

Covenant Highlights of The Abbeys

General Information.

The Abbeys at West Lake is a covenanted community, managed by a Board of Directors elected from its residents and governed by a set of By-laws and Rules and Regulations. These regulations set forth specific requirements for all residents such as but not limited to:

- 1) Proof of an annual termite inspection/treatment.**
- 2) Proof of fire insurance and a mandatory rebuild requirement in the event of fire.**
- 3) No storage buildings.**
- 4) No parking of “Big Boy” toys (RV’s, boats, golf carts, etc.) on lawns, driveways, parking lots, or where visible to others.**
- 5) Garage doors must be kept closed except when the garage is in use.**
- 6) No more than two pets per household.**
- 7) No outside kenneling of dogs.**
- 8) No changes to the grounds or homes without prior approval by the Architectural Committee.**

All residents are required to pay monthly dues. The current amount is \$215 per month. Monies are used for such things as maintenance/repair of the clubhouse and pool; maintenance and improvement of common areas utilities; road repairs; mowing, fertilization, weed control, removal of leaves; and maintenance of the automatic gate.

Send payments to: P.O. Box 653 , Evans, GA 30809

Each property owner in the Abbeys owns 1/67th of all common areas, the clubhouse, the pool, the automatic gate at the entrance, certain sprinkler systems, and the roads.

Copies of the Covenants, By-laws, and Rules should be made available by the Realtor/Seller any time there is a contract and closing.

Architectural Control (Covenants, Article VI, Section 2, page 11)

The Architectural Control Committee shall have exclusive jurisdiction over all original construction, improvements and landscaping on the properties, and all subsequent reconstruction, modifications, additions or alterations thereto.

Insurance and Fire Protection (Covenants, Article VII, Section 1&2, page 12)

In this Section (1), each owner is required to maintain in force Fire and Extended coverage insurance for the full replacement value of all insurable improvement to their lot. Evidence of the above is to be furnished to the Board of Directors and maintained in the files of the association. Please furnish proof of both items every February to Board of Directors.

Garbage Cans (Covenants, Article XI, Section 13, page 19)

This Section states, "No garbage cans shall be placed or maintained on any owner's yard area in such a manner as to be visible from the common area or from neighboring homes." It is recommended that garbage cans be put at the curb no earlier than the night before pickup and returned the day of pickup to the garage or behind a fence or wall.

Garage Doors (Covenants, Article XI, Section 15, Page 20)

This Section states, "All garage doors shall remain closed at all times except for the entrance and exit of vehicles there from." At times this is impractical during hot weather or when working outside on your property. However, please be considerate of your neighbors.

Termite Control (Covenants, Article XI, Section 16, page 20)

This Section states, "The board of Directors may require periodic inspection of all homes for termites." To alleviate this expense, please furnish a copy of your termite bond every February to the Board of Directors.

Meetings:

Board of Directors (B.O.D.) Monthly Meetings (By Laws, Article II, Section 1, page 2) The monthly meeting of the B.O.D is held at the Abbeys Clubhouse on the third Tuesday of each month. The time is 6:30 PM. This meeting is open to all owners. Anyone having a concern that should be discussed with the B.O.D. is requested to contact the President of the B.O.D. to have their concern put on the agenda. If possible, the request should be put in writing.

General Membership Meeting The Annual Meeting of the General Membership of the Association is held in late January each year. The B.O.D. will notify the membership in writing of the date and time.

Rules and Regulations

Pet Owner Responsibility (Covenants, Section 7, page 18 and Columbia County Code of Ordinances, Section 14-6, Restraint of Animals)

Animals running at-large. It shall be unlawful for any owner or possessor of an animal to allow such animal to run at-large within the Abbeys at West Lake, whether or not such animal is wearing a collar and tag. Any animal found running at-large, whether wearing a collar and tag or not, may be impounded by an animal control officer or any police officer. The officer may pursue the animal onto private property in order to capture such animal.

Duty of animal owners. It shall be the duty of every owner or custodian of an animal to exercise reasonable care to protect other people, property and animals from injuries or damage which might result from such person's animal's behavior.

Duty to keep dog under restraint. It shall be the duty of the owner or custodian of any dog to keep such dog under restraint and control at all times while the dog is off the real property limits of the owner, possessor or custodian. The dog will be securely restrained by a leash or other device held by a competent person.

Duty to keep dogs under restraint while on owner's property. It shall be the duty of every owner, possessor or custodian of a dog to exercise reasonable care to prevent the dog from leaving the real property limits of its owner, possessor or custodian.

