



The Landings Association Rules and Regulations

A. INTRODUCTION

Pursuant to Section 11.3.1 of the *General Declaration of Covenants and Restrictions*, the Landings Association has the authority to develop reasonable Rules and Regulations, including Architectural Guidelines and Private Property Maintenance Standards, and to enforce such Rules and Regulations, the Declaration, and Bylaws. The Rules and Regulations shall apply to all property owners, residents, occupants, visitors, guests, and tenants. These Covenants and Restrictions are accepted by property owners upon purchase of the property and are an obligation of property ownership and/or residency.

The *General Declaration of Covenants and Restrictions* that govern The Landings take precedence over any conflicting language that may appear in the Rules and Regulations, Private Property Maintenance Standards, or Architectural Guidelines.

It is important to note that while The Landings is a private community, owners and guests remain responsible to adhere to all existing Federal, State, and local laws, regulations, and ordinances. This includes any and all environmental regulatory matters.

B. DEFINITIONS

The following words and terms, when used within these Rules and Regulations, shall have the following meaning:

1. **Commercial Vehicle** means all automobiles, trucks, and Vehicle equipment used in the operation of a business. We require Commercial Vehicles to have signage.
2. **Community Path** means the paved paths on TLA Common Property throughout the community used for the enjoyment of all property owners, residents, occupants, visitors, guests, and tenants Community Paths are regularly used by walkers, joggers, bicyclists, maintenance equipment, and Golf Carts.
3. **Common Property** means any real property, and improvement or portions of improvements thereon and any personal property or equipment, with respect to which the Association permits use by the Association or some or all owners and any replacement of or for any of the foregoing.
4. **Due Care** means the care that an ordinarily reasonable and prudent person would use under the same or similar circumstances.
5. **Electric Bike** means any bicycle, or a tricycle equipped with fully operable pedals, a seat or saddle for the use of the rider, and an electric motor of 750 watts or less. Electric Bikes are categorized into three categories.
 - **Class 1** is for bikes equipped with a motor that provides assistance only when the rider is pedaling, and it stops when the electric bicycle reaches the speed of 20 mph.
 - **Class 2** is for bikes equipped with a motor that provides assistance when pedaling up to 20 mph. It is also equipped with a throttle that will power the bike up to 20 mph without pedaling.
 - **Class 3** applies to those bikes equipped with a motor that provides assistance only when the rider is pedaling, and it stops when the electric bicycle reaches the speed of 28 mph.

6. **Golf Cart** means any electric motorized Vehicle for the purpose of transporting one but not more than six persons, and shall not exceed a maximum speed of 25 MPH, or have a gross Vehicle weight of more than 1,650 pounds.
7. **Habitual** means three or more times in 12 consecutive months.
8. **Inoperable Vehicle** means any Vehicle that cannot be moved by its own power.
9. **Member** means any individual listed as the legal property owner of record.
10. **Neighborhood Electric Vehicles (NEV) or Low-Speed Vehicles (LSV)** are motorized Vehicles designed to be street legal which can be operated at speeds of 25 MPH but cannot exceed a maximum speed of 30 MPH and which have a gross Vehicle weight between 1,650 to 3,000 pounds.
11. **Organized Event** means an event or activity that is initiated, planned, arranged, and organized by a person or an organization more than 24 hours in advance, involves more than 25 people and/or requires reserving Common Property.
12. **Overnight Parking** means any Vehicle that is not being operated between the hours of 2 a.m. and 6 a.m.
13. **Pedestrian** means any person afoot and shall include, without limitation, persons standing, walking, jogging, running, or otherwise on foot.
14. **Political** means anything relating to the government or the public affairs of a country, state, county, or municipality.
15. **Recreational Vehicle** means any Vehicle designed to be used as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motor power or is mounted on or towed by another Vehicle. Recreational Vehicles include camping trailers, fifth-wheel trailers, travel trailers, lightweight trailers, Class A motor homes, Class B motor homes, and Class C motor homes. Recreational Vehicles also shall include boats, boat trailers, jet skis, all-terrain Vehicles, and any type of aircraft.
16. **Resident** means any individual legally authorized by the Member to live within a dwelling in The Landings.
17. **Vehicle** means any conveyance which can be used to transport any person or property.

