

Forest Lakes Rules and Regulations

Design Review Committee (DRC) - consists of at least three (3) and not more than five (5) who are appointed by the developer. When the Homeowners Association is released to the Homeowners, the vacancies shall be filled by a majority vote of the Board members. The DRC shall regulate the external design, appearance, use, location, and maintenance of the Property. The DRC will review submissions and make decisions using their best judgment of what will be compatible with the character and appearance of the community.

If the homeowner proceeds with an improvement without requesting permission from the DRC, they risk the potential of redoing or removing the improvement. If the DRC disapproves a request, the homeowner may not proceed with the improvements. Approval or disapproval will be granted within 60 days as long as all requested information is submitted. It will be the homeowners' responsibility to provide all additionally requested information in a timely manner.

AMENITY RULES AND REGULATIONS-

General Rules

- The Forest Lakes Amenity area is for the use of Forest Lakes members and their guests only.
- No Pets are permitted on the amenity grounds, this includes the parking lot and grounds.
- Use of the amenity area is at the risk of the individual; the Property Owners Association assumes no responsibility or liability for any accidents or injuries.
- Each Household is limited to 6 people in the amenity area (clubhouse, pool, tennis court, and playground) per household.
- If you plan to have more than 6 people in the amenity area, the clubhouse must be reserved, and fees must be paid. Failure to reserve the clubhouse will result in a \$600.00 rental fee.
- Clubhouse rental- The clubhouse must be rented/reserved if you plan to:
 - Have more than 6 people, as permitted with your access card.
 - Bring decorations, party items, or other evidence that would lead others to believe you have the space reserved.
 - Each Household is limited to 4 clubhouse rentals per year.
- The Amenity area is for casual use the following activities are not permitted:
 - Any type of paid lessons/classes (example: swimming lessons, fitness classes)
 - Events that require money payments or donations.
- Parking only in designated spaces. Absolutely no parking on the grass. No commercial vehicles/trailers are permitted at any time.
- Water balloons are not permitted in any amenity areas.
- Fireworks are not permitted in any amenity areas.
- Parking areas may not be used for events, unless approved by the POA management.
- Trash containers should not be used for household trash. Please police your area before leaving and place all trash in appropriate receptacles. Large items such as pizza boxes should be taken with you.
- Audible music is not permitted in the amenity area, personal headsets should be worn to no interfere with others enjoyment. If this clubhouse is rented, all music must be contained to the great room.
- Children under the age of 18 shall not be in any amenity area without an adult present.
- Please refrain from using profanity while on amenity property.
- Management reserves the right to restrict the use of the facility if necessary.
- Amenity areas may be under 24-hour surveillance.
- Smoking and vaping are not permitted in the clubhouse, on the tennis court, in the pool area or on the playground. Illegal drugs are not permitted in the amenity areas.

Clubhouse Rules

- Please return all furniture to its original location before exiting clubhouse.
- Please be courteous with the volume of the television. Please turn the television off and leave remote control in a visible location before exiting the clubhouse.
- Please leave the clubhouse clean, remove all personal belongings and trash before exiting the clubhouse.
- When entering the clubhouse if you notice any damage, please call your POA manager immediately.

- Please refrain from using profanity in or around the clubhouse.
- Each Household is limited to 6 people in the amenity are (clubhouse, pool, and fitness center) per household.
- Each Household is limited to 4 clubhouse rentals per year.

Fitness Center Rules

- This facility is for the use of Forest Lakes residents and their guests. A resident must accompany all guests.
- No one under 18 years old is permitted in the fitness center without an adult.
- No food or tobacco products are allowed in the fitness center.
- Fitness center equipment may not be altered, moved, or adjusted in a manner not pre-approved by management or the manufacturer.
- Benches and vinyl must be wiped down after use.
- If others are waiting to use equipment, please limit time to 20 minutes.
- You must obtain permission from a medical doctor to use this equipment or participate in any fitness program.
- Use of this facility is always at the risk of the individual; the Homeowners Association assumes no responsibility or liability for any accidents or injuries.
- Please wear proper attire, including footwear.
- Management reserves the right to restrict the use of this facility.
- Please turn the Television(s) off, when you are finished with your workout, and place the remote in a highly visible area.
- Please refrain from using profanity in or around the fitness center.

