or drawing of fence type. (See attached Fence Exhibits for acceptable styles).
  - Dimensions - Maximum heights are noted above. The maximum span between posts shall be ten feet (10'). The minimum post size shall be four inches by four inches (4" x 4") and must have two inch by eight inch (2" x 8") rails or three (3) two inch by six inch (2" x 6") rails per section. Maximum width of gate opening is 72".
  - Color - Wood fences must be natural stained.
  - Site Plan - A site plan denoting the location of the fence must accompany the Form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of the lot (minimum 15 ft). No fencing may impede line of sight for motorists. Setbacks for golf course lots may be different. It is the property owner's responsibility to know where their property line sits by obtaining a professional survey before installing a fence. Existing fences aren't necessarily indicative of a property line.
  - Crossbeam - Except for exterior lots backing up to non-residential property, crossbeam structure shall not be visible from any street (must face inside toward yard).

## GUIDELINE NO. 8 - Exterior Landscaping and Maintenance

1. Forms should be submitted for any changes to the exterior of your property, including landscaping. Forms must include a description of the types and sizes of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.
2. Each Owner is responsible for proper removal of debris, mowed grass clippings, etc. from the property line to the center of the street. (This does not include blowing it into the street, storm drains, or a neighbor's yard.) All planting areas should be properly maintained at all times, and, after the first frost, all affected material should be removed. At the end of the growing season, all dead plants should be removed and replaced in the seasonal period. The bare earth in flower beds must be covered with pine straw or natural mulch to prevent soil erosion.
3. Tree removal and replacement also requires submission of a modification form (per Article VI, Section 12 of the Covenants). Upon removal, the stump must be grinded to below ground level and the area covered in sod or a smaller-scale indigenous or ornamental tree (such as the dogwood, ornamental cherry, ornamental plum, redbud, or crepe myrtle) planted in its place.
4. Landscaping should relate to the existing terrain and natural features of the Lot, utilizing plant materials native to the southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding Community.
5. All mulched landscape beds must be covered with natural pine straw, chopped pine bark mulch, or wood shavings. Rubber mulch and rocks are prohibited. Any area that was originally sodded and to be converted to mulch or pine straw requires a modification approval.
6. Mulch pallets—once delivered—should be spread within 30 days, with the removal of empty pallets to follow (in 10 days time).
7. The preferred landscape bed edging is a neat four to six inch (4" - 6") deep trench. Other edging, if used, shall not exceed three inches (3") above turf height and be of a uniform type. Any other should be approved.
8. Each Owner shall keep his Lot and all improvements thereon in good order and repair including, but not limited to, seeding, watering, mowing, the pruning and cutting of all trees and shrubbery and the painting or other appropriate external care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding Community.
9. Use of artificial turf in the rear of the yard must remain in the rear of the house. The modification submission must contain the following: plat drawing with illustration, proper drainage assessment, and sample upon request. Changing grade or lot elevation cannot impact adjacent lots.



10. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs, or in an enclosed hose reel storage matching the color of the house or trim. Any tools or items stored under a deck or porch must also be screened from view.
11. Composting may be done by individuals or communal groups, if desired, with strict adherence to the following guidelines:
  - All yard waste must be containerized. Only acceptable means of composting may be used. No dumping in wooded areas, cracks in the ground or other locations is allowed.
  - Containers cannot exceed three feet (3') high or three feet (3') deep.
  - The composting unit must be located behind the house line and screened by hedges or similar greenery so that it does not affect the aesthetic appearance from the street or adjacent properties view. Emitted odor cannot be a nuisance to surrounding neighbors.
  - Contents of composting units may consist of the herein listed items ONLY: grass clippings, leaves, shrub prunings, flowers, weeds, sawdust, small limbs and wood ash.
  - Unacceptable composting items include, but are not limited to: meat, bones, dairy products, fish, greasy foods, animal feces, unchopped wood, wastes and diseased plants.
  - Before installation, a Form must be completed and submitted to the Covenants Committee for approval.

#### GUIDELINE NO. 9 - Firewood

1. Firewood piles are to be maintained in good order and must generally be located within the sidelines of the house and in the rear yard in order to preserve the open space vistas.
2. Woodpile coverings are allowed only if the cover is an earthen color and the woodpile is screened from the view of the street and surrounding neighbors. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it. Firewood (especially covered) left unattended can harbor rodents and other unwanted pests. Homeowner is responsible for ensuring rodent/pest populations are not multiplying in firewood storage.