C. GENERAL CONDUCT

Certain rules are established to ensure that all Residents/Members and their guests enjoy their experience at The Landings. As such, it is imperative that everyone takes personal responsibility for those actions that impact the community as a whole.

1. The Rules and Regulations shall apply to all property owners, Residents, occupants, visitors, guests, and tenants. Property owners and Residents are responsible for their own conduct and the conduct of their family Members, tenants, and guests.
2. Criminal acts pursuant to all Federal, State, and local laws and ordinances, to include vandalism, will not be tolerated, and violators may be prosecuted to the extent the law allows.
3. Members, Residents, Landings Golf & Athletic Club members, guests, employees, and vendors will be held legally and financially responsible for any damage, intentional or otherwise, to Association property.
4. Drones may not be flown over private property unless written permission has been granted by the property owner. Drones are prohibited from being flown over TLA Common Property, except for the Community Park. When flown over the Community Park, drones must comply with all Federal, State, and local laws and ordinances.

5. The General Manager is responsible for the performance and conduct of Association employees. In order to promote harmony in the workplace and protect employees and volunteers, abusive conduct toward an Association employee, committee member, or other volunteer in the conduct of Association business is prohibited. Abusive Conduct may be defined as, but not limited to, abusive language, insults, threats, unwanted advances (physical or otherwise), or assault or battery. Any complaints about an Association employee shall be made to the General Manager.

D. ACCESS CONTROL

The Landings is a private, gated community, and entry by the general public is prohibited. Persons seeking entry must be identified at the gatehouse to determine their purpose. The Landings Association reserves the right to limit access to any person when it considers it to be in the best interest of the community.

1. All Vehicles entering the community must be registered with The Landings Association. Drivers of Vehicles without an RFID or valid pass must stop and be processed through an access point (gate).
2. Residents and Members must preauthorize all visitors and vendors via phone, internet, or mobile app or provide a list of visitors/vendors by name to the Security Department. Reasonable efforts will be made by Security to notify Residents and Members of visitors/vendors at the gate. If a visitor/vendor has not been preauthorized and the Resident or Member cannot be reached, access may be delayed or denied.
3. 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. Some exceptions apply and are at the sole discretion of TLA, e.g., food & floral arrangement deliveries, tutors, or medical health professionals.

E. VEHICLES

Although the roadways in The Landings are private, Chatham County Police Department (CCPD) has the authority to enforce the uniform rules of the road on our roads. Additionally, The Landings Association has the following specific traffic enforcement rules.

1. The speed limit at The Landings is 30 MPH unless posted otherwise. Speed limits are enforced by detection devices such as radar and LIDAR. Drivers exceeding the speed limit are subject to fines and suspension of TLA membership privileges.
2. Operators of motorized Vehicles, including scooters, mopeds, and Golf Carts, must have in their possession a valid operator's license.
3. All motorized Vehicles in use on streets must have a current and valid Department of Transportation issued license plate, registration, and insurance, if required by state and/or local ordinance.
4. The Landings is a "hands-free" community. Drivers shall not physically hold or support, with any part of their body, any wireless communication device while operating any moving Vehicle, including Golf Carts.
5. 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.

6. Privately owned Neighborhood Electric Vehicles (NEV) and Low Speed Vehicles (LSV) are prohibited from operating on Community Paths, and must comply with all Federal, State, and local laws if operated on the streets.
7. All cyclists, other than house guests, must be accompanied by a sponsoring resident.
8. Cycling groups with more than 4 cyclists (excluding residents and house guests) must adhere to the following:
 - Submit a Common Property Use Form and Hold Harmless agreement.
 - Physically check in with Security personnel prior to the ride and provide a list of cyclists.
 - The sponsoring resident must accompany the group, and the group cannot exceed 15 riders (including the resident sponsor).
 - Failure to satisfy any or all these requirements may result in fines and/or suspension of privileges.

F. PARKING

Control of parking is essential to maintain the aesthetics of the community and to ensure emergency Vehicle access.

