

# The Shadows of Plantation Oaks

## COMMON AREA RULES

### These Rules are in addition to the Covenants

The Shadows of Plantation Oaks is a residential community encouraging its residents to show pride in the uniform appearance of our property and civic responsibility for the common areas as outlined in our Covenants.

The Board encourages all residents and guests to keep a watchful eye for rule violations, and, if they feel able to, address the violator. If that is not possible, the Board asks for a complaint to be filed. Those wishing to make a complaint must notify the office in writing, using a signed complaint form provided by the office. This information will be kept confidential and only used for rule enforcement.

Infraction of any of these rules will result first in a warning and, subsequently, a \$25.00 fine and/or suspension of privileges.

### 1. Conduct

- 1.1. The HOA does not tolerate verbal or physical abuse of any kind toward residents, guests, contractors, or employees. This includes but is not limited to profane, indecent, lewd, or abusive behavior or language; any physical abuse or threat; or harassment in any form. Any complaints against any Member, Resident, Guest, Renter, Employee, Contractor, etc., should be directed immediately to the Office Manager and/or the Board of Directors for corrective action. Loss of privileges may be imposed.
- 1.2. Illegal drug use, possession and/or distribution is prohibited in the common areas.
- 1.3. Per the Savannah, Georgia Code of Ordinances (Sec. 9-2034 – noise disturbance prohibited), excessive noise is prohibited between the hours of 7:00 p.m. – 7:00 a.m.. No horn blowing is allowed. Loud car stereos are not to be played inside the Shadows community.

### 2. Vehicles

- 2.1. Only licensed drivers are permitted to operate motorized vehicles.
- 2.2. Speed limit is thirteen (13) miles per hour. This limit must strictly be observed by all residents and their guests. Any resident or guest(s), guilty of driving over the 13-mile limit will be subjected to a fine of the maximum amount allowed by the Covenants.
- 2.3. No driving or parking in areas other than paved roads and designated parking areas. No driving or parking on grassed areas as this may damage sprinkler heads.
- 2.4. All vehicles (residents or guests) must fit within their parking spaces. Oversized vehicles or vehicles that block the use of other spaces must be parked at the center of the parking lot.
- 2.5. Each resident has one (1) numbered (designated) and one (1) unmarked parking space. **Unmarked spaces are for the use of residents and guests on a first come – first served basis, and they are not designated to any particular unit.** Residents are not to park more than two (2) vehicles at the curb. Other vehicles may be parked on the center square or the Tennis Court parking lot for up to three (3) days at a time. Owners of vehicles parked at the Tennis Court longer than three (3) days must obtain prior

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permission from the Board. Improperly parked or non-operating vehicles will be subject to be towed at the owners' expense.

- 2.6. There are not enough parking spaces in the Shadows to accommodate the storage of vehicles; therefore, vehicles that are not in use on a regular basis must be stored elsewhere. f
- 2.7. Any vehicle with an expired tag or not driven on a regular basis will be subjected to being towed at owners expense, after a warning notice has been issued.
- 2.8. Trucks larger than one-half ton pickup, trailers, boats or motor homes are not permitted to park in the Shadows without prior permission from the office. Violators will be towed away at their owner's expense.
- 2.9. No skating, bicycle riding or skateboarding is permitted on the sidewalks, tennis court, and pool area or grassed areas. Licensed motorized bikes are permitted in the streets with licensed drivers only. Golf carts are not permitted.

### 3. Exterior of Buildings, Fences

- 3.1. Decorations – As a townhome complex, The Shadows is designed to have a uniformed look. The Covenants and Rules help guide our community to maintain uniformity. Decorations are limited to a door decoration and limited items under the unit porch overhang.  
Article VII of the Covenants, #1 state that no additional structures or any exterior improvements to the existing structures of any kind shall be erected, maintained or permitted upon any unit without prior authorization from the Board. Any request should be directed to the Board of Directors for review for any change in the uniform appearance of the units. Air Conditioners – current air conditioners outside patio are grandfathered in. Board approval must be given prior to Homeowner for new air conditioner that needs to be placed outside patio area.
- 3.2. Structures (which have been approved by the Board to be constructed) added to units are the responsibility of the unit owner. At no time does The Shadows assume liability for these added structures.
- 3.3. Storm Doors are to be allowed. The following requirements apply: the door should be solid clear glass, top to bottom, with no bars across the middle likewise, it cannot be half glass and half screen. The permitted colors are brown, bronze or burgundy.
- 3.4. Approved paint/stain colors
  - 3.4.1. Front door paint – Benjamin Moore HC 65 Hodley Red (for red doors), PM 14 Annapolis Gray (for door trim trim), and Calico Blue #707 (for green doors)
  - 3.4.2. Patio door paint – Benjamin Moore GN 56 Smokey Ash
  - 3.4.3. Fence/building stain – Benjamin Moore GN 56 Smokey Ash stain with mildacide.
- 3.5. Windows – black frames; window screens. Windows and screens are the responsibility of the Homeowner to maintain and replace. Pane strips need to be maintained. Replacement windows should be as original. If unit owners wish to install protective window film, it must be of a neutral tint and be pre-approved by the board prior to installation.
- 3.6. Doorknobs and locks – antiqued brass. Unit front porch lights and unit numbers are to remain uniform to ensure continuity. At the time of this revision, conforming front porch

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lights are available at Lowe's. Unit numbers should be black in color and approximately 4.25" tall by 2.25" wide.

