

Bradley Point South Rules and Regulations

Architectural Review Board (ARB) - consists of three (3) or more persons who are appointed by the Board of Directors. The ARB shall regulate the external design, appearance, use, location and maintenance of the Property. The ARB will review submissions and make decisions using their best judgment of what will be compatible with the character and appearance of the community.

If the homeowner proceeds with an improvement without requesting permission from the ARB, they risk the potential of redoing or removing the improvement. If the ARB disapproves of a request, the homeowner may not proceed with the improvements, but may appeal the decision via letter to the Board. Approval or disapproval will be granted within 60 days if all requested information is submitted. It will be the homeowner's responsibility to provide all additionally requested information in a timely manner.

AMINITY RULES AND REGULATIONS

Clubhouse rules

- No smoking in the Clubhouse.
- Please return all furniture to its original location before exiting the clubhouse.
- Please be courteous with the volume of the television. Please turn the television off and leave the remote control in a visible location before exiting the Clubhouse.
- Please leave the Clubhouse clean, remove all personal belongings and trash before exiting the clubhouse.
- When entering the Clubhouse, if you notice any damage, please call your HOA manager immediately.
- Please refrain from using profanity in or around the Clubhouse.
- Each Household is limited to 6 people in the amenity area(s) (Clubhouse, pool, and fitness center) per key fob.
- No more than 15 people are allowed without a Clubhouse rental agreement.
- If you plan to have more than 15 people (including adults and children) in the amenity area(s), the Clubhouse must be reserved and fees must be paid.
- Each Household is limited to 4 Clubhouse rentals per year.

Fitness Center Rules

- This facility is for the use of Bradley Point South residents and their guests. A resident must accompany all guests.
- No one under 18 years old is permitted in the fitness center without an adult.
- No food or tobacco products are allowed in the fitness center.
- Fitness center equipment may not be altered, moved, or adjusted in a manner not pre-approved by management or the manufacturer.
- Benches and vinyl must be wiped down after use.
- If others are waiting to use equipment, please limit the time to 20 minutes.
- Use of this facility is always at the risk of the individual; the Homeowners Association assumes no responsibility or liability for any accidents or injuries.
- Please wear proper attire, including footwear.
- Management reserves the right to restrict the use of this facility.
- Please turn the Television(s) off, when you are finished with your workout, and place the remote in a highly visible area.
- Please refrain from using profanity in or around the fitness center.

Playground Rules

- Do not use equipment when wet.
- No smoking in or around the playground.
- No running, pushing, or shoving.
- Do not use play equipment improperly.
- No bare feet. Proper footwear required.
- Adult supervision required.
- Do not use play equipment unless designed for your age group.
- Play at your own risk.
- If you notice any broken equipment or playground hazards, please report it to the HOA.
- Play area is closed from dusk to dawn.
- No pets are allowed in the playground area.
- No glass allowed in the playground area.
- The playground is for the residents of Bradley Point South and their guests. A resident must accompany all guests.
- Please close the gate after entering and exiting the playground area.
- Please refrain from using profanity in or around the playground.

Swimming Pool Rules

- No lifeguard on duty, swim at your own risk.
- No diving
- Unattended solo bathing is prohibited.
- Children under the age of 18 shall not use the pool without an adult in attendance.
- Children, three years old and younger, as well as any child not potty trained, must wear snug fitting plastic pants or a water-resistant swim diaper.
- No smoking in or around the pool area.
- No glass articles allowed in or around the pool.
- No food, drink, or wrappers shall be permitted within ten feet (10') of the swimming pool or spa.
- If you notice any damage in the pool area, please contact your HOA manager.
- Please leave the pool area clean, remove all personal belongings and trash before exiting the clubhouse.
- No running or rough play allowed.
- No swimming allowed during heavy rain or when thunder and lightning can be seen or heard.
- The swimming pool is for residents only; all guests must be with a resident.
- Gates must be closed after entering and exiting the swimming pool area.
- Emergency telephone is located at poolside.
- Please refrain from using profanity in or around the swimming pool.
- Please return all pool area furniture to its original location before leaving the pool area.
- Each Household is limited to 6 people in the amenity area (clubhouse, pool and fitness center) per household.
- If you plan to have more than 6 people (including adults and kids) in the amenity area the clubhouse must be reserved and fees must be paid.