1. While daytime parking on the street is discouraged, it may be done only on a temporary basis and may not exceed eight hours each day.
2. Vehicles shall not be parked in such a way that it presents a safety hazard, e.g., the opposite direction of traffic movement, on a curve, or adjacent to double yellow lines.
3. No Vehicle shall park overnight on Common Property, to include streets, without prior authorization from The Landings Association's Security Department.
4. The Landings Association has the authority to tow Vehicles from Common Property at the Vehicle owner's expense.
5. Parked Vehicles shall not impede access to driveways or mailboxes. Vehicles shall not park within 15 feet of a fire hydrant. Additionally, parked Vehicles shall not block access to or visibility of community paths.
6. All Vehicles on private property must be parked on a paved surface at all times.
7. Utility trailers, boats, boat trailers, campers, Recreational Vehicles, and other similar Vehicles may be parked on private property for one overnight period per month only. The Landings Association's Security Department must provide prior authorization.
8. Overnight Parking of Commercial Vehicles is prohibited without prior authorization from The Landings Association's Security Department on an emergency basis.
9. Habitual Overnight Parking of Commercial Vehicles or equipment, Recreational Vehicles or equipment, boats, trailers, or any similar Vehicles is prohibited. (**See Covenants, Section 4.7, Nuisances and Livestock**)
10. Inoperable Vehicles must be stored or parked in a garage.
11. Covered Vehicles are not permitted within The Landings.
12. Motor Vehicles are not permitted to park within a car length of the lagoon edges. Golf Carts may park off-road adjacent to the lagoons.

G. GOLF CARTS

Several streets within The Landings have a designated multi-modal (pedestrian, bicycle, and Golf Cart) lane painted on the right side of the roadway. In addition, Community Paths exist throughout the community. Whenever available, the preferred lane for Golf Cart travel is the multi-modal lane. Additionally, The Landings Association has the following specific traffic enforcement rules. Although the roadways in The Landings are private, CCPD has the authority to enforce the uniform rules of the road on our roads.

1. All privately-owned Golf Carts are required to be registered with The Landings Association. TLA-issued decals may not be modified or removed. Unregistered Golf Carts parked on The Landings Association's Common Property are subject to immobilization or "booting" by The Landings Association. Golf Cart owners may be responsible for a "boot removal" fee as outlined in the Association's annual fee schedule.
2. Gasoline-powered, privately owned Golf Carts are prohibited on Community Paths.
3. Cart owners must have and maintain liability insurance in an amount of no less than \$300,000.
4. Any person operating a Golf Cart must have in their possession a valid Driver's license or have in their possession a valid learner's permit. Persons in possession of a learner's permit must be in the company of an individual at least 21 years old with a valid Class C Driver's license in the front passenger's seat to operate a golf cart.
5. 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.
6. All Golf Carts must be equipped with a horn or other audible signal and operational brake lights. Carts driven at night must be equipped with functional headlights and taillights, which must be on at any time from half-hour after sunset to a half-hour before sunrise.
7. Golf Carts shall not exceed 54" total width from the furthest part to include tires and fenders.
8. Golf Carts more than 74" in height are restricted from using tunnels on Common Property.
9. Golf Cart capacity limits must be observed. Seating capacity shall not exceed six people, and all passengers must be seated. No person or animal may sit in the driver's lap while the cart is in motion. Standing or hanging on to the Golf Cart while in motion is prohibited.
10. Golf Carts do not have the right-of-way on paths, on roads, or in crosswalks. Golf Carts must yield to licensed Vehicles, pedestrians, and bicycles while on any Community Path.
11. Yielding, for the purposes of this section, is defined as giving Due Care to other Vehicles, pedestrians, and bicycles by stopping and allowing the other person to pass or providing a minimum and total space of three feet between Vehicles, Golf Carts, pedestrians, cyclists, etc.
12. The Landings is a "hands-free" community. Drivers shall not physically hold or support, with any part of their body, any wireless communication device while operating any moving Vehicle including Golf Carts, as stated in E.4.