- 3.7. Garden hoses should be arranged neatly up by the exterior water faucet. Hose containers should be of a neutral color to blend in with the uniform color of the exterior unit.
- 3.8. Arbors (full or half) are the responsibility of the owner. They should be stained the same color as the unit. If not maintained properly, they will have to be taken down at the owner's expense. See item 3.4.3 for approved stain color.
- 3.9. Personal property of the resident should not be left outside the front or back of property (such as, but not limited to, trash cans, potted plants, etc.)
- 3.10. Satellite Dishes – An approval form is required to be completed for each unit that has a Satellite dish prior to installation. Satellite dishes that were installed by the current owner without prior approval must be removed at the unit owner's expense by the satellite dish provider that installed it.
- 3.11. Any roof damage (wind, satellite dish, tree branches, etc.) is the responsibility of the homeowner and must be covered by the owner's homeowner's insurance.
- 3.12. To prevent termite infestation and voiding our termite repair bond, firewood must be stacked in an elevated log rack. Fire wood, mulch, and pine needles must not come in contact with the fence or walls and should be housed inside the patio fence.
- 3.13. Exposed utility wiring is not allowed at the front of the Unit. If wiring needs to come through the front, it should not be visible (painted the approved color of the unit). Unit owners will be responsible for incorrectly installed wiring and its removal.

### 4. Landscaping

- 4.1. The Association is responsible for maintaining the landscape of the Common Areas to preserve the uniform look of The Shadows. We urge all residents to take pride in our community by maintaining the attractive appearance of our buildings and common landscaping.
- 4.2. Plants in containers are only allowed if they are placed in designated beds and not on grass. Artificial plants are only allowed on residents' porches. Please use discretion on the number of plants in this area, and keep them healthy, or the resident will be notified of unacceptable uniform appearances. No container should be left outside of back fenced area of patio.
- 4.3. Trees and plants on your patio should be kept pruned. Don't let leaves pile up in the patio area.
- 4.4. Yard waste must be disposed of in paper yard bags. Yard waste may be set out curbside on Tuesday night or Wednesday morning for the City to pick up on Wednesdays.
- 4.5. All climbing vines growing on any exterior of the unit or patio fence must be removed by the owner/resident in order to prevent rotting of the exterior material of the unit.
- 4.6. Solar lights are permitted if they are kept within plant beds and are black or brown finish.

### 5. Compactor/Recycling Receptacles

- 5.1. The Tennis Court parking lot is not a dumping area. Trash is to be placed within the supplied dumpsters and not on the ground or surrounding area.

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- 5.2. Any resident who puts trash in a contractor's dumpster will be subject to a fine.
- 5.3. The **trash compactor** can be unlocked with the pool key. If you do not have a key, please visit the office to purchase one. To avoid use of the compactor by non-residents, please re-lock the compactor door after use. Unauthorized use of the compactor will lead to more frequent emptying, and amenities will increase to compensate for this expense.
- 5.4. The **Recycle Dumpster** is the property of the City of Savannah, and their rules and regulations are posted on the dumpster. Please close dumpster after use to keep rodents and other animals from climbing in the dumpster.

### 6. Pet Rules and Enforcement

- 6.1. In addition to the rules set forth in the Covenants and [City of Savannah Animal Ordinance](#), the following rules apply to pets and pet owners living in and visiting The Shadows:
  - 6.1.1. Pets shall not be kept, bred, or used for any commercial purpose.
  - 6.1.2. Residents are not to feed stray animals.
  - 6.1.3. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings. It is strongly recommended to walk pets behind buildings in order to minimize lawn burn caused by pet waste.
  - 6.1.4. Pet owners/caregivers are responsible for any damage caused by their pets, *including damage to grass*, due to pet waste. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.
  - 6.1.5. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:
    - Pets whose unruly behavior causes personal injury or property damage.
    - Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or to the disturbance of any person at any time day or night regardless of whether the dog is physically situated in or upon private property (City of Savannah Animal Ordinance Sec. 9-5006).
    - Pets in common areas who are not under the complete physical control of both a responsible human companion and a hand-held leash of no more than six feet in length or in a pet carrier.
    - Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
    - Pets who are conspicuously unclean or parasite infested.
  - 6.1.6. No pets are allowed in the swimming pool/pool area.
  - 6.1.7. Pet caregivers shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).
- 6.2. Enforcement of Pet Rules
  - 6.2.1. Any resident/office manager observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in

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writing, signed, and presented to the Office Manager and/or board. If the board is in agreement with such complaint, the pet caregiver will receive written notice of the violation.

**6.2.2.** If upon three (3) violations the problem is still unresolved, arrangements will be made for a hearing. (At the board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.) The board of directors may require the permanent removal of any pet, if such pet is determined by the board to be a nuisance or a danger to the housing community and its residents.

**6.2.3.** If so determined, the pet caregiver will have 30 days to remove the pet from the premises. The board of directors also has the authority to assess and collect fines for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

### 7. Miscellaneous

**7.1.** We ask the residents not to talk to employees of contractors working on behalf of the Shadows homeowner's association. This increases our cost. If you have suggestions or concerns regarding work being done, please contact the office in writing. Any resident who wishes to have these workmen do something for them personally should call that contractor's office and make arrangements for them to come back when the association is not paying them.

**7.2.** Residents are not to have any type of garage sales, tag sales, etc. at their unit. Estate sales are permitted with prior approval from the office, with visitors (one at a time) coming by appointment only.

Infraction of any of these rules will result first in a warning and, subsequently, a \$25.00 fine and/or suspension of privileges.