Playground Rules

- Do not use equipment when wet.
- No smoking in or around the playground.
- No running, pushing, or shoving.
- Do not use play equipment improperly.
- No bare feet. Proper footwear required.
- Adult supervision required.
- Do not use play equipment unless designed for your age group.
- Play at your own risk.
- If you notice any broken equipment or playground hazards, please report it to the POA.
- Play area is closed from dusk to dawn.
- No pets are allowed in the playground area.
- No glass allowed in the playground area.
- Playground is for the residents of Forest Lakes and their guests. A resident must accompany all guests.
- Please refrain from using profanity in or around the playground.

Spa Rules

- Hot water exposure limitations vary from person to person. Pregnant women and small children should not use the spa prior to medical consultation.
- Other persons suffering from heart disease, diabetes, high or low blood pressure and other health problems should not enter the spa without proper medical consultation and permission from their doctor.
- Use by anyone with a communicable disease is prohibited. If you are sick or have been sick within the last 2 weeks, please do not use the spa.
- Do not use the spa while under the influence of alcohol, narcotics or other drugs that cause sleepiness and drowsiness or raise/lower blood pressure.
- Use caution with bathing alone. Overexposure to hot water may cause nausea, dizziness, and fainting. Lower water temperatures are recommended for extended use (exceeding 10-15 minutes) and for young children.
- Do not allow the use of or operate spa if the suction fitting is missing, broken or loose.
- Unsupervised use by children is prohibited.
- Before entering, check spa temperature before each use. The spa temperature should not exceed 104° F.
- Enter and exit slowly.
- Keep all breakable objects out of the spa area.
- Never place electrical appliances (telephone, radio, television, etc.) within five feet (5') of the spa.
- The spa shall not be operated during severe weather conditions (e.g., electrical storms, tornadoes, etc.)

- All swimming pool rules also apply to the Spa located in the pool area.

Swimming Pool Rules

- No lifeguard on duty, swim at your own risk.
- No diving.
- Unattended solo bathing is prohibited.
- Children under the age of 18 shall not use pool without an adult in attendance.
- Children, three years old and younger, as well as any child not potty trained, must wear snug fitting plastic pants or a water-resistant swim diaper.
- No smoking/vaping in or around the pool area.
- No glass articles allowed in or around pool.
- No food, drink, or wrappers shall be permitted within ten feet (10') of the swimming pool or spa.
- Please put umbrellas down after use.
- If you notice any damage in the pool area, please contact the management office.
- Please leave the pool area clean, remove all personal belongings and trash before exiting the clubhouse.
- No running or rough play allowed.
- No swimming allowed during heavy rain or when thunder and lightning can be seen or heard.
- Swimming pool is for residents only; all guests must be with a resident.
- Gates must be closed after entering and exiting the swimming pool area.
- Emergency telephone is located at poolside.
- Please refrain from using profanity in or around the swimming pool.
- Please return all pool area furniture to its original location before leaving the pool area.
- The pool is maintained by a licensed Certified Pool Operator. If the pool must be closed, all signage must be adhered to or access to the pool will be revoked for a minimum of 30 days.
- Each Household is limited to 6 people in the amenity area (clubhouse, pool, and fitness center) per household.
- If you plan to have more than 6 people (including adults and kids) in the amenity area the clubhouse must be reserved and fees must be paid.