13. The Board of Directors has established a set of “Golf Cart-free zones” where Golf Carts are not permitted on the street. These areas are:
- a. Lake Street from The Village traffic lights to Shellwind Drive (inside the Deer Creek Village Gate)
 - b. Landings Way from Huntingwood Retreat to Wiley Bottom Road
 - c. Landings Way North from Bartram Road North to Shellwind Drive (Marshwood Gate and Deer Creek North Gate areas)
 - d. Landings Way South between Peregrine Crossing and Prestbury Lane
 - e. Tidewater Way between The Village and Landings Way
 - f. Westcross Road from Diamond Causeway to inside the Oakridge Gate
 - g. Westcross Road from Franklin Creek Road South to Pepper Bush Circle (the bridge that crosses over Green Island Road)

Drivers are reminded that Golf Carts should not be operated on Diamond Causeway, Green Island Road, and McWhorter Drive, and violators could be subject to State and local laws and ordinances regarding the operation of a Golf Cart on these roadways.

14. The owner of any Golf Cart failing to comply with any of the above provisions is subject to fines, suspension of membership privileges, and loss of registration and use. Neither The Landings Association, nor any management agent, officer, director or employee thereof shall be deemed a guarantor or insurer of the safe and proper operation or registration of Golf Carts, and all persons using Golf Carts within The Landings shall fully indemnify and hold harmless the aforesaid entities and persons for and from all losses, damages, causes of action and liability arising from or connected with any death, injury or damage to property occasioned by such person’s respective use of Golf Carts.

H. COMMUNITY PATHS

Community Paths are a multi-modal amenity with right-of-way belonging to pedestrians first, cyclists second, and finally Golf Carts. Users of these paths must use Due Care while on the paths and may be subject to civil and criminal charges for accidents, injuries, property damage, or death which resulted in a person’s negligence and/or failure to give proper Due Care.

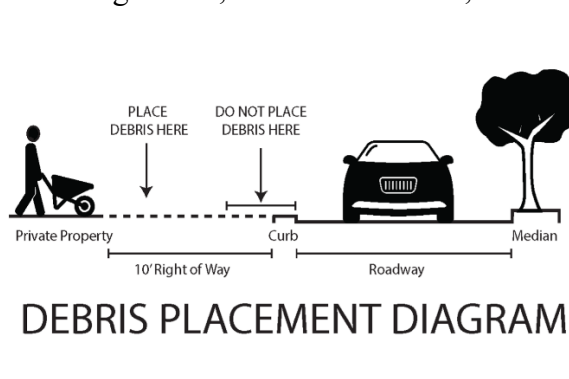
1. When approaching oncoming path users, each user shall slow down and move to his/her right side of the path. When approaching or overtaking path users, Golf Cart drivers and cyclists should slow down and provide at least three feet of total distance when passing pedestrians. This may include coming to a complete stop and/or moving off the path.
2. Pedestrians shall always be given the right-of-way by other path users.
3. Cyclists shall always be given the right-of-way by Golf Carts on the path, and Golf Cart drivers must provide at least three feet of total distance when passing cyclists.
4. An audible warning is required from Golf Cart drivers and cyclists when approaching pedestrians from behind.
5. The speed limit on all Community Paths is 18 MPH unless otherwise specified.
6. All Community Path users must stop before crossing roadways and yield to crossing traffic when the path intersects a street.
7. Motorized Vehicles, other than Golf Carts and class 1 and 2 electric bicycles are not permitted on Community Paths and trails. Privately owned Neighborhood Electric Vehicles (NEV) and Low Speed Vehicles (LSV) are prohibited from operating on Community Paths, and must comply with all Federal, State, and local laws if operated on the streets.

8. Neither The Landings Association, nor any management agent, officer, director, volunteer, or employee thereof shall be deemed a guarantor or insurer of the safe and proper use of Community Paths. All persons using Community Paths within The Landings shall fully indemnify and hold harmless the aforesaid entities and persons for and from all losses, damages, causes of action and liability arising from or connected with any death, injury or damage to property occasioned by such person's respective use Community Paths.

I. COMMON PROPERTY USE

The common amenities of the community include the lagoons, athletic fields, Dog Park, marinas, playground, picnic areas, trails, Community Paths, green areas, observation tower, and meeting areas. The following are general rules which apply to Common Property. Each amenity may have specific rules which also must be followed.