Tennis Court Rules

- Tennis Courts are for the exclusive use of Bradley Point Residents and their accompanied guests.
- Tennis players must wear tennis shoes with rubber soles.
- The tennis courts are for tennis only and may not be used for any other purpose. Roller skates, skateboards, scooters, bicycles, etc. are strictly prohibited.
- Players should limit their play to one hour if others are waiting to use the court.
- No food or drink (other than water) shall be on the court at any time.
- No glass articles allowed in or around the tennis courts.
- No profanity shall be used in or around the tennis court.
- No activities other than Tennis can be played in the Tennis Court area.

ANTENNAS AND SATELLITE DISHES- Satellite dishes are limited to 18" in diameter and 1 dish per home site. They are encouraged to be placed on the back or sides of the home if possible. All antennas and satellite dishes must be mounted on the roof.

ARCHITECTURAL CHANGES- Any changes to the exterior of the home are subject to review by the ARB.

BASKETBALL HOOPS AND BACKBOARDS- Only temporary portable basketball hoops are acceptable but must be placed in such a manner that they do not block sidewalks or streets. Temporary portable basketball hoops do not require the ARB's approval and may be stored after use along the side of the home either upright or on its side and must only be used on the homeowner's property. All other recreational equipment must be approved by the ARB.

BIRDHOUSE OR BIRDFEEDER- Birdhouses and birdfeeders are generally acceptable when installed in the backyard. Any other location will require approval of the ARB.

CARPORTS AND SHEDS- No structure, shed, tent, shack, carport, garage, barn, or other outbuilding shall be erected by the Owner or Occupant, other than the Declarant, on any portion of the Property, at any time, either temporarily or permanently, without the prior written approval of the Board.

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

DECKS, PATIOS, SCREENED PORCHES, AND COVERS- All decks, patios, screened porches and covers will require approval from the ARB. Dimensions of the options with materials, colors, and specifications must be submitted with the plans for ARB approval. Decks and patios must be natural in color. The deck should not extend past the width of the house and should be no more than fifteen (15) feet in depth.

DOGHOUSES- Doghouses meeting the following guidelines will not require approval. Doghouses are restricted to (16) square feet and must be in a fenced backyard. Doghouses must be installed at ground level and must not be visible above the fence or from any public or Private Street. Dogs may not be tethered unattended.

DRAINAGE DEVICES- All drainage devices must be approved in writing by the ARB. Any modification impeding the flow of water is prohibited. Each owner shall maintain the grading upon his or her lot. A change in any drainage pattern must be approved by the ARB.

FENCES- All fencing **MUST** be approved by the ARB prior to installation. Please see the ARB Guidelines for details.

FIREARMS AND FIREWORKS- The display or discharge of firearms (including B-B guns, pellet guns, or other guns) is forbidden unless the display or use is by law enforcement, or a resident is legally transporting firearms to his/her home. Residents must abide by Chatham County Laws regarding fireworks.

FLAGPOLES- Flagpoles that are freestanding are prohibited, except as approved by the declarant for new home marketing. Flagpoles attached to the front of the house do not require approval if the length of the pole does not exceed 6 ft. Flags shall not be tattered or faded.

FLOWERBOXES ON WINDOWS- Window flower boxes that are the same base color as the house or trim color are permitted. All others need approval from the ARB.

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

HOME BUSINESSES- Home business occupations are permitted provided such businesses are undetectable from the street by sight, sound, odor or noise. The following must also apply. 1. The use shall operate in its entirety within the dwelling unit and only by the person residing in the dwelling. 2. The use shall not have a separate entrance. 3. The operator shall not display any external evidence of the operation of the home business. 4. The use shall not exclusively utilize more than 20% of the gross square floor area or 300 square feet, whichever is less. A garage shall not be utilized for, or in conjunction with, a home business. 5. The home business shall clearly be incidental and secondary to the use of the dwelling or of the neighborhood by excessive noise, lights, traffic, or other disturbances. 6. A business license must be acquired if it is required by the city/county and the business must meet zoning and business regulations.