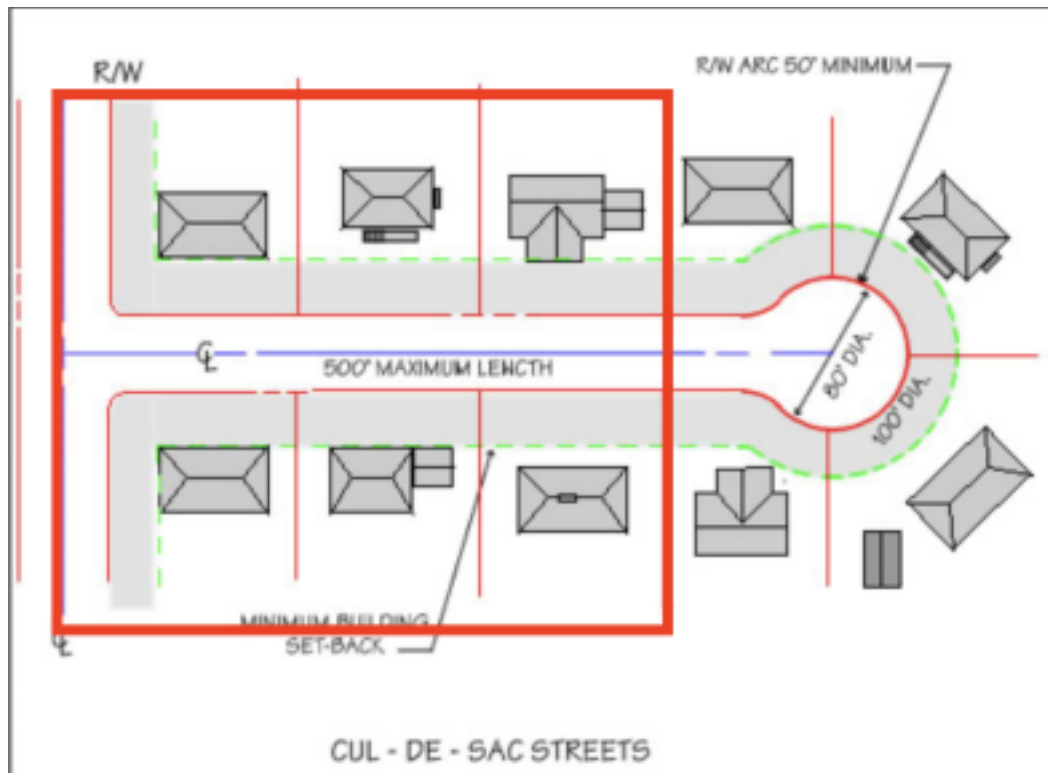
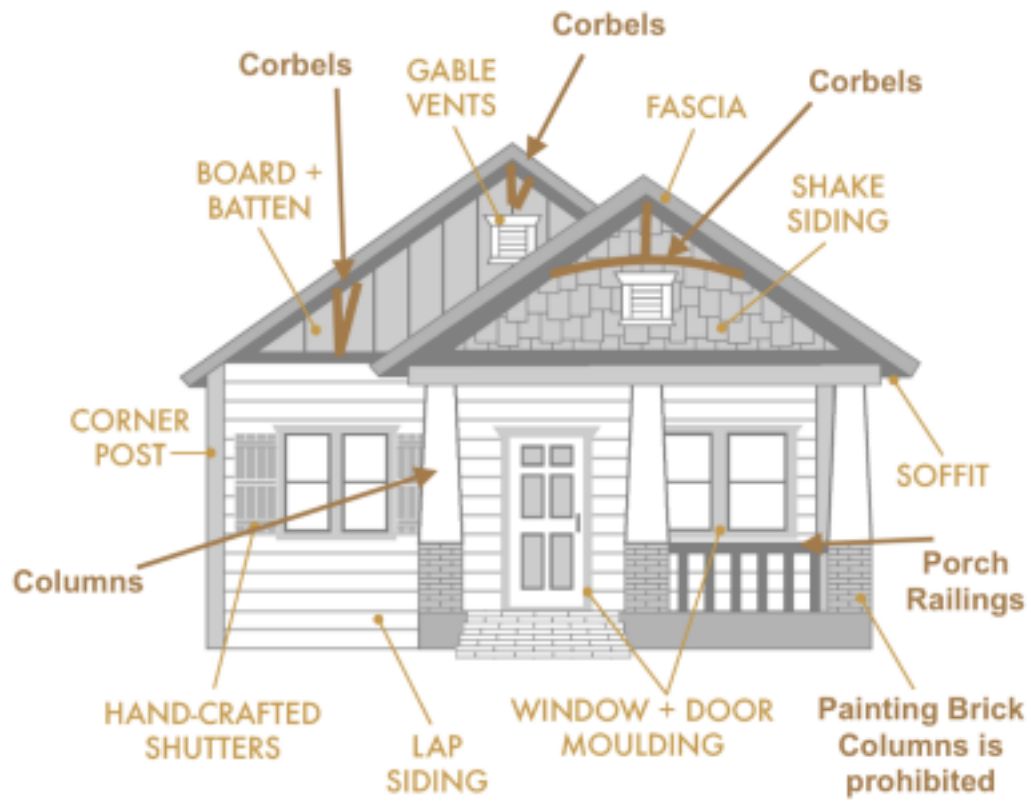
#### GUIDELINE NO. 10 - Decks/Covered Porches

