

Rules and Regulations

Wren's Cross of Atlanta Condo Association

08/19/2021

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PREFACE

The purpose of the manual is to provide a simple introduction to the Wren’s Cross of Atlanta Condominium Association and its operations, to ease the transition for new residents and ultimately provide a more harmonious environment for all. It is designed to answer most of the owners’ frequently asked questions and to provide a good idea of whom to contact. The information is based on the Association’s governing documents (Declaration, Bylaws, Rules and Regulations) and Wren’s Cross (WC) operation procedures. **This guide is NOT meant as a substitute for the governing documents.** If there is any situation in which a conflict exists between anything in the manual and the governing documents (Declaration, Bylaws, Rules and Regulations), the latter is the final word.

We have tried to cover as much information as possible in this book; however, you should make it a point to read and understand the governing documents. We know that changes or corrections are inevitable. Replacement pages will be sent to you from time to time as this guide evolves; those pages will be substituted without republishing the entire document.

Section I: Introduction to the Wren’s Cross Condominiums

This section contains brief descriptions of the physical aspects of the property, a basic introduction to condominiums in general, and a summary of who Wren’s Cross operates with specific emphasis on the roles and functions of the Association, the Board of Directors, and the property management company.

Section II: Rules, Regulations, and Restrictions

All residents are responsible to read and comply with the rules, regulations, and restrictions of the community. One of the main purposes of this section is to help familiarize homeowners with the rules, regulations, and restrictions. A secondary purpose is to help them appreciate the role and significance of the documents that govern the use of the property and conduct the people in the community. This section also includes a brief description of how rules are developed and enforced. Two of the most



important documents, which homeowners and tenants are required to follow: The Declaration and Bylaws. If you do not have copies, please contact the property manager. You may also obtain copies by visiting the Wren’s Cross website.

<http://wrencross.com/residents/community-documents/>

Section III: Maintenance (Preventive, Repair, Replacement)

Who is supposed to fix what? How do I get it done? These are the questions this section is designed to answer. The answers are different if you live in a condominium versus a single-family dwelling versus an

apartment. IN fact, the answers are not the same from one condominium to another. This section is designed to help you figure out how to report problems and get things fixed that are the responsibility of the Association to maintain.

Section I: Introduction to Wren's Cross

The Community and its Organization

What is Wren's Cross?

Wren's Cross (WC) is a condominium community. It is situated on a large park-like property of 22 acres. The community consists of 91 units of single floor ranch style homes and two and three story townhouses in fifteen (15) buildings plus a pool, tennis courts, and clubhouse. The Board of Directors, elected by the owners, manages it. Wren's Cross operates in the private sector, somewhat like small town governments do in the public sector. The association is responsible for ensuring that the property is properly maintained and covenants are enforced.

What is different about living in a condominium?

Condominiums provide a form of property ownership in which people own their individual units, together with an undivided or shared ownership interest in common property. At Wren's Cross, homeowners share a pool, tennis courts, clubhouse, and common areas including the landscaped areas, streets and parking lots. The Association is responsible for maintaining all common elements as well as part of the buildings' exteriors. Owners therefore have significantly less direct responsibility for maintenance when compared with owners of single-family dwellings. Unlike living in an apartment, **condominium owners are responsible for all maintenance on the inside of the unit as well as their patios.** The governing documents of the association provide the methods and means for managing the property. At Wren's Cross, like other condominiums, the use of property and conduct of owners are bound by declaration, rules, regulations, and controls.

What is the Association?

Wren's Cross of Atlanta Condominium Association, Inc. (WCCA) is the organization responsible for administering the condominium and which operates through its Board of Directors. The association is responsible for:

- 1) operating commonly owned facilities and property such as swimming pools, tennis courts, clubhouse, roads, green belt areas;
- 2) providing community services (water, sewer, and sanitation);
- 3) adopting and enforcing rules and regulations to preserve community standards and protect property values;
- 4) organizing activities designed to build community spirit and encourage social interaction.

All homeowners by virtue of their ownership are members of the WCCA. Each is entitled to one equally weighted vote for each unit owned. The Association meets annually in December to elect new Board members and conduct other business. During the year, the Board of Directors meets monthly and is responsible for the administration of the community. A property management company, currently Community Management Associates (CMA), is hired by the Association to deal with most of the day-to-day operations. CMA works closely with and reports to the Board of Directors.

What is the Board of Directors (BOD)?

The Association is a quasi-government, which through its Board of Directors (BOD) carries out the private laws of the community contained in the Declaration, Bylaws, and Rules and Regulations. The Board is responsible for managing the affairs of the Association in accordance with the governing documents including setting the annual budget and the contribution of each owner to common expenses. All board members of the WC board are non-paid homeowners. They are elected by the owners to serve two (2)-year terms. The principal officers include the President, Vice-President, Secretary, and Treasurer who are annually elected by and from the Board. The Board meets monthly and homeowners may attend bimonthly. The schedule can be found on the WC website at <http://wrencross.com/residents/meetings/>. In addition to the Board, the Wren's Cross organization includes three standing and several special committees made up of homeowners. Homeowners are encouraged to get involved in the community and volunteer for service on committees and the Board.



What is the role of the management company?

Wren's Cross contracts with a property management company, Community Management Associates (CMA) to carry out the policies of the Board and to manage the Association's day-to-day business affairs. On behalf of the Association and under the direction of the Board, CMA is responsible for:

- 1) collecting and disbursing of funds;
- 2) maintaining records and accounts;
- 3) handling maintenance requests;
- 4) attending monthly and annual meetings (as requested by BOD);
- 5) helping administer the Association's rules, regulations, and architectural control provisions;
- 6) and distributing some community wide correspondence (notices).

The accounting department at CMA handles our financial affairs, under the direction of the Board.

What is the role of the Property Manager?

A Property Manager is assigned to us by CMA. The Property Manager works closely with the Board, particularly the President, to fulfill the obligations of the CMA contract. The Property Manager is the person that homeowners contact to report a maintenance problem, violation, or to resolve other problems. The Manager works with homeowners, contractors, and the Board to serve our best interests and carry out the objectives of the Association. It is their job to let the Board know of problems, suggest ways to resolve the problem, and the estimated cost of solving the problem. It is the Board's decision, in the end, as to what will be done. The manager receives requests from owners for actions, complaints, compliments, and either handles them according to the governing documents or refers them to the Board for their action.

Where do I get more information?

For more information about Wren's Cross or its organization, consult the governing documents, which are posted to the website (www.wrencross.com). The community also has a Google address where you may send out information and receive information from the BOD or from other homeowners. To be added to the Google group, contact the Board using the BOD email address listed below.

BOD Google Group email address: This will email the entire Board as well as the Property Manager
bod_wrencross@googlegroups.com

Resident Google Group email address: This will email everyone within the community that has asked to be associated.
wrencross@googlegroups.com

Section II: Regulations and Governing Documents

Governing Documents: What are they and what are their functions?

The purpose of the Association's governing documents is to provide a legal structure and procedures for operation of the community. Together, the documents:

- 1) define the rights and obligations of both the Association and Owners;
- 2) create a binding relationship between each owner and the Association;
- 3) establish the mechanisms for funding and governing the Association's operations;
- 4) set forth rules and standards for the protection of both the owners and community;
- 5) enhance property values;
- 6) and promote harmonious living.

The following are the Association's governing documents. They are hierarchically ordered. Not all documents cover the same issues, but there is redundancy in some documents. Stated another way if there is a difference in language or a conflict (which we hope there is not) between documents, the



Georgia Condominium Act holds precedence followed by the following documents, in this order. Please note that owners and tenants are required to be in possession of these items and all documents can be found on our website at <http://wrencross.com/residents/community-documents/>.

Declaration

The Declaration is the legal document which defines the property, the boundaries of each unit, the common elements, and limited common elements. The Declaration includes provisions for allocating the undivided interests in the common elements as well as the votes and common expenses attributable to the owners. It contains, but is not limited to, the obligation to pay assessments and allows for enforcement of the rules and regulations and establishment of bylaws.

Bylaws

The Bylaws provide for the self-government of the corporation doing business as Wren's Cross of Atlanta Condominium Association, Inc. They define how we are to conduct the business of the community. It contains definitions and criteria for membership, voting, meetings for the Association and the Board of Directors, descriptions of the powers and duties of the Board of Directors and Officers including rule making and enforcement procedures.

Rules and Regulations

Rules and regulations do more to enhance property value and promote community harmony than any other factor. Wren's Cross (WC) enforces regulations and covenants to ensure a high quality of life for residents and to preserve property values - not to harass residents. One of the most important ways this can be done is for all residents to understand the rules and appreciate the sources for their authority as well as the rule making and amending processes.

How do I get copies if I don't have them?

Owners should get their documents during the closing process; tenants should get their copies from the owners from whom they are leasing. If you do not have one you can download all of the documents from our website (noted above) or reach out to CMA.

Who makes and amends the rules?

The Declaration and Bylaws of Wren's Cross Condominium can be amended by a vote of 2/3 of the total eligible owners. Rules and Regulations are adopted and amended by the Board of Directors. If you have suggestions for changes in rules and regulations or any of the governing documents, please send your suggestions and rationale in writing to the Board.

Who enforces the rules?

The Board of Directors is charged with enforcing rules and regulations of the Declaration and Bylaws. We need the assistance of all residents to be effective in the enforcement of rules. Please note that you may choose to do so anonymously. In situations where the matter cannot be resolved amicably, a signed complaint may be required. When violations are reported, the Board and management company takes action after verifying the violation. The governing documents provide mechanisms for fines and other sanctions up to, and including, a lien on the unit.

Enforcement

- 1) A violation is reported, and verified by the BOD.
- 2) A violation letter is sent to the owner by the community manager or other persons authorized by the Board. It shall advise the owner of the violation, a specific time period to remedy, and possible consequences of the failure to do so.
- 3) The owner, at that time, has an opportunity to correct the situation or meet and discuss with the Board and have any questions answered by the Property Manager or BOD.
- 4) The Board considers the issue and levies fine or other remedies thought appropriate.

It should be noted that in the case of tenants or guests, owners are held responsible for the actions of those living in or visiting their units.

Section III: Maintenance (Preventive, Repair, Replacement)

Who is responsible for maintaining what?

The responsibility for maintenance at Wren's Cross falls into two categories: those for which the Association is responsible and those for which the Homeowner is responsible. The Board is charged with ensuring that the property is maintained. The Bylaws are the governing document in this case. Article VI, Section 5: Association Responsibilities defines who is responsible and what actions can be taken to assure that the responsibilities are met. Even if homeowners are not responsible for the maintenance, it is their responsibility to report problems to the Association or property manager as soon as they are noticed. Typically, the sooner a problem is detected and corrected the less it costs and the less incidental damage is done. Following is a summary of who is responsible for what.

The WC Homeowners' Association is Responsible for:

- 1) Common areas including landscape, street lights, swimming pool, tennis court, clubhouse, parking lots, drives, sidewalks.
- 2) Certain exterior areas of buildings and garages
 - a. Roofs and Siding
 - b. Balconies
 - c. Brick surface of building and garages
 - d. Gates and fencing
 - e. Gutters and downspouts to the point they intersect the ground.
 - f. Retaining wall and landscape timbers

- 3) Certain utility lines, pipes, wires, vents
 - a. Those serving more than one unit
 - b. Those on common property up the point where they enter the building.

The Homeowner Is Responsible for:

- 1) Interior of unit including framing, wood, drywall, or other building materials on the unit side
- 2) Water mitigation on the inside of the unit, including dry out and mold and mildew mitigation
- 3) Certain exterior areas of buildings and garages including:
 - a. Windows
 - b. Doors, door frames, and thresholds
 - c. Locks
 - d. Light fixtures
 - e. Hardware attached to the surface of the unit.
- 4) Parts of heating and air conditioning, plumbing, and electrical systems which serve the individual unit exclusively, even though parts of those systems may lie under or outside the unit boundaries, for instance chimneys or individual plumbing pipes.
- 5) Patios and Decks
- 6) Certain utility lines, pipes, wires, vents or portions thereof
 - a. All initiated within the unit boundaries
 - b. The portion of which serves only that unit commencing with the unit boundary
- 7) **If your unit contains an addition or alteration to the original plan whether you or a former owner made the alteration, you are responsible for all maintenance for the addition. Some examples (not exclusively) include: rooms added on patios, chimneys, and, landscape additions.**

Maintenance Emergencies

An emergency is a real or perceived situation that cannot wait until the next normal business day, which has caused actual damage or injury, or which may potentially cause imminent damage or injury to property or persons. The Association is charged \$75 for calls on the weekend or after hours. If the situation is not an emergency, the person reporting the problem will be charged the fee. When you call, be sure to describe the exact nature of the problem and the location and a number where you can be contacted. Once the situation is no longer an emergency, please send an email to the Board outlining what happened and how it was resolved.

Questions about or follow-up on requests should be directed to our Property Manager.

Access inside a unit is sometimes required for external repairs the association is liable to upkeep. If/when there is reasonable probability that emergency structural repair to a Unit is warranted, or a structural damage may cause the building to fall into disrepair and become a safety or security hazard, owners and renters of the Unit are required to allow the Association reasonable access to their unit to allow for the Association to determine exactly what type of repair is needed.

If the owner refuses the Association access or does not provide the Association dates the owner is available to allow access, the Association will fine the owner \$25 per day for each day the owner denies access to the unit to determine damages and repair plan. The Association reserves the right to pursue a legal action in order to obtain access to the Unit.

Who will make the repairs?

The owner is responsible for contracting and paying for all maintenance repairs for which the owner is responsible. He or she may use the contractor of their choice. If in the course of repair or replacement incidental damage is done to the common elements or any portion of the building for which the Association is responsible, the owner will be liable for repair of the damage at that time.

Pool

The Association contracts with a company to maintain the pool. The pool company monitors and manages the chemicals and cleans the pool. Service is twice a week when the pool is open and once a month when it is not. The pool company reports to the Property Manager. If you have questions about the pool or need to report a maintenance issue, contact the property manager or email the Board.

Landscape

The landscape maintenance company is responsible for cutting grass and shrubbery, picking up trash, blowing off curbs, walks, streets and tennis courts as well as providing and applying fertilizer, herbicides and insecticides for turf and shrubbery. Service is provided weekly. If you have questions or concerns about the landscape, please contact CMA or the BOD.

Garbage, Trash, and Recycling

Garbage pick-up is covered by your monthly dues. Recycling is up to each homeowner and is free for all DeKalb residents. For information on what can be discarded, how to handle bulk trash items, to check the holiday schedule, or anything else trash collection related, visit the DeKalb County website at <https://www.dekalbcountyga.gov/sanitation/about-sanitation>



What if I want to change or improve the landscape near my unit?

Homeowners must have approval in writing from the Board and the Architectural Committee prior to any improvements, installation of plants, plant replacement, or plant removal on Common Elements or Limited Common Elements. The requests or proposal for changes to landscaping on Common Elements must be made in writing and submitted to the Wren's Cross BOD. Owners considering such a change are encouraged to discuss your ideas and plans with the Landscape Committee prior to making application.

What if I suspect a termite problem inside my home?

If a termite related problem is detected, whether on the interior or exterior of the building, please contact the property manager. Wren's Cross has both treatment and repair bonds with Arrow Exterminators (404-943-1208). This means that if you have an infestation, they are required to retreat at no additional charge. Arrow is also required to repair termite damage at no additional charge.

Wren's Cross Rules and Regulations

This section contains the Rules and Regulations for the Wren's Cross of Atlanta Condominiums. The rules in this document supplement those contained in the Declaration of Condominium filed in the DeKalb County records along with property deeds at the time of purchase. In order for the Association to enforce the rules and regulations and lawful provisions of the Wren's Cross Declaration and Bylaws the Board of Directors is empowered to carry forth procedures set forth in Article VIII, Section 1 of the Bylaws. In addition, the Association may suspend voting rights in accordance with the Condominium documents.

We each have ownership in a "condominium" unit. The prefix "con" means "to bring together" and the root "dominium" means "ownership rights". Such ownership of a unit carries with it many of the usual responsibilities inherent in ownership of any home. However, living in close proximity and sharing common facilities and spaces requires additional considerations and acceptance of responsibility. Some rules herein are based on safety concerns, insurance liability, and most of all, common courtesy.

Terms:

Common Elements

As defined in Section 4 of the Declaration, Common Elements shall include all portions of the property not within the boundaries of a unit. Common Elements include: Grounds, Walkways, Roadways, Parking areas, Pool area, Clubhouse, and Tennis Courts.

Limited Common Elements

As defined in Section 4 of the Declaration, Limited Common Elements shall include the fenced patio area extending behind each unit, doorsteps, porches, porch lights, doors and decks adjacent and serving a unit.

Resident

Shall refer to both homeowners and tenants.

Important Phone Numbers

Police/Fire **911**

This will reach DeKalb County. Tell the Dispatcher that you are in the City of Dunwoody.

Property Management Company	
Access Property Management	accessmgt.com
Clara Sorrells - Property Manager	678.710.6090 csorrells@accessmgt.com
Access Emergency and after hours:	770.777.6890
Dunwoody Police (non-emergency)	678-382-6900
DeKalb Water and Sewer Emergency	770-621-7200
DeKalb General Information	www.co.dekalb.ga.us
DeKalb County Sanitation	404-294-2900

DeKalb County Animal Control	404-294-2996
Georgia Power (Outage)	888-660-5890
City of Dunwoody	678-382-6700 www.dunwoody.ga.gov

Gregory Snyderman	President	bod_wrenscross@googlegroups.com
Mark Balser	Vice President	
OPEN	Treasurer	
Dawn Worsfold	Secretary	
Sylvia Carr	Member at Large	
Rose Wurster	Member at Large	

Emergency Procedures

- 1) Protect yourself first, call 911 and help your neighbors, if possible.
- 2) Contact the management company at 404-835-9100 and a Board member.
- 3) Stay out of harm's way and proceed to the Clubhouse. The Clubhouse will be the gathering point and command center. A Board member or Building Captain will have the key and will meet you there.

Security Tips

- 1) Report any suspicious activity, persons, or cars to 911 immediately. Please make CMA, a Board Member, and your Neighborhood Watch Coordinator aware of the situation and send the information out on the community Google Group (wrenscross@googlegroups.com).
- 2) Leave one or two lights on inside your home at night and leave outside lights on next to the front door and on the patio. Put your lights on a timer when you are away.
- 3) When you are away, ask your neighbor to watch your unit. It is also advisable to leave a key with a neighbor or a friend.
- 4) Be certain that all doors and windows are securely fastened and locked when leaving your home.
- 5) Dunwoody PD has a vacation program where they will check on your property while you are away. You can sign up for the service on the City of Dunwoody website (www.dunwoody.ga.gov).
- 6) Have emergency telephone numbers placed in an obvious area or taped to the telephone.
- 7) Do not attempt to challenge or stop a suspicious person or intruder. **Call 911 immediately** and give as much information as possible.
- 8) Lock your car and do not leave anything of value in site. That includes, but is not limited to, cell phones, CD's, GPS systems, sunglasses, computers, loose change.
- 9) Never open your door to persons unknown to you.
- 10) Know your neighbors!!

Dues and Assessments

- 1) Monthly homeowner dues are due by the 1st of each month.
- 2) A 10% late fee will be assessed after the 15th of the month and each month the account is in arrears.
- 3) When the account becomes delinquent in the amount of \$750 or more, the Association has the right to remove the homeowner's and/or renter's vehicle, suspend use of amenities, lien the

property, and take other measures as allowed by the bylaws and by The Georgia Condominium Act - up to and including foreclosure.

- 4) The Board of Directors in conjunction with the property management company and Attorney/collections organization will make every effort to obtain payment of the associations dues, fees, fines, etc. in a timely manner. Accounts past 90 days delinquent or in excess of \$1,000, whichever comes sooner will be turned over for professional collection immediately and every attempt for payment collection will be made.

In line with our bylaws, the board and property management company will make every effort to work with any resident behind before sending to collections. Likewise, any resident who has fallen behind should reach out to the property manager or the board immediately so that we can work together to find an appropriate solution, BOD_wrenscross@googlegroups.com.

- 5) In the event of an assessment, the amount will be divided equally among each homeowner. A special notice will outline the amount and terms of the assessment.
- 6) Pursuant to Georgia law, interest will be charged on all delinquent account balances.

Exterior Appearance and Use of Common Elements

The Association and residents are responsible for maintaining a consistent, orderly, and clean appearance to the property, whether it is the buildings, common elements, or limited common elements. To that end, the Board has hired a landscaping contractor to maintain the grounds, shrubs, trees, and other vegetation within the community.

- 1) No personal property may be placed upon, kept on, stored on, maintained on, or removed from any part of the common elements by a homeowner or tenant.
- 2) No improvements, alterations, or modifications of any- kind shall be made to the common elements, except those in compliance with the exceptions provided in the condominium instruments or as approved in writing by the Board of Directors.
- 3) There shall be no obstruction of the common elements.
- 4) The Association shall not be liable for any damage or injury resulting from use of common elements unless such damage or injury is caused by the willful acts or gross negligence of the Association, its agents or employees.
- 5) Bicycles shall only be used on paved surfaces of common elements. Reckless operation of bicycles that may result in damage to people or property is not permitted. Bicycle riders shall abide by the safety laws required by the State of Georgia.
- 6) Mini bikes, dirt bikes, go-carts, or ramps of any kind are NOT allowed on common elements.
- 7) Skateboarding, rollerblading, roller-skating, or any similar activity is only permitted on paved surfaces away from buildings, residences, or vehicles so as not to cause harm to property or passersby. Ramps of any kind are not allowed on common elements.
- 8) It is the responsibility of the homeowner or tenant to clean up the common element(s) after use. That includes putting all trash in containers and leaving the area as clean as you found it.
- 9) The pursuit of hobbies or the (dis)assembly of motor vehicles or other mechanical devices which might tend to cause disorderly, unsightly, or unkempt conditions shall not be pursued or undertaken on any part of Wren's Cross.
- 10) Clothing, bedding, mops, rugs, appliances, water hoses, furniture or other types of household items shall not be placed or stored outside the unit, on the porch or balcony, behind or over the fences or railings.