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

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

LANDSCAPING, TREE REMOVAL, VEGETABLE GARDENS- All landscaping visible from the street must be approved by the ARB in advance of installation or changes. Please consult the ARB form and the pre-approved plant list for details. Eighty percent of the lot area, exclusive of the portion occupied by the house and original driveway, shall be covered with live vegetation cover. Gravel, mulch, and similar materials shall not be considered live vegetation. No artificial plants, flowers or rubber mulch should be part of the landscaping. Each owner shall use his or her best efforts to keep and maintain any and all grasses, shrubs, trees, etc. in attractive and healthy conditions.

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

MAILBOXES- Mailboxes must remain in the original standard of the builder. If the original builder post cannot be replicated, the Board has approved two replacement options. Please see the Management company for approved examples. All posts and mailboxes must be Black in color and standard height and size. (Typically 41" to 45" above ground for posts and 9.45" x 6.78" x 19" for the mailbox.)

PAINTING- ARB approval is required for repainting of any house that is painted differently than the original color. A sample paint swatch must be submitted with the request. The ARB may require that a sample area is painted with new color and trim before approval is granted.

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

PETS- No non-domesticated animals, livestock or poultry of any kind shall be raised, bred, boarded, or kept on any site. No owner or occupant may keep, breed, or maintain any pet for any commercial purpose. All local ordinances concerning pets must always be obeyed, violation of any ordinances must be reported to the proper authorities. No pets are allowed in any amenity area.

POOLS- ARB approval is required before a pool is installed. Above-ground pools will not be permitted.

PONDS, LAKES, MARSHES AND BODIES OF WATER- All boats, rafts or sailing craft are expressly prohibited. All ponds, lakes and bodies of water are declared "no swimming" areas. Due to slippery banks and muddy shores, parents are required to maintain constant supervision of their children. The natural area of ponds should not be disturbed.

RECREATIONAL EQUIPMENT- All permanently installed exterior recreational equipment including play yards (swing sets, slides, tree houses, trampolines, etc.) must have ARB approval. The maximum height of the equipment shall not exceed 12.5 feet, except for the community amenity area. The homeowner must have a fence prior to equipment being installed. No equipment installed for children's recreational use shall be installed or placed within the front or side yard of any lot or in any easement or common area adjacent to a lot.

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

ROOF VENTS AND SHINGLES- All roof vents shall be painted a color to match the color of the roof. Roof shingles, if replaced, must be the same color and style as the shingles replaced unless otherwise approved by the ARB.

SECURITY DOORS, STORM DOORS, SECURITY SYSTEMS- High quality, full panel glass doors, decorative wrought iron doors, or decorative aluminum doors may be installed if approved by the ARB. Any other door, any enclosure, or change of the original builder's design requires ARB approval. All other security systems or measures which are installed on the exterior of the house require ARB approval, except for cameras such as doorbell cameras, as long as they are front facing and do not intrude on neighboring property.

SHUTTERS- Exterior shutters on windows need ARB approval. Shutters must match or accent the house trim color and be consistent with other homes in the community. Shutters must be maintained and should be replaced if damaged. If removed, all shutters should be removed from the house.

SIDING/EXTERIOR- Any replacement siding requires ARB approval. The outside of the home should be kept clean, general maintenance such as pressure washing may be necessary to keep the siding free from mildew and debris.

SIGNS- Residents are permitted to display one (1) neatly painted "For Sale" or "Open House" signs no larger than six (6) square feet. One (1) "For Rent" or "For Lease" sign may be placed in a window ONLY and must be 18" x 12" or less. Builder lot signs are permitted. Political signs may be placed in your yard as part of your first amendment right. However, to protect the aesthetic harmony of the neighborhood, only one (1) political sign not more than six (6) square feet is permitted to be placed in the front yard (as defined above) two (2) weeks prior to the election date. The sign must be removed within three (3) days after the election. Except for security alarm systems, all other commercial and advertising signs, including signs of contractors performing work at residence, are prohibited. Placement of signs and notices on fences, trees and other objects are prohibited. The Board of Directors reserves the right to periodically place signs in the common space for the benefit of the community. Such signs include but are not limited to informational signs and warning signs.