A "public nuisance animal" means and includes any animal that meets any of the following criteria:

- 1) Is repeatedly found running at-large
- 2) Is found on the property or damages the property of any person other than its owner or keeper.
- 3) Attacks a person or another animal without provocation or acts in a vicious manner so as to menace any person or other animal.
- 4) Excessively makes disturbing noises.

A public nuisance animal may be impounded and the owner or keeper of such animal may be charged with a violation of the Columbia County Code of Ordinance.

Residents who find themselves or their property exposed to violations of the Code (Columbia County Code of Ordinances, Sec. 14-6. Restraint of animals) should report such violations, particularly unleashed aggressive dog encounters, directly to the County Department of Animal Care and Control (541-4077) or the County Sheriff's Office (541-2800/541-4019).

Satellite Dishes and Antennas

At a regular meeting of the Board of Directors of the Abbeys Association held January 10, 2006, the Board reviewed the policy on exterior antennas. It was decided in accordance with Article XI, Section 12 of the Covenants that residents installing Satellite dish antenna are required to submit the installation plan to the ACC for review and recommendations prior to installation. Satellite dish antenna covered by this paragraph include (1) a "dish" antenna that is one meter (39.37") or less in diameter, and is designed to receive direct broadcast satellite service. (2) An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming service via wireless cable. (3) An antenna that is designed to receive local television broadcast signals.

Grounds

Part of your monthly dues pays for grounds maintenance of your yard and the commons areas. These are the services provided to developed lots:

- 1) Mow lawn during the growing season and blow down driveway and walkways weekly edging approximately every two weeks
- 2) Fertilize lawns and shrubs and apply weed control and insect control chemicals as required
- 3) Prune bushes periodically
- 4) Remove leaves from mown areas

In addition, undeveloped lots are mowed at the curbside. Anyone wanting additional services, such as weeding, application of pine straw or other work can arrange this by contacting Piedmont Landscape Maintenance. These additional services will be at a cost decided by you

and Piedmont Landscape Maintenance and billed directly to you. You may also choose another contractor. If you DO NOT want some of the services provided in our contract, please notify the Grounds Committee Chairperson. Undeveloped lots do not have this option. There is **NO REDUCTION** in monthly dues if you choose not to use these services.

Mailboxes

To maintain uniformity throughout the community, all mailboxes are to be the same style. If you should need a replacement due to damage or fading, a suggested source is Carlton Wallis—Mailboxes of Augusta (651-7727), Lowes, or Home Depot. If you wish to repaint your post, the color (Dune Grey) is available at Benjamin Moore. Please do not park in front of your mailboxes. You may not receive mail delivery in that case. Mailboxes are for official US mail only. If you have something to distribute to others in the neighborhood, you should deliver it to their door or attach it to the post or fixture of the mailbox.

Garbage service

In order to minimize wear of our private roads, the Board has designated Augusta Disposal & Recycling, Inc. (Tel: (706) 860-2208) as the sole provider of garbage service in The Abbeys. They pick up on Tuesday and Friday and provide recycled waste pickup on **TUESDAY ONLY**. Residents are expected to use only Augusta Disposal & Recycling or its successor as contracted by the Association.

Parking Regulations

Article IX, Section 6 of the Covenants of this Association states that the Board of Directors (B.O.D.) has the power to adopt rules and regulation governing parking regulations. The streets in the Abbeys are narrow and continual parking of vehicles on the streets around the common areas, particularly at night creates unsafe passage for people in the Abbeys, for Emergency Vehicles, and for the exiting and entering of neighborhood driveways. Because of the location of the sprinkler systems in the common areas, vehicles are not to be parked, permanently or temporarily, above the cement curbs.

Concern for our neighbors and common sense to maintain a safe and orderly neighborhood should prevail in following parking regulations, without the B.O.D. having to exercise its right and authority to impose penalties for violations. When a member of the Abbeys notifies the board of a continual parking violation. listed below, the Board will issue a verbal/ written warning. If no action is taken by the violator within eight (8) hours, the Board will issue a **fine of ten (\$10) dollars for each day'**, thereafter, that the vehicle is in violation.

Thirdly, the violator will be taken to Magistrate Court as acquired fines are not paid to Abbeys, Inc.. As a last measure the B.O.D. may exercise its authority to have vehicles and or trailers that are in violation, towed, impounded, and or stored at owner expense. The B.O.D. assumes no liability for the condition of the vehicle or the security for any items within or on the vehicle from time of towing, and for storage requirements.