Rubbish, Trash, and Garbage

- 1) The regular trash and recycling collection day is Tuesday. If a legal holiday falls on or before our collection day, trash will generally be picked up one business day later. For a complete listing of upcoming holidays please visit the DeKalb County Sanitation website:
<https://www.dekalbcountyga.gov/sanitation/about-sanitation>.
- 2) All rubbish, trash, and garbage shall be regularly removed from the unit and limited common elements and shall not be allowed to accumulate therein. Residents should take responsibility of their shared common elements in front of their building and parking area to maintain the cleanliness.
- 3) Rubbish, trash, garbage, and recyclables may only be placed in county issued green rolling trash containers and blue rolling recycling containers. **These containers must be placed out for collection no earlier than after dusk the evening before the collection day. Containers must be returned to your unit no later than sunrise of the day following pickup. Failure to do so will result in a fine.**
- 4) Newspapers and boxes set out for recycling should be secured to prevent them from being scattered by the wind.
- 5) Bulky items include all large trash items that cannot fit in garbage roll carts. All bulky items are collected by special collection vehicles and must be scheduled for pickup through the county by calling 404-294-2900. Please email the Board when placing such an item out at the curb as it can take several days for the county to retrieve it.
- 6) Yard trimmings and other foliage pick up are on Tuesday and must be disposed of in approved yard waste bags. For a complete list of requirements regarding yard waste, please check the DeKalb County Sanitation website (listed above).



Architectural Controls

- 1) No structure of a temporary character, trailer, tent, shack, carport, shed, barn, garage, fence, or other outbuilding shall be erected by any owner or occupant on or adhered to any portion of the condominium unit at any time, neither temporarily nor permanently, without written consent of the Board.
- 2) No exterior changes of any kind are allowed without written permission from the Board. This is including but not limited to; additions, alterations, construction, painting, replacement of any window or storm door. In addition, it is not allowed to place or post any object in any windows (with the exception of for sale sign) or doorway, or on any common element, without prior written consent of the Board of Directors. **All changes must be in compliance with Wren's Cross standard regulations.**
- 3) All window blinds and window treatments that can be seen from outside the unit must be white or other neutral color and all window, window frames, and screens must be kept in good repair.
- 4) Details and/or plans concerning any alteration to the exterior of any unit must be submitted in writing to the Board prior to any work being done or any change made. The Board will receive and either approve or disprove the proposal in writing. This rule includes, but is not limited to, exterior doors, windows, storm doors, chimneys, or any work that may alter the integrity and/or general appearance of the exterior including the roof.
- 5) The standard for approval of such constructions or improvements shall include, but not limited to aesthetic consideration, materials to be used sufficiently in engineering, harmony with the

existing external architectural design of the buildings, units, and surrounding structures, and location in relation to surrounding structures and topography.

- 6) The Board may withhold approval for any reason and shall be entitled to stop any construction that is not in compliance with approved plans. Any work done in violation of these guidelines shall be deemed to be nonconforming.
- 7) If work is found to be nonconforming, upon written notice from the Board, the owner shall, at his/her own cost and expense, remove such construction, alteration or other work, and shall restore the property to substantially the same condition as existed prior to the construction, alteration, or other work.
- 8) If the owner fails to restore work done in violation of these rules and regulations, within the time limit designated by the Board, the Board or its designees shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as existed prior to the construction, alteration or work. All costs, including reasonable attorney's fees shall be an assessment and lien placed against such unit. Fines of up to \$25.00 per day of non-compliance will accrue until the violation is corrected.
- 9) Any communication, telephone or video cable or satellite dish shall be placed where it can be least observed from the common areas. Additionally, satellite dishes and other wiring on buildings is NOT to be on the roof or shingles, but adhered to the fascia board. All wiring must be hidden from view and, under no circumstances, shall holes be drilled into the siding material or shingles.
- 10) In addition, the Board has the authority and standing on behalf of the Association to impose reasonable fines and to pursue all legal and equitable remedies available to enforce the provisions on this paragraph and its decisions(s). (Reference: Bylaws, p. 7, Section 13.)
- 11) Failure to abide by the architectural guidelines may result in fines of \$25.00 per day and/or legal fees. Architectural guidelines are subject to change from time to time to better accommodate the integrity of our community.

Weapons and Fireworks

The discharge of weapons and fireworks is prohibited on ALL property.