1. Littering is prohibited.
2. Persons using common areas behind a private residence shall refrain from remaining behind the same residence for more than 15 minutes. Access to these areas shall be limited to the hours between a half-hour before sunrise and a half-hour after sunset.
3. Yard debris must not be left on Common Property including streets and storm drain boxes but excluding the right-of-way area immediately adjacent to the homeowner's property. Chatham County will not pick up debris piles located on Common Property, including streets, storm drain boxes, and center islands.



4. Smoking and vaping are prohibited on Association Common Property unless in a designated smoking area.
5. Animals are prohibited on the fields at Landings Community Park and the Association practice fields near the Dog Park.
6. The discharging of fireworks, firearms, or any type of weapon (e.g., pellet gun, BB gun, air rifle, paintball gun, bow and arrow or other devices discharging projectiles) on Common Property is prohibited.
7. No person in possession of a firearm or any other weapon on his or her person is authorized in Association buildings, with the exception of duly authorized personnel in the performance of their official duties.
8. Recreational fires, including fire pits, and the open burning of leaves, trash, underbrush, or similar material on Common Property are prohibited.
9. Between lots situated on estuarine areas within The Landings, there is an area owned by TLA that varies in width. The developer, Branigar, reserved all of these areas for the purpose of preventing the construction of docks and walkways from a lot extending into

the marsh and waterway. TLA prohibits the use of any of these areas for the storing or launching of any motorized boat, jet ski, or similar watercraft by anyone. Use by any owner or other person of these areas for this purpose will subject the owner or other person(s) to prosecution for the offense of criminal trespass. TLA does not grant permission to anyone to use these areas for the above-stated purpose.

10. Common Property may be reserved only through written request by the party wishing to use the property, on a form provided by the Association, and with approval of such request by the General Manager or his/her designee. In general, Common Property shall be available for temporary use without charge; however, certain property may be rented for private use under terms and conditions and at charges approved by The Landings Association's Board of Directors.
11. Persons or parties requesting reserved use of Common Property must agree to indemnify and hold harmless The Landings Association, its directors, officers, and employees; of and from any and all claims, losses, expenses, or liability, including a claim for wrongful death, together with all expenses and attorney fees incurred by TLA that arise from such use. A statement to this effect shall be included on any request form for reserved use of Common Property.
12. In accordance with Georgia law, no alcoholic beverages, including beer and wine, shall be served, or furnished to anyone under the age of 21 years at any time. No alcohol beverages, including beer or wine, shall be served, or furnished to an intoxicated person. Persons or parties shall comply at all times with all laws, rules, regulations and ordinances of the State of Georgia and Chatham County regarding alcoholic beverages, including beer and wine, and to include, but not limited to, all provisions of O.C.G.A. §51-1-40 and if applicable, (b), (c) and (d).
13. If at any time, beer, wine or other alcohol should be legally served by anyone on TLA property, the persons providing the beer, wine, or alcohol agree to hold harmless and indemnify TLA, its directors, officers, and employees of and from any and all claims for personal injuries, including wrongful death, and property damage sustained by anyone as a result of any act of commission or omission of any person who has consumed any such substance, including all expenses and attorney fees incurred by TLA that may arise from such use.
14. The Sunset Pavilion's exterior porch and area are available on a first come, first-served basis unless included with a rental agreement for the Sunset Pavilion.
15. The Sunset Pavilion's interior space and attached porch may be reserved with a signed contract and applicable fees.
16. Organized Events at the Delegal Tower or Marsh Tower require a Common Property Use form to be completed and submitted at least five business days before the event, and insurance may be required, as recommended by TLA Staff.
17. Users of Common Property are responsible for any damage to such property, and for cleanup and trash removal from the property as a result of their specific use. If there is a clear record of property damage, or the potential for property damage, or failure to comply with this section by a user, the General Manager may require an appropriate deposit before authorizing further use of any Common Property.
18. Users of Common Property and facilities do so at their own risk. Users agree to hold harmless and indemnify The Landings Association, its officers, directors, and employees from any and all claims' losses, expenses or liability, including a claim for wrongful

death, together with all expenses and attorney fees incurred by TLA that arise from such use.

