

CONNOR PLACE PROPERTY OWNERS' ASSOCIATION, INC.
ARCHITECTURAL and GROUNDS
RULES AND REGULATIONS

The Connor Place Board of Directors (Board) has adopted these Rules and Regulations for the benefit of all residents and homeowners of Connor Place, to preserve the consistency and upscale appearance of Connor Place, and to protect property values. The Board reserves the right to change these Rules and Regulations at which time the members will be notified.

A. Front of Residences

- a. No architectural or landscaping changes are to be made to the property without the prior written approval of the Board. ***This includes ANY changes to driveways.***
- b. **Any portion of a lot visible from the street shall be kept neat and orderly.**
- c. All porch furniture and porch/yard accessories should be tasteful and in keeping with Connor Place Standards. *Example: No backyard style folding chairs.*
- d. All seasonal decorations must be removed from street view within fifteen (15) days after each holiday.

B. Back of Residences

- a. No fence, wall, hedge, or structure over 6 feet high which can be seen over the fence is to be constructed without approval of the Connor Place Homeowners Association
- b. All wood fencing is to be kept in good repair and appearance. Any replacement must be of the standard "shadow box" style currently in use.
- c. No vegetable gardens are allowed outside the resident's fenced in area.
- d. No farm animals are allowed in any area of Connor Place (Columbia County regulation).
- e. No dumping of rubbish on any lot or common area to include behind residences. Trash, waste, and rubbish will be kept in sanitary containers and **screened from view from the front of the lot.**

C. Structures

- a. No architectural (this includes paint color changes) or structural changes are to be made to the property without the prior written approval of the Board.
- b. Homeowners are responsible for maintaining their home in good repair and consistent with the intended look of Connor Place.
- c. Shutters, blinds, windows, window screens, siding, gutters, patio furniture, driveways, mailboxes and posts, must be kept in proper repair and consistent with the intended look of Connor Place.

D. Trash Cans/Rubbish

- a. No trash, trash cans, or rubbish are to be put out until the day before or morning of the trash pick- up day (currently trash pickup is Monday).
- b. All trash, trash cans, and rubbish must be removed from the street to an area **NOT VISIBLE FROM THE FRONT OF THE LOT** before noon of the day after trash pick-up day. WM trash bins may be stored outside the fence but **MUST** be behind the property, not on the side of the lot.

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E. Noise

- a. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises and in using, playing or permitting to be used or played musical instruments, radios, musical devices, televisions, amplifiers and any other instruments or devices in such manners as may reasonably disturb owners, tenants or occupants of other homes.
- b. Homeowners and occupants shall **not** use (or allow to be used) any loud tools, appliances, or other items between the hours of 9PM and 8AM on weekdays and 9PM and 10AM on weekends.
- c. **No** construction or work of any kind shall commence on any lot between the hours of 9PM and 8AM on weekdays and 9PM and 10AM on weekends.
- d. Interference with the quiet enjoyment of surrounding properties will result in a \$50 fine assessed to the homeowner and/or occupant.

F. Pet Waste

- a. Two pet waste bag stations are provided for your convenience in Connor Place. If the waste bag stations are empty, this does not release you of your responsibility of cleaning up your pets' waste.

G. Sports/Play Equipment and Toys

- a. All sports/play equipment and toys must be removed from street view when not in play.
- b. No permanent sports equipment may be installed on any structure in Connor Place.

H. Garage Sales and Yard Sales

- a. No garage sale or yard sale is allowed in Connor Place.

I. Violations of These Rules Will Be Dealt with In the Following Manner:

First Notice: Notice will be sent to the homeowner addressing the violation, requesting cure of violation within 15 days. The HOA may fine the homeowner and/or enter the property to invoke the Self-Help provision in Article IX of the Covenants*.

If violations are not cured within 30 days of first notice, the HOA may impose fines, cure, or hire a contractor to cure the violation and hold violator liable for actual and reasonable costs. The Board uses all legal means available to pursue collections of these charges if not paid when due.

Please contact the Connor Place Homeowners' Association Community Manager at **706-250-0477** or hoa@amp-hoa.com for any questions or concerns.

*See Articles II, III, and IX of the Declaration of Protective Covenants & restrictions for Connor Place.
Updated May 2024