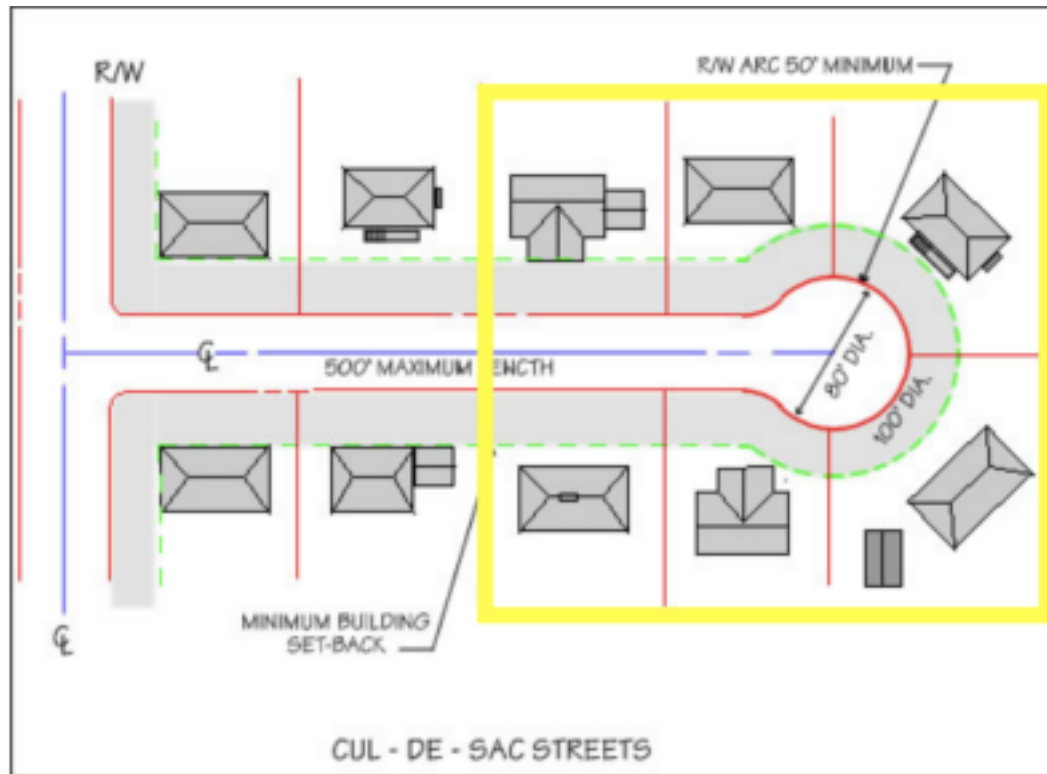
1. A Form must be submitted for **all** decks/covered porches.
2. The Form must include:
  - A site plan denoting location, dimensions, materials, and color
  - In most cases, the deck (or stairs) may not extend past the sides of the home;
  - Materials must be cedar, cypress, No. 2 grade (or better) pressure-treated pine, or composite decking; and
  - Color must be natural stained for patio decks or potentially (subject to approval) painted to match the exterior trim color of the home.

3. Vertical supports for wood decks must be a minimum six-inch by six-inch (6" x 6") wood post or painted metal pole, preferably boxed-in to appear like a six inch by six-inch (6" x 6") wooden post.
4. The following, without limitation, will be reviewed: location, size, conformity with the design of the house, relationship to neighboring dwellings, and proposed use.
5. Owners are advised that a building permit may be required for a deck.

#### GUIDELINE NO. 11 - Exterior Building Alterations

1. A Form must be submitted for all exterior building alterations. Building alterations include, but are not limited to, storm doors and windows, removal or installation of shutters, removal or adjustment to porch railings, construction of driveways, driveway extensions, garages, carports, awnings, porches, and room additions to the home. Even repainting the same colors requires prior written approval and modification form submission.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
  - Example—porch railings: Any modifications to porch railings must comply with Ga building code. (GA building code AS104.2.1.5 and/or revision/updates) Spindles must be natural material; no metal or wrought iron viewable from the street.
  - Example—shades: No permanent shade or other screening cannot be hung from any porches visible from the street. Only allowable shades must be retractable and only down during daylight hours.
3. Roof and/or shingle replacement require modification form submittal, even if replacing with same or similar color. Brand, type, and color must be submitted. (Colors must be in the family of black, charcoal, or brown.)
4. Exterior painting (including painting the same color(s)) requires the following information:
  - Approved HOA paint colors from Sherwin Williams.
  - Approved colors can be found on the Reunion HOA Website
  - List ALL areas of the home to be repainted, including the front door.
  - Painting of bricks on the exterior of the home is prohibited. (See example below.)
  - Corbels - natural stained wood, or painted with approved color
  - Cedar Shakes - natural stained wood, or painted or stained to match house color
  - List garage doors and trim colors
  - Garage hardware must be black
  - Magnetic decorative carriage-style garage door accent trim hardware is prohibited on metal garage doors
  - Photograph your home and homes on either side (adjacent homes cannot be painted the same colors). Adjacent homes will be considered the homes on either side and the three homes across the street. (See Examples below.)





5. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors. Magnetic screen doors are prohibited; screen doors of any type are prohibited. Exterior shutters are for windows only, and must be in keeping with the standards of the neighborhood.
  - The Modification Form must contain the following information:
    - Picture or drawing of all windows/doors on which storm windows/doors will be installed;
    - Picture depicting style of storm window/door to be installed; and
    - Color.
  - If window coverings are required, only appropriate white-backed options can be viewable from the street—shutters, blinds, drapes, or curtains. Sheets are prohibited to be hung across windows or doors.
6. If Hall County authorities make any changes to the plans as approved by the Covenants Committee, the Owner must submit such changes for approval prior to construction.
7. A Form must be submitted for any sports courts. Lighted courts (other than the Community courts) are prohibited.
8. Detached buildings will be considered only for Lots of one (1) acre or more. If the Lot contains less than one (1) acre, only attached storage will be considered.
  - Detached buildings must be located within the extended sidelines of the home.
  - Detached buildings shall be limited to 120 square feet.
  - Detached buildings may not be used for workshops, garages, or any other purpose that may be deemed by the Covenants Committee to cause disorderly, unsightly, or unkempt conditions.
  - Detached building exterior materials must match the exterior materials used on the home.

9. Owners are advised that a building permit will be required for certain exterior building alterations.
10. A Form must be submitted for all dog houses. All dog houses must be located where they will have minimum visual impact on adjacent properties. All dog houses must reflect the style of the homeowner's house and be of the same color or be of natural wood stain with roof shingles matching the homeowner's house, with regular maintenance and repairs performed.
11. Driveway extensions require Hall County approval and fees, though the approval from the county will not guarantee full approval from the HOA. Plans for the extension cannot cross the sidewalk or inhibit the verge/right-of-way.
  - Driveway extensions can not exceed 10 feet past the front of the house. (ii) The edge of the driveway needs to be at least 5 feet from the property line, per Hall County.
  - Inside the property, the driveway/parking spaces can widen up to the setback line.
  - Any cracks or damage to the sidewalk as a result of widening or extending driveways will incur charges from Hall County that will be redirected to the property owner.

#### GUIDELINE NO. 12 - Signs

1. No sign may be erected by an Owner or Occupant within the Community without the prior written consent of the Board with the following exceptions. The following signs are allowed without approval, given that the time allotments and other criteria are met:
  - Security:
    - One (1) professional security sign consistent with the Community-Wide Standard not to exceed four inches (4") by four inches (4") in size (and in the case of a Townhome Unit the Board or its designee may require that the sign be displayed only from within the dwelling structure);
  - Legal Proceedings—signs as may be required by legal proceedings
  - Signs erected by Declarant and its affiliates.
  - Real Estate:
    - One (1) Reunion-approved/Reunion-logo'd "For Sale" or "For Lease" sign consistent with the Community-Wide Standard may be displayed on the Lot (or, in the case of a Townhome Unit, displayed only from within the dwelling structure).
    - Any other type of "For Sale" or "For Lease" sign shall not be permitted in the Community and failure to adhere to this policy will incur financial penalty. (See Exhibit B Fine Schedule)
    - Order forms for a Reunion real-estate sign can be found on the Reunion HOA website or one can contact the Association Manager.)
    - Open House signs—Signs advertising real estate open houses can be displayed no more than 24 hours prior to the Open House. No hand drawn signs allowed. All signs must be removed no more than 2 hours after open house ends.

- Celebrations:
    - Celebratory signs (graduation, ball teams, etc.)--those which are no larger than a for sale sign may be erected for a maximum 30 day period. Larger celebratory signs (Happy birthday, It's a girl, etc.) may remain for a 48 hour period.
    - Celebratory banners--Banners may not hang from the house, but should be free-standing. They may be displayed for a maximum of 30 days.
    - A maximum of 2 signs are permitted at a time.
  - Child at Play--This type of sign may remain up during play while children are present, and must remain on the homeowner's property (not in the roadway). Hours of display should be daylight hours only.
2. The Board shall have the right to erect any reasonable and appropriate signs. The Board may impose a fine against any owner or occupant of up to Five Hundred Dollars (\$500.00) per day for violations of this Guideline in addition to any other remedies of the Association. Any fine imposed pursuant to this Guideline shall be deemed an assessment against the Lot and may be collected in the same manner as provided in the Declaration for collection of assessments. Reference Covenants Article VI, Section 3.