19. Vandalism or damage to Common Property or facilities is prohibited and punishable to the fullest extent of the law.

J. LAGOONS, MARINAS, AND FISHING

In addition to the general rules that apply to Common Property, the following rules are specific to lagoons, marinas, and fishing within the community.

1. Fishing in lagoons and designated fishing areas at Association Marina facilities is permissible for owners/residents in good standing and their accompanied houseguests only.
2. Access to lagoons must be through Common Property. Trespassing on private property is prohibited. The person fishing is responsible for determining the location of Common Property that allows access to lagoons.
3. Fishing in the basin at Landings Harbor is not permitted.
4. Fishing at the Delegal Marina is restricted to the posted areas and only on the fixed pier that runs parallel to the shoreline.
5. Fishers must remove all their trash and equipment and leave the area in good condition.
6. All fishing regulations established by the Georgia Department of Natural Resources (DNR), including limits, apply and will be enforced by DNR personnel.
7. Wading and swimming are prohibited at Delegal and Landings Harbor Marinas Ladders are only for emergency rescue purposes.
8. Boating, rafting, wading, and swimming are prohibited in lagoons.
9. Motorized boats (e.g., miniature toy boats) are prohibited in the lagoons and marina basins.
10. Liquids, including pool water, as well as debris, may not be discharged or dumped in lagoons.

K. DOG PARK

In addition to the general rules that apply to Common Property, the following rules are specific to The Landings Dog Park.

1. Hours of Operation: Dawn to Dusk, but not before 7:00 a.m. The Dog Park may be closed periodically for maintenance, weather, or special events without notice.
2. Each dog must be registered annually with The Landings Association. Dogs also must be vaccinated for Rabies, Bordetella (kennel cough), and DHLPP/Parvo to use the Park. Please note that the Chatham County Animal Services Ordinance requires additional registration for a Rabies tag for each dog.
3. Dogs must wear their current tags (Association and County), or owners or handlers must be able to show proof that they have them.
4. Dog Owners are responsible and liable for the actions of their dogs. All dogs and owners, including visiting dogs/owners, must abide by the Dog Park Rules.
5. The following are prohibited in the Park:
 - a. Aggressive dogs – Dogs must be removed at the first sign of aggression. Dogs showing repeated aggression cannot use the Park until properly socialized.
 - b. Puppies under four (4) months of age
 - c. Dogs in heat

- d. Sick or injured dogs
 - e. Smoking or vaping
 - f. Food (including treats and people food) and glass containers
 - g. Strollers, carriages, bicycles, or children's toys – Mobility aids are acceptable.
 - h. Children younger than six (6) years of age
 - i. Animals other than dogs
6. The Park is divided into two sections: (1) the Large Park (the grass section) can be used for all dogs, and (2) the Small Park (the chip/mulch section) is dedicated for small dogs. The small Dog Park area is reserved for dogs 20 pounds or less.
 7. Owners or handlers must remain in the Park while their dog is at the Park and always must be in view of their dog(s).
 8. Owners or handlers must clean up after their dog(s). Waste must be placed in a tightly sealed bag and properly disposed.
 9. Owners or handlers must fill any holes dug by their dog(s).
 10. Owners or handlers are responsible for removing toys, balls, and other items from the Park.
 11. Three (3) dogs per owner or handler is the maximum allowed in the Park at the same time.
 12. The minimum age to supervise a dog in the Park is 12 years old.
 13. Dogs must be leashed when entering and exiting the Dog Park fenced area. Leashes should be removed in the gated entrance to the Park.
 14. Any commercial or professional use of the Dog Park must be done with written permission from the Dog Park Sub-Committee and approved by the Security Committee.

L. LANDINGS COMMUNITY PARK

In addition to the general rules which apply to Common Property, the following rules for Landings Community Park have been established for the comfort and safety of our residents.