Tennis Court Rules

- Tennis Courts are for the exclusive use of Forest Lakes Residents and their accompanied guests.
- Tennis players must wear tennis shoes with rubber soles.
- Tennis courts are for tennis only and may not be used for any other purpose. Roller skates, skateboards, scooters, bicycles, etc. are strictly prohibited.
- Players should limit their play to one hour if others are waiting to use the court.
- No food or drink (other than water) shall be on the court at anytime.
- No glass articles allowed in or around the tennis courts.
- No profanity shall be used in or around the tennis court.
- Tennis courts are for casual use only, no paid events or lessons are permitted.
- No profanity shall be used in or around the tennis court.

ANTENNAS AND SATELLITE DISHES- Satellite dishes are encouraged to be placed on the back half of the roof or on a pole in the back yard. If you cannot receive the required signal at either of these locations, please contact the ARC for guidance.

ARCHITECTURAL CHANGES- Any changes to the exterior of the home are subject to review by the DRC.

BASKETBALL HOOPS AND BACKBOARDS- Only temporary portable basketball hoops are acceptable but must be placed in such a manner that they do not block sidewalks or streets. Temporary portable basketball hoops do not require the DRC's approval but must be removed and stored from sight after use, and must only be used on the homeowner's property. All other recreational equipment must be approved by the DRC.

BIRDHOUSE OR BIRDFEDER- Birdhouses and birdfeeders are generally acceptable when installed in the backyard. Any other location will require approval of the DRC.

CARPORTS AND SHEDS- No structure, shed, tent, shack, carport, garage, barn, or other outbuilding shall be erected by the Owner or Occupant, other than the Declarant, on any portion of the Property, at any time, either temporarily or permanently, without the prior written approval of the Board.

CLOTHESLINES- Clotheslines are not permitted. Fences shall not be used as clotheslines.

DECKS, PATIOS, SCREENED PORCHES AND COVERS- All decks, patios, screened porches and covers will require approval from the DRC. Dimensions of the options with materials, colors, and specifications must be submitted with the plans for DRC approval. Decks and patios must be natural in color. Deck should not extend past the width of the house and should be no more than fifteen (15) feet in depth.

DRAINAGE DEVICES- All drainage devices must be approved in writing by the DRC. Any modification impeding the flow of water is prohibited. Each owner shall maintain the grading upon his or her lot. A change in any drainage pattern must be approved by the DRC.

FENCES- All fencing (which includes but is not limited to: height, location, color, material, style) **MUST** be approved by the ARB. For further specifics, please refer to the ARB application and guidelines.

FIREARMS AND FIREWORKS- The display or discharge of firearms (including B-B guns, pellet guns, or other guns) is forbidden unless the display or use is by law enforcement or a resident is legally transporting firearms to his/her home. Residents must abide by Chatham County Laws in regards to fireworks.

FLAGPOLES- Flagpoles that are freestanding are prohibited, except as approved by the declarant for new home marketing. Flagpoles attached to the front of the house do not require approval as long as the length of the pole does not exceed 6 ft. Flags shall not be tattered or faded.

FLOWERBOXES ON WINDOWS- Window flower boxes that are the same base color of the house or trim color are permitted. All others need approval from the DRC.

FOUNTAINS/ PONDS- Fountains and ponds of any kind will not be allowed in the front yard unless approval is received from the DRC. Approved items must be maintained in appearance and functionality.

HOME BUSINESSES OR OCCUPATIONS- No home occupation, industry, business, trade or profession of any kind, whether commercial or otherwise, shall be conducted, maintained or permitted on any part of the Properties, except the Declarant and other authorized persons may use any unsold residence for sale or display purpose.

HOLIDAY DECORATIONS- All holiday decorations must be removed within fifteen (15) days of the particular holiday or celebration. Consideration of neighbors should be exercised when decorating for any occasion. All holiday lighting should be considered temporary and may not be installed prior to (30) thirty days before the holiday and must be removed within (15) fifteen days after the holiday. Decorations may not include any audio that can be heard beyond the limits of the lot.

HOUSE NUMBERS- House numbers as installed by the builder may be maintained. No alternatives are allowed without DRC approval.