Parking of vehicles, trailers, boats, motor homes, R V's, golf carts, ATV,s, and commercial vehicles shall not be permitted on the streets except on a temporary basis, for guests, during construction, and for the pick up and delivery or remodeling and repair of buildings at the Abbeys.

No overnight parking on the streets where homes are encircling the common area is allowed. Campers, motor homes, motorcycles, motor bikes, travel trailers, boats, boat trailers, and golf carts may be kept on the property if parked in a closed garage.

The pursuit of hobbies or other activities, including without limiting the generality thereof, such as the assembly and disassembly of motor vehicles and other mechanical devices which might lead to disorder, unsightly or unkempt conditions shall not be pursued or undertaken on any property.

Further, commercial construction vehicles and trailers will be permitted to park in the clubhouse parking lot while work is ongoing in the Abbeys. However, if the weather or other situations are such that there will be no activity by the owner over weekends or for more than two days, these vehicles will be removed. Also, when commercial type vehicles and trailers are parked in the clubhouse lot, they will be parked at the back side of the lot and will be parked in single spaces.

Exceptions to this regulation must be approved in writing by the B.O.D.

Golf Carts and Special Motorized Vehicles

After discussion on the above subject at a special meeting held on September 23, 2003, this rule has been added to the Abbeys at West Lake in accordance with Covenants Article IX, section 6 upon adoption of the "Georgia Criminal and Motor Vehicle Laws".

Golf Carts, Go-Carts, Motor Scooters, All-Terrain Vehicles, Motorized Skateboards and Motorized Bikes:

Golf carts and the above mentioned vehicles may be operated on the roads at the Abbeys provided that the operator of the above mentioned vehicles meets the following requirements:

- 1) The operator must be at least sixteen (16) years of age.
- 2) Have in his or her possession a valid driver license, instructional permit or limited permit issued to him or her pursuant to the laws of the State of Georgia.

The above mentioned vehicles may be operated only during the daylight hours unless such vehicles are equipped with functional headlights and taillights. These vehicles must be registered with the Association in accordance with its rules and regulations regarding the registration of same.

Use of the Abbeys Clubhouse and Pool

Use of the Abbeys Clubhouse Use of the Abbeys clubhouse was the subject of a discussion at the regular Board Meeting of the Board of Directors on 14 October 1996. This discussion was prompted because of several requests for use of the clubhouse for commercial type events (such things as training sessions, business meetings, seminars, etc. and for company/business parties).

There is no objection to such use; however, the Board did have concerns as to the cost effectiveness and the overall impact on our residents, since such use places greater demand on utilities and puts greater wear and tear on the furnishings. Also, this situation could create

competition for use between commercial use and private parties. Therefore, in accordance with Section Ia, Article VII of our BY-LAWS, the Board has implemented the following rules regarding Clubhouse Use:

Private Parties (Parties sponsored and attended by a resident and or group of residents). Reservations for use of the clubhouse are to be established with the Chairperson of the Clubhouse Committee and must be accompanied by two personal checks from a resident (one in the amount of \$50.00 as a use fee and the other in the amount of \$100.00 as a cleaning deposit - separate checks).

If the event is to be held after the gate has closed for the evening and guests from outside the Abbeys are being invited, a party access code must be requested. When furnished, this code should be provided to each guest as part of the invitation. Under no circumstances should our Resident Access Code be used nor should any code be “posted” at the gate. In each case, the resident sponsoring the party must be present and will be held responsible for use and subsequent cleaning.

Business (Training sessions, business meetings, seminars, etc.). Procedures will be the same as with Private Parties with the following exception: Daily use fee will be \$200.00/day with a cleaning deposit of \$100.00 - separate checks, private or business. The resident sponsoring the event must be present and will assume full responsibility for use and subsequent cleaning.

Resident Business Parties (Parties hosted by a resident for a business with which a resident is associated as differentiated from a private party hosted by a resident). Procedures will be the same as with a Private Party regarding procedures and responsibilities. The only difference is that the fee has been established at \$100.00 per event plus a cleaning deposit of \$100.00 - separate checks. The resident sponsoring the event must be present and will assume full responsibility for use and subsequent cleaning.

The intent of this ruling is to provide general guidelines and equitable prices for use of The Abbeys’ Clubhouse and in no way is it intended to limit or restrict use. Questions regarding the above may be addressed to the Clubhouse Chairperson or to the Board of Directors.