1. Hours of Operation: 5:00 a.m. to 11:00 p.m. Landings Community Park may be closed periodically for maintenance, weather, or special events without notice.
2. Users of the facility do so at their own risk. Users agree to hold harmless and indemnify The Landings Association, its officers, directors, and employees from any and all claims (including any injuries and wrongful death) and property damage sustained by anyone as a result of any incident that may occur at this facility.
3. The following are prohibited at the Park:
 - a. Glass containers
 - b. Fence climbing
 - c. Confetti or glitter
 - d. Smoking or vaping
 - e. Markings on fields without prior written approval from TLA staff
 - f. Golfing or hitting of golf balls
 - g. Hitting baseballs or softballs into fences or intentionally into the safety net
 - h. Motorized Vehicles including Golf Carts and bicycles except in the parking lot
 - i. Animals, including exotic animals. An exception will be made for service dogs. Written authorization must be obtained in advance from TLA for special events.

4. The Athletic Fields, playground equipment and area, including the Park's Pavilion, are available on a first come, first-served basis. Exclusive use of the Athletic Fields or the Park Pavilion requires a reservation. The playground equipment may not be reserved.
5. Athletic Fields must be reserved separately from the Park Pavilion.
6. Organized Events may require an event permit, additional insurance and may be subject to event fees.

M. RESIDENTS'/MEMBERS' RESPONSIBILITY

Certain rules are established to sustain a high level of community quality and general appearance that are the residents'/Members' responsibility.

1. Any dog, cat, or other common household pet which is off the property or premises of the owner, and which is not under the control of the owner or handler (on a leash) is considered to be "running at large" and, therefore, may be seized by a Chatham County Animal Services Officer and transported to Animal Services. Dogs within the Landings Dog Park may be off leash but must remain under the control of the owner or handler. **(See Covenants, Section 4.7, Nuisances and Livestock)**
2. Owners or handlers are required to clean up after their pet(s) and properly dispose of any solid animal waste deposited by their pet(s).
3. Household garbage and refuse must be placed in suitably covered containers and kept in an enclosed service area. Curbside pickup is not permitted.
4. Trash of any kind must not be placed or discarded on unimproved lots.
5. Yard debris placed in trash cans or paper bags must not be visible from the street or golf courses prior to the scheduled pickup. Yard debris may be placed curbside no more than two days prior to the scheduled Chatham County pickup, which is every Tuesday as of this writing. Receptacles must be removed from the curb within one day of the trash pickup and must be stored so as not to be visible to others. If Chatham County does not pick up your dry trash on the scheduled day or tags your trash, residents must contact TLA within 24 hours.
6. Bulky trash items such as flattened cardboard and furniture may be placed curbside no more than one day prior to the scheduled Chatham County pickup, that is the second Friday of each month as of this writing. If Chatham County does not pick up your bulk trash items on the scheduled day, the items must be removed from the curbside within two days and must be stored so as not to be visible to others.
7. Noxious or offensive activities are prohibited. Examples include, but are not limited to, disturbing the peace, endangering others, excessive noise, littering, and destruction of property. The Chatham County Noise Control Ordinance, that includes a reduced level after 10 p.m., applies to The Landings. **(See Covenants, Section 4.7, Nuisances and Livestock)**
8. Any feeding, intentional or otherwise, of any wildlife, excluding birds but not limited to alligators, turtles, deer, pigs, geese, raccoons, and migratory waterfowl, is strictly prohibited on common and private property. This includes feeder stations, broadcasting feed, or otherwise making readily available food (including salt licks) that would be attractive to these forms of wildlife. The feeding of birds using bird seed in feeders is allowed. **(See Covenants, Section 4.7, Nuisances and Livestock)**
9. Only five types of signs are permitted on an owner's outside property: Real Estate signs, For Sale by Owner signs issued by TLA, Temporary Open House signs, Celebration

Greetings signs (graduation, birthdays, anniversaries, baby announcements, etc.) for a period not to exceed 72 hours, and General Contractor signs (for New Construction projects and Major Improvement projects as indicated on the issued permit). Signs must face the street and are not permitted to be visible from the golf courses. See the *Architectural Guidelines* for further details.