#### GUIDELINE NO. 13 - Vehicles and Parking

1. Restricted Activities: Unless expressly authorized by, and then subject to such conditions as may be imposed by the Board, the following activities are prohibited in Reunion Country Club.
- No boat, trailer, camper or recreational vehicle may be parked or stored in open view on residential property for longer than a twenty-four (24) hour period.
  - No commercial vehicles may be parked in open view; they must be parked in the garage unless approved by the AC. A vehicle shall be deemed commercial if the vehicle meets at least three of the following characteristics:
    - weighs over 6,001 pounds (2,722 kg)
    - has a ladder or other equipment racks
    - has commercial signage
    - has dual axles
    - pulls a trailer
    - has a lift gate
    - has a lift bucket
    - has a plow attachment
    - has a commercial license plate
    - carries hazardous materials (such as, but not limited to, welding tanks)
  - All cars parked in open view and not in a garage must be operable and may not be unsightly. Vehicles in the driveway are not to be stored under covers for extended periods of time. (No more than one covered car in the driveway at any given time.) Covers must be kept in good condition/properly maintained.

- No vehicle may be parked in any yard at any time. Temporary street parking (i.e. four (4) hours or less) is allowed if the Owner's driveway is full, not a nuisance to neighbors or impediment to traffic flow. The vehicle must be parked WITH traffic. Owners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic. Special occasion overflow parking arrangements need to be made by residents (by contacting the community manager) for guests to park at the lower parking lot at the amenities.
2. Golf Carts—Following OCGA 40-5-20 no one under the age of 15 (unlicensed) can operate a motorized vehicle on a public roadway, whether a parent is present or not. OCGA 40-5-20 includes every motorized vehicle (to include golf carts) on a public roadway. (Reunion subdivision does have county-maintained roadways.)
  3. The Board of Directors may impose fines or other sanctions for violations of these parking rules, which shall be collected as provided in the Declaration for the collection of assessments.

#### GUIDELINE NO. 14 - Satellite Dishes & Security Cameras

1. No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite ("DBS") antennas or multi-channel multi-point distribution service ("MMDS") antennas larger than one (1) meter in diameter, shall be placed, allowed or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Board of Directors or its designee. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed only if reasonably screened and located as approved by the Board of Directors or its designee and installed in accordance with the rules and regulations of the Federal Communications Commission and of the Association, both as may be amended from time to time. However, the Board and Declarant reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish or other similar master system for the benefit of the Community. Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of any individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.
2. All security camera wiring should be hidden (no loose, exposed wires). Residents must also hide all solar panels for security systems so they aren't visible from street view.

#### GUIDELINE NO. 15 - Trash Can and Pool Pump Enclosures

1. Outdoor trash container and Pool Pump enclosures must conform to the following:
  - Must be constructed of Hardie Plank or wood.
  - No vinyl, plastic or metal allowed.
  - Color must match siding if Hardie Plank is used. Wood materials must be stained, a neutral stain or natural stain to match an existing fence (if applicable).
  - Must be tall enough to hide the container's height.

2. Trash cans are not to be placed at the curb until after 5:00pm the evening before trash pickup and should be returned to the resident's garage or trash can enclosure within 24 hours after trash has been picked up.

#### GUIDELINE NO. 16 - Use of Lots/Property

1. Neighborhood is zoned as a single-family resident community.
2. All rentals and leases must be submitted to the property manager a minimum of 10 days prior to the start of the lease. Refer to Covenants Article VI, Section 2 (page 10).

#### GUIDELINE NO. 17 - Pets and Leash Requirement

1. Dogs must be on leash when outside the property lines.
2. Dogs on leash must be under owner's control at all times.

#### GUIDELINE NO. 18 - Golf Course Lots

1. Different rules/allowances exist for Golf Course lots.
2. The Covenants Article VI, Section 26 explains that no vegetable gardens, landscaping, trees, hammocks, swing sets or play equipment, basketball goals, pools, fences, etc which, in the sole discretion of the Board or its designee, tends to detract from the appearance of the Community and/or the Golf Course shall be permitted on any Golf Course Lot, without prior written consent of the Board or its designee. The restriction contained in Article VI, Section 11 relative to front and side yards shall apply to the entire yard (front, side, and rear) of each Golf Course Lot. (See Covenants for additional details).



## EXHIBIT A - Fence Diagrams

### Fence Exhibits/Options

Exhibit A:

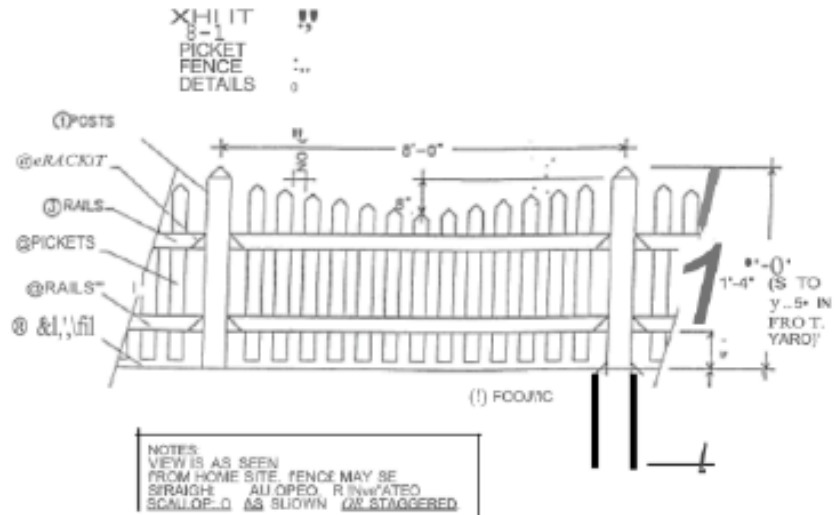


Exhibit B:

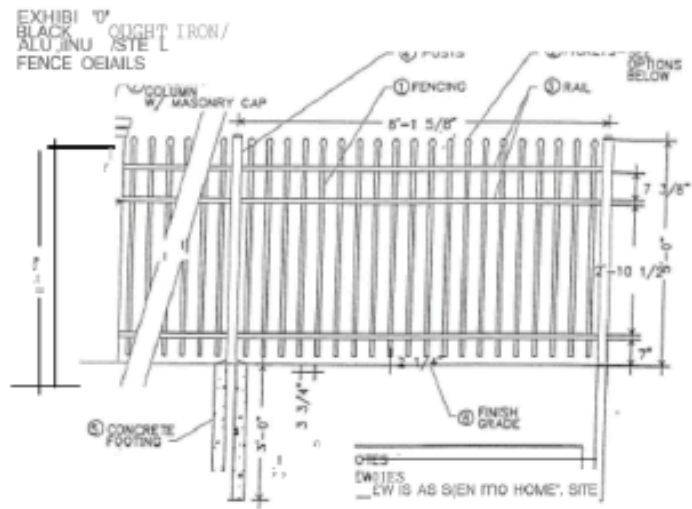
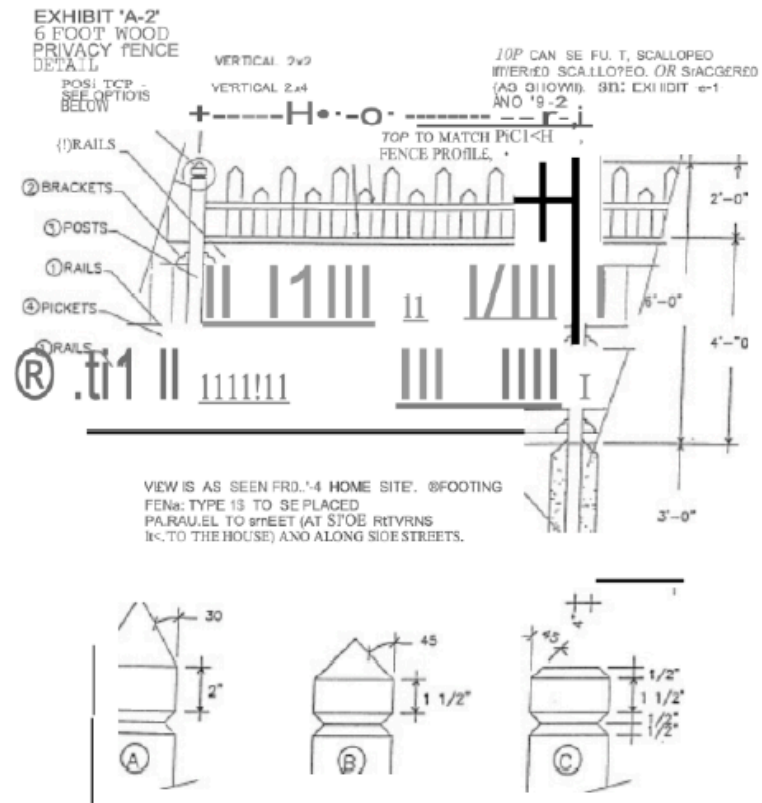


Exhibit C:



## **EXHIBIT B - Fine Schedule**

### **COVENANT VIOLATION NOTICE AND FINING PROCEDURE**

#### **A. Notice and Fining Procedure**

1. Step 1: Demand Letter with the following information will be sent by managing agent:
  - a. States the covenant violation
  - b. Provides recommended corrective action and a time period to correct
  - c. Requests resident to acknowledge the violation and corrective action
  - d. Includes a statement that escalating fines in a specified amount will be assessed for any continuing or reoccurring violation that occurs after the abatement period
  - e. Includes suspension of membership rights
2. Step 2: Notice of Fines Letter with the following information will be sent by attorney:
  - a. Informs resident of fines being assessed as a result of a violation that continues or reoccurs violation after the abatement period in the Demand Letter expires.
  - b. Includes language regarding potential suit for injunctive relief and/or money damages; right of self-help and suspension of membership rights
  - c. Includes statement assessing violating Owner any reasonable attorneys' fees incurred in sending notice of fines letter.

#### **B. Fining Structure**

1. Fines will begin to accrue in the event of reoccurring or continuing violations after the abatement period specified in the Demand Letter expires.
2. Fines will be levied per occurrence in the event of reoccurring violations. Fines will be levied on a daily basis until the violation is corrected in the event of continuing violations.
3. The Fining Schedule and Abatement Period is attached hereto as Exhibit "A".