Reservations The Clubhouse is strictly for the use of Abbeys Association members. If you wish to use the clubhouse for a private party, it is necessary to make reservations through the clubhouse committee chairperson. Those members hosting the periodic Association party should also reserve the clubhouse.

A \$50.00 non-returnable refurbishing fee and a \$100.00 deposit are required for use of the clubhouse for functions other than association related (e.g., monthly parties). The deposit will be returned only after the Clubhouse Committee Chairperson inspects the facility to see that it has been properly cleaned. The clubhouse and grounds should be left as clean or cleaner than before being used. A modification to use of the Clubhouse was accomplished on 18 Oct. 1996 and is attached as Page 7.

Clubhouse Rules Listed below are the rules and guidelines that have been put in place to protect the Clubhouse and to clarify the responsibilities of all users and their guests.

1. It should be understood that reservations for the Clubhouse are for the Clubhouse only. The pool area will not be rented nor will it be included in a rental agreement, for the pool shall remain open and available at any time for the pleasure of the Abbeys residents.
2. The exterior door locks on the Clubhouse have been changed; hence, the original door keys will open only the exterior restrooms. When a party is planned, the sponsor should contact the Chairperson of the Clubhouse committee and ask to schedule the party. Once the date has been cleared, the sponsoring resident must bring two personal checks to the chairperson. One check is for the use fee (amount to be determined by the type of party) and a second check in the amount of \$100 as a cleaning deposit. At that time, the sponsor will receive a key that opens both doors.
3. If your guests will arrive after 8 PM in the summer or 6 PM in the winter, call the Security Chairperson for a party access code. Distribute the code with your invitations. **PLEASE DO NOT USE OUR PRIVATE ACCESS CODE AND DO NOT POST ANY CODE AT THE GATE OR COMMUNICATION BOX.** (This would violate the security of our area.)
4. The maximum number of guests at the Clubhouse has been set at 65 due to the limitations of the space, furnishings, and parking.
5. The sponsoring resident is responsible for the behavior of all guests and is responsible financially for any damages that might occur. Additionally, the resident sponsoring the party must be in attendance at all times. Please be considerate of all of our neighbors and the neighborhood.
6. At the end of the party, the sponsoring resident must:
 - a) Remove from the refrigerator and cabinets all food, drinks and ice.
 - b) Leave the kitchen clean.
 - c) Sweep and vacuum all floors and carpets.
 - d) Verify the restrooms are clean (including the toilets).
 - e) Check the outside area and parking lot and pick up any discarded cans, bottles, glasses, napkins, etc.
 - f) Empty all garbage cans and waste baskets, including those in the restrooms, and put the trash in the cans by the pool pump house.
7. In the winter months, set the thermostat to 58 degrees; and in the summer at 85 degrees.
8. Be sure all lights are out including the restrooms, and that the doors are locked.
9. If your cleaning is not satisfactory, you will forfeit your \$100 cleaning deposit.
10. If you have any questions, please contact the Chairperson of the Clubhouse Committee.

The Clubhouse is for the use and enjoyment of Abbeys residents. We cannot permit residents to reserve the Clubhouse in their name for other people to use. Let's enjoy it and take care of it. Thank you for your cooperation.

Pool Regulations

- 1) Only members of the Abbeys Association and their guests are permitted to use the pool.
- 2) Members must be present with their guests, unless due to medical reasons the member is unable to accompany their guest/s. Under the circumstance the member must have provided a member of the Board with a written request to waiver the requirement. This applies to the immediate family of the member. The guest must be at least 18 years old, have the member's key to the pool, and have the written waiver in their possession at the pool.
- 3) Children 12 years of age or younger must be accompanied by a responsible person 18 years of age or older.
- 4) Pets are not allowed in the pool area or the clubhouse.
- 5) Only proper swimming attire shall be worn in the pool.
- 6) Portable radios are permitted. Please be considerate when playing. Stereos or speaker systems are not allowed.
- 7) No running, horseplay, or rough play are allowed around the pool area.
- 8) The gas grill is for everyone's use. Please use it.
- 9) Pool furniture is not to be removed from the area. Close umbrellas when not in use. Strong winds will blow them over.
- 10) Glass containers are not allowed around the pool.
- 11) You are responsible for cleaning the clubhouse after use, which also includes removing trash from the area. Residents holding private functions are also responsible for any damage incurred.
- 12) If you are the last person to leave the area, make sure that the clubhouse doors and pool gates are locked.
- 13) If you unhook the rope that separates the deep and shallow sides of the pool, reattach it when you leave.
- 14) No wet bathing suits are allowed in the clubhouse.