10. Garage sales, moving sales, auctions and estate sales are discouraged. If a sale is held, residents and/or companies holding the sale must meet the following minimum guidelines:
 - a. TLA must be advised and approve the sale in writing at least seven calendar days prior to the event, and signs are prohibited.
 - b. The sponsoring resident must complete a Garage/Estate Sale form that can be obtained online at www.landings.org or at TLA's office.
 - c. Non-resident, prospective customers must be preauthorized by the sponsoring resident and will be admitted only 15 minutes before the start of the sale.
 - d. At least one uniformed Police Officer or TLA Security staff member will be hired by the resident or company conducting the sale to assist with parking, pedestrian control, and complaints.
 - e. The sale will not exceed four hours on any day.
 - f. Parking is restricted to one side of the street on secondary streets and shall not hinder normal traffic flow at any time. Driveways, paths, mailboxes, and fire hydrants shall not be blocked.
11. Under no circumstances is the TLA mailing list to be shared with or sold to any other entity.
12. Any email to Association Members with email addresses gathered from the Association's website or The Landings Directory must have the name and contact information of the property owner at The Landings responsible for the distribution. Commercial or Political distributions are prohibited, as are any messages that solicit business. Any distribution of 50 or more email addresses must first be approved by The Landings Association.

N. PRIVATE PROPERTY USE

The General Declaration of Covenants and Restrictions, the Architectural Guidelines and Review Procedures, the Private Property Maintenance Standards, and the Rules and Regulations limit the use of private property. Compliance with these governing documents is required for all properties within The Landings.

1. The open burning of leaves, trash, underbrush, or similar material is prohibited. This does not preclude residents from using fire pits on their lots for recreational purposes with the following limitations:
 - a. Recreational fires are restricted to burning firewood and charcoal. Burning of leaves trash, underbrush, or similar material is prohibited.
 - b. Fire must be reasonable in size (generally no more than three feet in diameter and two feet in height).
2. Dwellings may be rented for residential purposes only and shall not be rented for timeshare, fractional ownership, or hotel purposes, nor may any owner rent less than the entire dwelling. Renting for hotel purposes shall mean renting for a period of less than 30 days. Residents found in violation will be fined \$250 for each day of rental for the first

occurrence. Subsequent violations will result in a fine of \$1,000 for each day of the rental. (**See Covenants, Section 4.7, Home Occupations**)

3. Mail tubes are intended only for neighbor-to-neighbor communications, as well as for Landings Association notices. Businesses are prohibited from using the tubes, with the exception of nonprofit businesses, charities, churches, and similar entities. However, such entities must obtain approval by The Landings Association prior to distribution of materials, which approval may be withheld for reasonable purposes. Any item placed in a mail tube must have the name and contact information of the property owner at The Landings responsible for the distribution. Commercial or Political distributions are prohibited, as are any messages that solicit business. Any distribution to 50 or more properties must first be approved by The Landings Association.
4. Political messages on signs, flags, or banners are prohibited.

Following are selected key Covenants. For the exact language, please refer to the *General Declaration of Covenants and Restrictions*.

1. Home-based businesses within The Landings cannot be apparent or detectable. Additionally, business activity cannot cause increased visits to the residence by business invitees. (**See Covenants, Section 4.7, Home Occupations**)
2. **Covenants, Section 2.13**, that defines “single family,” has been superseded by The Fair Housing Amendments Act of 1998, that allows The Landings to limit the number of residents to a maximum of two per bedroom as shown on the house plans.
3. Temporary structures of any kind (e.g., trailers) are not permitted. (**See Covenants, Section 4.9, Temporary Structures**)

O. ENFORCEMENT AND NOTICE OF FINES

Pursuant to Section 11.3.2 of the *Covenants*, in the event of a violation of the Declaration (of Covenants), Bylaws, or Rules and Regulations, the Association, by its Board of Directors, shall have the power to take any of the following actions separately or simultaneously:

1. Suspend all rights to use the Common Property including suspension of RFID access;
2. Suspend all voting rights of a violating Owner;
3. Impose reasonable fines, that shall constitute a lien on the violating Owner’s lot;
4. Bring an action for damages, permanent injunction, temporary injunction, and/or specific performance to compel the Violator to cease and/or correct the violation; and
5. Record in the Chatham County land records a notice of violation identifying any uncured violation of the legal documents regarding a Lot.
6. Pursue any legal action appropriate in respect to the violation
7. All fines and allegations of infractions or violations may be appealed to the Appeals Committee. Repeat offenses shall be considered within a rolling 12-month calendar for warnings and citations, unless otherwise specified.