## COVENANT VIOLATION FINING SCHEDULE AND ABATEMENT PERIOD

The schedule of fines set forth herein is suggestive only and the Board, in its sole discretion, reserves the right not to levy and collect fines for a particular violation or to levy a fine in an amount which exceeds the amount listed herein, depending on the facts and circumstances of a particular violation. This list is not intended to be inclusive. The Board reserves the right to impose any other sanctions permitted per the Declaration and/or law for all activities that are a violation of the Governing Documents.

<b>Violation</b>	<b>Fine Amount</b>	<b>Abatement Period</b>
Antennas/Satellite Dishes	\$25 per day first 30 days, \$50 per day thereafter	10 days
Basketball Goals	\$25 per day first 30 days, \$50 per day thereafter	10 days
Clotheslines, Garbage Cans, Woodpiles	\$25 per day first 30 days, \$50 per day thereafter	10 days
Detached Structures, Above Ground Pools	\$50 per day first 30 days, \$100 per day thereafter	10 days
Firearms	\$100 per occurrence, \$500 per occurrence thereafter	24 hours
Landscaping/Weeds	\$25 per day first 30 days, \$50 per day thereafter	10 days
Maintenance	\$25 per day first 30 days, \$50 per day thereafter	10 days
Noise/Nuisance	\$25 per day first 30 days, \$50 per day thereafter	10 days
Parking/Unapproved Vehicles*	\$50 per occurrence first 30 days, \$100 per occurrence thereafter	10 days
Pets	\$25 per occurrence first 30 days, \$50 per occurrence thereafter	10 days
Signs	\$25 per occurrence first 30 days, \$50 per occurrence thereafter	10 days
Tree Removal	\$25 per day first 30 days, \$50 per day thereafter	10 days
Unapproved Modifications**	\$50 per day first 30 days, \$100 per day thereafter	10 days
Unsightly Unkempt Conditions	\$25 per day first 30 days, \$50 per day thereafter	10 days
Non-Residential Uses Short-term Rentals	\$25 per occurrence first 30 days, \$50 per occurrence thereafter	10 days

\* Vehicles that block driveways or prevent access for emergency vehicles may be result in immediate action

\*\*This category includes, without limitation, unapproved exterior paint colors, unapproved fences, unapproved exterior lighting and any other items for which the Owner failed to receive the requisite architectural approval.

## SATELLITE DISH PRE-INSTALLATION NOTIFICATION

Please provide the Covenants Committee with all information necessary to evaluate the request thoroughly and quickly. Notification must include, without limitation, the following information: site plan (including all dimensions), detailed description of installation location, and any other information as specifically required below or as required by the Neighborhood Living Standards approved for the neighborhood.

Description of Installation: \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite ("DBS") antennas or multi channel multi-point distribution service ("MMDS") antennas larger than one (1) meter in diameter, shall be placed, allowed or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Board of Directors or its designee. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed only if reasonably screened and located as approved by the Board of Directors or its designee and installed in accordance with the rules and regulations of the Federal Communications Commission and of the Association, both as may be amended from time to time. However, the Board and Declarant reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish or other similar master system for the benefit of the Community. Each Owner and Occupant acknowledges that this provision benefits all Owner's and Occupant's and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of any individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.

I understand and agree that no approval is necessary provided antenna installation follows the Association adopted Guidelines. If not installed pursuant to these Guidelines, it may be requested that satellite dish/antenna be relocated.

Neither John Wieland/Pulte Homes, the Association Board of Directors, the Association Committees nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The architectural review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

By signing this, I will comply with all of the Association's rules for installing, maintaining, and using antennas. I assume liability for any damage to Association and other property that occurs due to antenna installation, maintenance, and use.

If installation does not comply with the Association's rules, please contact the Covenants Committee immediately so that a hearing may be scheduled.

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Comments: \_\_\_\_\_

## REQUEST FOR MODIFICATION REVIEW

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Community: REUNION

Please provide the Modifications Committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information:

- site plan (including all dimensions),
- color chips (if applicable),
- detailed description of request,
- list of materials,
- pictures (if applicable)
- and any other information as specifically required below or as required by the Guidelines approved for the Community.

Description of Modification Requested: \_\_\_\_\_

Estimate Start Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

**\*\*Please note that modification approvals are valid for 6 months from approval date. Should completion of the approved modification fail to be completed in this time frame, the homeowner must communicate with the modification/covenants committee to request a time extension and may be required to submit a new modification request form.**

Notification of Adjacent Homeowners (**all homeowners sharing common boundary line**): No application will be considered unless this section is completed. Adjacent homeowners' signatures are an acknowledgement of notification of the work to be performed, and are not considered an approval from them.