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

TRASH CONTAINERS, RECYCLE BINS AND ENCLOSURES- No refuse, garbage, trash, lumber, grass, shrub, tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse, or debris of any kind shall be kept, stored, or allowed to accumulate on any site except within an enclosed structure or appropriately screened from view. All trash receptacles and/or yard waste to be emptied must be placed at curb and removed from curb within 24 hours. Items placed out for collection must be secured such that animals cannot get into trash or such that litter is caused. Trash and recycle containers shall be stored and placed so that they are not visible from the street.

VANDALISM- Any vandal destroying improvements located upon Common Area within the community will be prosecuted. Owners are responsible for any vandalism committed by their family members, invitees and guests and shall be subject to the cost for repairs and a fine equal to the cost of repairs to reimburse the association. In addition, if a reward is paid for information leading to an arrest, that reward must also be reimbursed.

VEHICLES- Vehicles must be parked in driveways or garages. No vehicles may be parked in landscaped areas. Parking on the street should be temporary for loading and unloading only and is not permitted overnight. Recreational vehicles such as motorcycles, minibikes, go-carts, golf carts, mopeds, motorized scooters, 4 wheelers, lawn cutting equipment, maintenance equipment, boats, jet skis, towed trailer units, unoccupied motor homes or any other type or recreational equipment, shall be parked or stored in a garage except on a temporary basis not to exceed 48 hours within a 7-day period.

Discharge from any engines, motors, drive trains, and holding tanks shall not be allowed into the street, storm drain, or sanitary sewer storm drain. Vehicles cannot be maintained, repaired, serviced, rebuilt, or dismantled on any lot except within the confines of the garage. This does not prevent a vehicle from being washed or waxed in the driveway of any lot.

Vehicles with more than 6 tires are prohibited except for delivery or maintenance vehicles requiring short trips within the Community.

WATER FILTRATION SYSTEMS- Water filtrations systems must be at the back of the house and out of your neighbor's view.

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

WEATHERVANES- ARB approval is required for any weathervane.

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

WINDOW TREATMENTS- No tinted, mirrored, brightly colored or other such window treatment may be installed which calls attention to themselves by virtue of these features. White lined draperies are strongly encouraged.

WOOD STORAGE- Storage of fireplace logs must be in the backyard. Stored firewood must be neatly stacked, below the fence line, and not visible from any public or private street. Wood storage must not be in an area so as to block any existing drainage pattern on the lot.

ENFORCEMENT OF RULES- All Association Rules and Regulations and all rules set forth in the Community Covenants and Restrictions shall be vigorously enforced by the Association, its members, the Board of Directors, and the Managing Agent, and all committees of the Association. The managing agent will do periodic inspections of the community and record violations to be reviewed by the Board of Directors. Homeowners shall be notified in writing of the alleged violation and said violation must be corrected immediately unless additional time is given according to the violation notice. Violations must be amended and maintained to avoid additional violations for an offense of the same type. Immediate correction of any violation does not relieve the owner of a fine incurred. Notices and fines will be assessed according to the structure below.

Owner's voting rights and rights to the use of recreational facilities by the Owner, Owner's family; tenants and guests may be suspended or limited in addition to fines being levied.

Friendly Notice: Written letter of notice explaining the violation that has been identified and correction needed to stop further enforcement by the HOA.

First Offense: Written letter of warning. Notice to homeowner giving nature of alleged violation.

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

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

After receiving the first violation, if a Homeowner feels that they are not in violation as described, they must contact the HOA immediately. If an agreement can be met at that time, the Homeowner may request the opportunity to be heard at the next scheduled meeting of the board at which time the board will determine if the Homeowner was in violation as described in the rules and regulations.

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

A violation by a rental tenant or guest shall be treated as a violation by the homeowner. The owner shall receive the letters cited above which shall outline a complaint for a rule's violation committed by their resident.

Rules and Regulations may be amended, repealed, and adopted from time to time by the board of directors. Proposed amendments may be published, but are not required to be published, in the Association's newsletter or community website.

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