



Bull River Bluff Condominium Association, Inc.

232 Bull River Bluff Drive • Savannah, Georgia 31410

BULL RIVER BLUFF RULES and REGULATIONS Effective September 1, 2011

The Following Rules and Regulations have been adopted by the Bull River Bluff Condominium Association to promote a safe and harmonious community. The Association has the right to amend these Rules and Regulations in order to better serve our changing community. We ask for your full cooperation in abiding by these Rules and Regulations.

1. **PETS:** Dogs must be leashed at all times. Pet owners are responsible for picking up after your pet, please pick up and discard your pet poop. When away from residence, do not leave your pet on porches or decks. Barking dogs are a nuisance! If your porch is not enclosed, it is considered a limited common area and subject to this rule. Please feed your pets indoors so as not to attract unwanted animals such as raccoons and feral cats.
2. **FEEDING WILDLIFE:** Feeding seagulls, raccoons and feral cats on Bull River Bluff Property is **strictly prohibited**. These animals often carry disease and are a nuisance to our buildings and your neighbors. We ask that you please refrain from feeding the fish or ducks at the pond when seagulls are present. Throwing bread or food scraps in the yard or marsh is prohibited.
3. **POND:** Swimming and wading in the pond is prohibited. Children under the age of 12 must be supervised by an adult at all times when in the pond area.
4. **BICYCLES, SKATEBOARDS, ETC.:** No bike riding, skateboarding, rollerblading on sidewalks, in pool area, or on common area grass. Children's toys, bikes, skates, skateboards, etc., are not to be left on the common areas and must be secured when not in use. Licensed motorized bikes are allowed only in the streets and must be operated by licensed drivers.
5. **PROTECTION OF MINORS IN COMMON AREA:** After dark, no children under the age of sixteen (16) are to be left unattended in the common areas and must be accompanied by an adult.
6. **SPEED LIMIT:** The speed limit throughout Bull River Bluff complex is posted at 14 mph. This is a safety issue and will be strictly enforced.
7. **PARKING RULES AND RESTRICTIONS:**
 - a. Each unit shall have two (2) parking spaces. Residents are not to park more than two

(2) vehicles in the vicinity of respective units. **Owners with more than two (2) approved vehicles must park excess vehicle(s) in the area designated for overflow parking.**

- b. It is prohibited to park a vehicle: (i) in a space reserved for the resident of another unit; (ii) in any improper manner so as to present a safety hazard, block the roadway or other vehicles, etc.; (iii) in a manner which blocks sidewalks or adjacent parking space or overlaps a side stripe so as to effectively use two or more parking spaces.
 - c. All vehicles parked on common area property must be maintained so that they are in operable condition so as to not be a hazard or a nuisance by reason of noise, exhaust emissions or appearance. A vehicle is deemed inoperable when it cannot move under its own power, has expired tags or flat tire(s). Inoperable vehicles may not remain in the same location more than five (5) days or it will be towed.
 - d. All vehicles parked in common area property must display current license plates and tag registration. Vehicles with expired tags will be considered abandoned and will be towed at owner's expense.
 - e. Repair or extraordinary maintenance of automobiles or other vehicles shall not be carried out on the premises. Vehicles will not be disassembled, rebuilt, or painted and changing and disposing of motor oil or other fluids is prohibited.
 - f. Only approved motor vehicles may be parked on common area property. An approved motor vehicle is any conventional passenger vehicle, motorcycle, personal van or pick-up truck. Unapproved vehicles include aircraft, boats, campers, motor homes, trailers, flat beds, tractor rigs, buses, trailer coaches, or any other vehicle having more than two axles or a permanently mounted rack used to carry tools, equipment or building materials, unless the rack is completely empty.
 - g. All oversized vehicles are prohibited. An oversized vehicle is any vehicle whose tires extend six (6) or more inches from the body, or any vehicle which is wider than the width of one parking space and so extends past the painted lines, or any vehicle which, because of its size, limits the view of the adjoining space.
 - h. Temporary loading and unloading of prohibited vehicles is allowed as designated by the board. Generally, one (1) day for boats, trailers and recreational vehicles. Other prohibited vehicles such as construction vehicles used in the actual repair, construction or maintenance of the property may not be so restricted but remains at the discretion of the board.
8. **LEASING REQUIREMENTS:** Unless you purchased your condo on or before May 16, 1997, you are **NOT** permitted to lease your unit. Pursuant to Amendment No. 6 to the Declaration of Bull River Bluff Condo Association filed with the Superior Court of Chatham County all units purchased, inherited or acquired after 05/16/97 are prohibited from leasing.

For those units that are “grand fathered” and permitted to lease, the following rules apply:

- a. The lease must consist of at least one year;
 - b. Unit owner must provide a copy of the lease to the property manager at least 7 days prior to entering into the lease for approval by the Board of Directors;
 - c. Unit owner must provide a copy of the Rules and Regulations and Pool Rules to lessee for signature and return to the property manager;
 - d. Unit owner must provide a telephone number for their tenant(s); and
 - e. Unit owner assumes all responsibility for actions of the lessee to include violation of Rules and Regulations, Pool Rules and damage to common area.
9. **SALE/RENT SIGNS:** No sign of any type may be posted on the common areas. Signs may be posted in windows of unit only. For Sale signs should be professionally lettered in a size not to exceed two feet by two feet. For rent signs are not allowed in windows of the unit but may be posted on the bulletin board at the mail kiosk.
10. **STRUCTURAL CHANGES:** Any additions or structural changes to the exterior or interior load bearing walls of your unit must be approved by the Board of Directors. Please submit an Architectural Change Request which is located online or at the mail kiosk to the property manager for Architectural Change Committee review and recommendation to the Board.
11. **OUTDOOR LIGHTING:** Section 8(c) of our Declaration states that no unit owner shall be permitted to attach lights (except reasonable lights displayed between Thanksgiving and January 15) to the exterior of the building without first obtaining written approval by the Board of Directors. Please submit an Architectural Change Request located online or at the mail kiosk to the property manager or member of the board for review and consideration.
12. **MAINTENANCE:** The Association is responsible for maintenance of the exterior of buildings to include front porches, rear decks, screened-in porches and rear screen porch doors and replacing burned out light bulbs on stairway landings for light fixtures that are original to the buildings. Unit owners are responsible for the maintenance, repair and replacement of their exterior windows, window casings, window screens, exterior doors, (with the exception of ground floor rear screen porch doors) sliding glass doors, and rear enclosures, if any, and maintenance of exterior lights. **NOTE:** For any requested work to the exterior of the unit, the unit owner must fill out and submit to the property manager a Maintenance Request Form which is located online or at the mail kiosk. **NOTE:** For window replacement, unit owner must fill out and submit to the property manager or member of the board an Architecture Change Form which is located online or at the mail kiosk. Homeowners are responsible for repairing these items promptly in the event of damage and if not done so timely will entitle the board to impose fines.
13. **PORCHES and DECKS:** No clothing, bedding, laundry or the like shall be draped over deck railing. Porches should not be used for storage of toys, bicycles, trash cans, boxes, etc. Plastic sheeting around back decks may be installed only on the inside. Plants should not be placed on upstairs railings or handrails. Plants should be placed on plant stands to limit standing water after rainfall or watering. We understand the need to water your plants and

sweep or clean your porch or deck but we ask you to please respect your downstairs neighbor by not allowing runoff water, dirt and other debris from pouring down over your deck onto the porch below.

14. **WINDOW TREATMENTS:** Section 13(d) of our Declaration states that all units shall be required to use uniform white window curtains, curtain liners or blinds so that when viewed from the exterior, the windows will appear uniform in color.
15. **OPEN FLAME COOKING DEVICES:** The use of ALL OPEN FLAME cooking devices on combustible balconies or within 10 feet of combustible construction is prohibited. Open flame cooking devices include, but are not limited to, gas and charcoal grills, turkey and fish fryers, candelabras and smokers.
16. **ROOFS:** No one is allowed on the roof of any building with the exception of authorized personnel.
17. **GROUNDS:** The common area grounds are maintained by the Association and as such it is imperative that we provide the necessary tools for our landscape crew to do their job. As such, it has become necessary for all unit owners to submit a Landscape Request Form for ALL additions or changes to the landscape to include planting small bedding plants, (annual or perennials), trellis, ornamental fixtures, edging, and placing of “yard art” in the common area mulched beds adjacent to your unit. The areas which are considered adjacent to the unit are located against the building and under the steps. The Landscape Request Forms are located online or at the mail kiosk and should be submitted to the property manager or member of the Board for review and consideration. **NOTE: Additions and changes made to the landscape without approval and which are in violation of our Declarations will entitle the Board to impose fine(s) and/or require the unit owner, at their own expense, to return the landscape to the condition which existed prior to the change.**
18. **BULLETIN BOARD:** A community bulletin board is located at the mail kiosk. Announcements can be posted by submitting them to the Property Manager for a period of up to thirty days.
19. **GARBAGE: THE COMPACTOR IS FOR BAGGED HOUSEHOLD GARBAGE ONLY.** No junked appliances, furniture, boards, boxes, etc., shall be accumulated on the front or back porches, the common area adjacent to your unit or left at the compactor. We pay extra for hauling these items away.
20. **YARD/GARAGE SALES:** Except as coordinated by the Board of Directors, use of the common elements, or limited common elements, for the purpose of yard sales, rummage sales, car washes or similar activity is prohibited. Such activity creates unwarranted traffic and unsafe conditions. It also constitutes a nuisance and/or annoyance and interferes with owner's peaceful possession and proper use of the property.
21. **VANDALISM:** Persons observed in the act of vandalism, in any manner, to the common

area, pool area, or any personal property of others will be prosecuted. Anyone who observes such acts should IMMEDIATELY CALL 911, and report the incident to the Property Manager. If you have any information on the perpetrator, you are urged to report that information the Property Manager, a director and/or the police. Be observant of your immediate area. **Parents are reminded that children are to be supervised at all times and that you WILL BE HELD RESPONSIBLE for any personal or property damage done by your children.**

22. **FIREARMS:** The display or discharge of firearms on the common elements or limited common elements of BRB is prohibited; provided, however that the display of lawful firearms on the common elements and limited common elements is permitted for the limited purpose of transporting the firearms across the common elements or limited common elements to or from an owner's unit. The term "firearms" includes "B-B" guns, pellet guns, air rifles, slingshots and other firearms of all types, regardless of size.
23. **SATELLITE DISHES AND ANTENNAS-** Installation of a satellite dish or antenna must be approved by the Board. The location of the dish or antenna is limited to the rear half of the roof line or building, may not be attached through the roof shingles, and must not be visible from the front of the building. Yard pole or post mounting is prohibited. You will need to make an appointment with the satellite provider to survey how and where they will attach your dish. You will then need to fill out and submit an Architecture Change Form, which is located online or at the mail kiosk, and specify the exact proposed attachment location, method and date. Once approved, you may schedule the installation.
24. **HOT TUBS:** Hot tubs are not permitted.
25. **INSURANCE:** Each unit owner is responsible for purchasing and maintaining condo owner's insurance coverage (H06 policy) sufficient to adequately cover all contents and upgrades.
26. **POOL RULES:** See attached.

Failure to abide by the above Rules and Regulations could result in a fine being levied against the unit owner. In accordance with paragraph 12(d) (2) (d) of the Declaration: The use of common areas are prohibited by unit owners or their tenants if amenities are delinquent. Unit Owners that are delinquent on their assessments sixty (60) or more days will have their pool and parking privileges suspended and vehicles will be subject to towing.