Signature: \_\_\_\_\_ Street Address \_\_\_\_\_

Signature: \_\_\_\_\_ Street Address \_\_\_\_\_

Signature: \_\_\_\_\_ Street Address \_\_\_\_\_

Under each of the most common headings below, **ALL THE ITEMS LISTED MUST BE SUBMITTED.** This is a checklist to support you in providing a completed modification packet. Please refer to the Guidelines for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, tennis courts, etc.:

**Patio or Walkway**

- ☐ Lot survey denoting location
- ☐ List of materials to be used

**Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.**

- ☐ Description of object \_\_\_\_\_
- ☐ Location and picture or sketch of object.
- ☐ Description and location of proposed lighting.

**Garden Plot (Backyard only)**

- ☐ Location and size of garden.
- ☐ Type of plants to be grown.

**Play Houses/Swing sets/Tree houses**

- ☐ Location (must have minimum visual impact on adjacent properties)
- ☐ Size and Sketch (limited to an area not to exceed 100 square feet)
- ☐ Materials

**Private Pool**

- ☐ Picture or drawing of pool type
- ☐ Dimensions (maximum size 1,000 square feet). Color (must be blue or white)
- ☐ Site plan denoting location. Type of lighting source and pool equipment with screening ☐
- ☐ Landscape plan denoting mature plant material and location (must include privacy landscaping)

**Fencing**

- ☐ Picture or rendering/drawing of fence type.
- ☐ Dimensions (maximum height may not exceed 6 feet (6'); maximum span between posts shall be ten feet (10'); minimum post size shall be four inch by four inch (4" x 4"); must have two (2) two inch by eight inch (2" x 8") rails or three (3) two inch by six inch (2" x 6") horizontal rails per section).
- ☐ Color (wood – natural or; wrought iron/aluminum – black).
- ☐ Site plan denoting location (fence may not be located closer to any street than the rear edge of home.
- ☐ On the corner Lot, the fence cannot be closer to the side street than the building line of the house. (Please use a copy of the survey from your closing package).
- ☐ Crossbeam structure must not be visible from any street (must face inside toward yard)
- ☐ Materials (must be as noted in the Guidelines).
- ☐ All nails, screws or fasteners shall be aluminum or hot-dipped galvanized.
- ☐ Concrete footing required for all fence posts.

**Exterior Landscaping and Maintenance**

- ☐ Landscape plan denoting plant material and location.
- ☐ Removal of trees (include plat with location of trees, size of trees, and reason for removal)
- ☐ Replacement trees, etc noted

**Deck/Porch**

- ☐ Picture or Drawing (deck must match any existing deck). Dimensions.
- ☐ Deck Color (must be natural or painted to match the exterior color of home).
- ☐ Covered Porches (must be painted to match the exterior color of the home).
- ☐ Site plan denoting location (in most cases may not extend past sides of home).
- ☐ Materials must be cedar, cypress or No. 2 grade or better pressure-treated wood or composite decking material matching exterior house or trim paint color.
- ☐ Pressure-treated pine typically needs curing time, painting performance to be completed within 90 days of installation.

**Exterior Property Alterations—building, landscaping, etc****Paint (submit for BOTH a color change and for the same color)**

- ☐ Color and address of home.
- ☐ List/name and color card(s) of desired John Wieland /Pulte Home color used or requested.
- ☐ All areas of home to be repainted.
- ☐ Photograph of your home and homes on either side (adjacent homes cannot be painted the same colors). Adjacent homes will be considered the homes on either side and the three homes across the street. See Exhibit "A" from Guideline 11.

**Storm Windows/Doors or Window Replacement**

- ☐ Picture or drawing of all windows/doors on which storm windows/doors will be installed. Picture depicting the style of storm window/door to be installed.
- ☐ Color (window/door trim must be baked enamel and color must be compatible with primary and trim colors).

**Building Additions**

- ☐ Location of addition and size of Lot.
- ☐ Size, color, and detailed architectural drawing of addition.
- ☐ Style of material used (**must** match existing materials of home). Building permit (if required).

**Other: \_\_\_\_\_**

- ☐ Appropriate details for other changes/work completed on the exterior of your home

I understand and agree that no work on this request shall commence until written approval of the Covenants Committee has been received by me. I represent and warrant that the requested changes strictly conform to the Community Guidelines and that these changes shall be made in strict conformance with the Guidelines. I understand that I am responsible for complying with all County and State regulations.



**Note: Any approval from the HOA does not imply approval from the county if building permit is needed; additionally, a building permit from the county does not imply approval from the HOA. All requirements must be met from HOA and county before beginning any project.**

Neither John Wieland/Pulte Homes, the Association Board of Directors, the Association Advisory Committee or the Association Covenants Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The architectural review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**FOR COVENANTS COMMITTEE USE ONLY:**

Date received: \_\_\_\_\_

Date reviewed: \_\_\_\_\_

Reviewed by: \_\_\_\_\_  
(Modifications/Covenants Committee Member)

CHECK ONE: Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_

Conditions: \_\_\_\_\_

\_\_\_\_\_  
Comments: