

# **The Landings Association, Inc.**

## **Commercial Rules & Regulations**

Commercial Rules & Regulations have been established to control commercial activity in the community. It is imperative that everyone takes personal responsibility for those actions that impact the community as a whole. Commercial Rules & Regulations will be enforced by Landings Security.

### **Part One (Applicable to all Commercial Vendors)**

1. Commercial activity is permitted Monday through Friday 7 a.m. to 7 p.m. and Saturday 8 a.m. to 5 p.m.
2. No commercial activity is permitted on Sundays, New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day.
3. Commercial activity may be suspended due to natural or man-made disasters or emergencies.
4. Emergency repair work is allowed after commercial hours or on non-work days, provided Security is notified by the resident.
5. Commercial vehicles conducting business on The Landings are required to prominently display the commercial entity's name and telephone number(s). Markings may be displayed on the back window or both sides of the vehicle and both sides of the trailer. The lettering and numbers must be at least two inches high. Cars and SUVs are exempt from this requirement.
6. Vehicles displaying a daily or weekly pass are exempt from the preceding restriction.
7. Exceptions to the standard commercial fees are not required to have logos displayed on their vehicle. Some exceptions apply and are at the sole discretion of TLA, e.g. food & floral arrangement deliveries, tutors, or medical health professionals.
8. All commercial vehicles must display an active RFID tag or a daily, weekly, or monthly vendor pass for entry to the community. A fee of **\$15** is required to transfer or replace an RFID tag, and the RFID tag may only be transferred once a year.
9. Pursuant to *The Landings Rules and Regulations*, Residents and Members must preauthorize individuals and companies conducting business within The Landings. Anyone conducting business, including those who are providing an estimate, must have an annual RFID or a daily, weekly, or monthly commercial pass.
10. Drivers must obey the posted speed limit and other traffic control signs posted throughout the community. The speed limit at The Landings is 30 MPH unless posted otherwise. Speed limits are enforced by detection devices and photo enforced with radar and LIDAR. Drivers should be aware that the Chatham County Police Department (CCPD) is authorized to enforce the Uniform Rules of the Road on the roads of the community.
11. Vehicles with more than six wheels, including vehicles with trailers, as well as vehicles weighing three tons or more cannot use Tidewater Square. These heavier trucks must use the alternate route of Brandenberry Road. The only exceptions to this rule will be dedicated detours during emergencies or to perform required maintenance of TLA Common Property as authorized by The Landings Association.
12. Vehicles must be parked on the job site property whenever possible. When street parking is necessary, it is restricted to one side of the street only and with the flow of traffic. Use of adjacent properties, medians, or TLA property for parking is prohibited without express prior written authorization from TLA.
13. Vendor trucks, including SUVs, trailers, and vans, which are parked on roads within The Landings will require a traffic safety cone to be placed between five and ten feet in front and behind the vehicle or trailer. Parking is defined as any vehicle that is stationary for more than three minutes.
14. Vehicles shall not be parked in such a way that it presents a safety hazard.
15. Parked vehicles shall not impede access to fire hydrants, driveways, or mailboxes.
16. Commercial vehicles and trailers may not be left in the community overnight without permission from Security.
17. Fleeing, eluding, or failing to comply with a Security Officer's reasonable request is strictly prohibited. Fleeing or eluding will be considered any failure of a person to stop when given a visual or audible signal to include a verbal command, hand signals, emergency siren and/or lights to stop and speak with the Security Officer initiating contact.
18. Commercial vendors are expected to act professionally at all times. Loud music, foul language, and inappropriate behavior will not be tolerated.
19. Commercial vendors may not solicit or distribute material of any kind.
20. Commercial vendors must ensure that their waste is adequately secured and disposed of at all times. Vendors shall ensure that all debris is adequately secured and covered during transit.
21. Littering and dumping on private or Common Properties are prohibited. This includes leaving yard debris from private property on TLA Common Property.

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22. All facilities and amenities in The Landings are for the exclusive use of residents, Club members, and their invited guests. This includes clubs, golf courses, golf course comfort stations, pools, lagoons, trails, and playgrounds. Fishing is strictly prohibited.
23. Fires are not permitted in the community by commercial vendors.
24. Blocking or placing materials, supplies, landscaping, or equipment on streets is prohibited.
25. Blowing clippings and other debris into the streets, lagoons, or down the storm drains are prohibited.
26. All yard debris should be bagged and removed from the work area or stowed in the homeowner's service yard. Yard debris may be left curbside no more than two days prior to the scheduled Chatham County pickup, which is every Tuesday as of this writing.
27. Liquids, including pool water, and other debris may not be discharged or dumped in lagoons.
28. All signs must be in compliance with Section 3.30 of the *Architectural Guidelines*. The Association reserves the right to remove any unapproved or nonconforming signs on Common or private property.
29. Commercial vendors and their employees shall not bring non-resident dogs or other pets, leashed or otherwise, into the community.
30. Commercial vendors are liable for any damages to roads, community paths, utility infrastructure, or landscaping on private or TLA-owned property. Damaged areas must be restored to their original condition or restitution paid to and agreed upon by the property owner.

### **Part Two (The following Rules & Regulations apply specifically to certain types of activity or vendors performing work that is subject to the permit processes of The Landings Association.)**

1. The Community Development Department issues permits for any work that modifies the exterior appearance, shape, or size of any building, driveway, walkways, new construction or demolition. A permit also is required for a dumpster, POD or portable toilet except for new construction as these are included in a new construction permit. The vendor or contractor is responsible for ensuring the proper permit is posted before commencing any work. The vendor must have a permit and any easements available on-site during work.
2. TLA's Public Works Department approves tree removal requests.
3. Monetary deposits are required for new construction, renovations, demolitions, additions, and remodeling activities. These activities are subject to plan approval for permitting by the Community Development Department or the Architectural Review Committee (ARC). TLA's permit and approval are in addition to any specific permit required by Chatham County.
4. Redesign of an existing landscape as well as any new construction projects requires an approved plan and permit before any work can begin if such work is required by the *Architectural Guidelines*.

I have read, understand, and will comply with the Commercial Rules & Regulations. I assume responsibility for informing employees or representatives for whom I obtain a pass or RFID tag of the rules and the requirement for their compliance. **Violators of these Rules & Regulations will be fined in accordance with The Landings Association's Fine Schedule. Revocation of RFID(s) and/or denial of future entry may be warranted depending upon the totality of the circumstances and severity of the violation. Fines must be paid or appealed within 10 days of the date of the citation to avoid suspension of RFID tag(s).**

**SIGNED:** \_\_\_\_\_, Company Representative

**PRINTED NAME:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_

**COMPANY NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**For Office Use Only - GP ID:** \_\_\_\_\_

Revised March 1, 2025