LANDSCAPING, TREE REMOVAL, VEGETABLE GARDENS- All landscaping must be approved by the DRC in advance of installation. Eighty percent of the lot area, exclusive of the portion occupied by the house and original driveway, shall be covered with live vegetation cover. Gravel, mulch and similar materials shall not be considered live vegetation. No artificial plants, flowers or rubber mulch shall be part of the landscaping. No tree having a diameter greater than two (2) inches, five (5) feet above grade may be cut or moved without prior written approval of the DRC. Each owner shall use his or her best efforts to keep and maintain attractive, healthy, live and growing conditions, all grass, shrubs, trees etc. If a yard is not properly maintained the HOA will provide notice to the owner. Once the notice is distributed if the yard is still not maintained the HOA may have a yard maintained with the cost passed on the owner, in the form of an assessment.

LIGHTING- Removal of existing lighting installed by the builder is prohibited without approval from the DRC. Additional lighting installed must be approved by the DRC. Any and all exterior lighting installed on the lot shall either be indirect, or shall be of such controlled focus and intensity that it will not unreasonably disturb the neighbors or neighboring lots.

MAILBOXES- No mailboxes or receptacles for the delivery of newspapers or mail shall be allowed unless the type and design is approved by the DRC.

PAINTING- DRC approval is required for repainting of any house that is painted differently than the original color. A sample paint swatch must be submitted with the request. The DRC may require a sample area to be painted with the new color before approval is granted.

PATIO FURNITURE- All patio furniture in the front or side of home must have DRC approval. Patio furniture must not be in landscaped or grass areas. Wood and/or wrought iron are encouraged.

PETS- No non-domesticated animals, live stock or poultry of any kind shall be raised, bred, boarded, or kept on any site. No owner or occupant may keep, breed or maintain any pet for any commercial purpose. No animal of any kind shall be permitted to remain on the property that is found by the DRC to make an unreasonable amount of noise or odor. Each owner shall be financially responsible and liable for any damage caused by their pet. All local ordinances concerning pets must be obeyed at all times. No pets are allowed in any amenity area. All cats or dogs over 3 months must be vaccinated for rabies yearly. All pet owners must clean up promptly after their pet(s) and dispose of the waste in suitable containers. All pets shall be leashed at all times and shall not be allowed to roam free in the neighborhood. Pets may not be tethered unattended. Each household is limited to five (5) household pets (including no more than two dogs)

POOLS- DRC approval is required before a pool is installed. Above-ground pools will not be permitted.

PONDS, LAKES, MARSHES AND BODIES OF WATER- No gasoline-powered outboard motor shall be used by any person on any lake, pond or water body, and no dock, pier or other similar structure shall be constructed over, or into, any such lake, pond or water body. No boats shall be habitually kept or stored in or on any such water body. Due to slippery banks and muddy shores, parents are required to maintain constant supervision of their children. The natural area of ponds should not be disturbed.

RECREATIONAL EQUIPMENT- All permanently installed exterior recreational equipment including play yards (swing sets, slides, tree houses, trampolines, etc.) must have the DRC approval. The maximum height of the equipment shall not exceed 8 feet, with the exception of the community amenity area. Recreational equipment shall be located on any lot as not to be visible from any public street, and the homeowner must have fence prior to equipment being installed. No equipment installed for children's recreational use, shall be installed or placed within the front or side yard of any lot or in any easement or common area adjacent to a lot.

RESIDENTIAL STRUCTURES- No residential out structures are permitted and all expansions/additions must be approved by the DRC. It is the responsibility of the homeowner, or their contractor, to obtain a building permit from the appropriate municipality prior to any building.

ROOF VENTS AND SHINGLES- All roof vents shall be painted a color to match the color of the roof. Roof shingles, if replaced, must be the same color and style as the shingles replaced unless otherwise approved by the DRC.

SECURITY DOORS, STORM DOORS, SECURITY SYSTEMS- High quality, full panel glass doors, decorative wrought iron doors, or decorative aluminum doors may be installed if approved by the DRC. Any other door, any enclosure, or change of the original builder's design requires DRC approval. All other security systems or measures that are installed on the exterior of the house require the DRC approval.

SHUTTERS- Exterior shutters on windows need DRC approval. Shutters must match or accent the house trim color and be consistent with other homes in the community. Shutters must be maintained and should be replaced if damaged.

SIDING- Any replacement siding requires DRC approval.

SIGNS- Residents are permitted to display one (1) neatly painted "For Sale" or "Open House" signs no larger than eight (8) square feet, the design and color must be approved by the DRC. "For Rent" or "For Lease" signs are not permitted. Builder lot signs are permitted. Except for security alarm systems, all other commercial and advertising signs, including signs of contractors performing work at residence, are prohibited. Placement of signs and notices on fences, trees and other objects are prohibited. The Board of Directors reserves the right to periodically place signs in the common space for the benefit of the community. Such signs include, but are not limited to informational signs and warning signs.

SPAS- Spas must be approved by the DRC. The equipment must be located in such a way that it is not immediately visible to adjacent property owners, i.e. hidden by fence, shrubs, etc.

TRASH CONTAINERS, RECYCLE BINS AND ENCLOSURES- No refuse, garbage, trash, lumber, grass, shrub, tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse, or debris of any kind shall be kept, stored, or allowed to accumulate on any site except within an enclosed structure or appropriately screened from view. All trash receptacles and/or yard waste to be emptied must be placed at curb and removed from curb within 24 hours. Items placed out for collection must be secured such that animals can not get into trash or such that litter is caused. Trash and recycle containers shall be stored and placed so that they are not visible from the street.

VANDALISM- Any vandal destroying improvements located upon Common Area within the community will be prosecuted to the fullest extent of the law. Owners are responsible for any vandalism committed by their family members, invitees and guests and shall be subject to cost for repairs and a fine equal to the cost of repairs to reimburse the association. In addition if a reward is paid for information leading to an arrest, that reward must also be reimbursed.

VEHICLES- (updated 5.1.2018) - Vehicles must be parked in driveways or garages. No vehicles may be parked in landscaped areas. Parking on the street should be temporary for loading and unloading only; someone must be present with the vehicle when it is parked in the street. Recreational vehicles such as motorcycles, mini bikes, go-carts, golf carts, mopeds, motorized scooters, 4 wheelers, lawn cutting equipment, maintenance equipment, boats, towed trailer units, unoccupied motor homes or any other type or recreational equipment, shall be parked or stored in a garage except on a temporary basis not to exceed 48 hours in a 7 day period. Discharge from any engines, motors, drive trains, and holding tanks shall not be allowed into the street, storm drain, or sanitary sewer storm drain. Vehicles cannot be maintained, repaired, serviced, rebuilt or dismantled on any lot except within the confines of the garage. This does not prevent a vehicle from being washed or waxed in the driveway of any lot. Commercial vehicles may not be parked in the driveway and must be parked in garage areas and are defined as vehicles with company logos, vehicles displaying roof racks or obvious additions used for a specific purpose. Vehicles with more than 6 tires are prohibited with the exception of delivery or maintenance vehicles requiring short trips within the Community.

WATER FILTRATION SYSTEMS- Water filtrations systems must be at the back of the house and out of your neighbor's view.

WELLS- No wells are permitted. This does not prevent the Association from keeping a well for landscape purposes.

WEATHERVANES- DRC approval is required for any weathervane.

WINDOWS- DRC approval is required for the replacement of all windows not originally installed by the builder. Nothing may be placed in the window, which could be viewed from the exterior, such as window HVAC units or fans.

WINDOW TREATMENTS- No tinted, mirrored, brightly colored or other such window treatment may be installed which cause attention to themselves by virtue of these features. White lined draperies are strongly encouraged.

WOOD STORAGE- Storage of fireplace logs must be in the backyard. Stored firewood must be neatly stacked, below the fence line, and not visible from any public or private street. Wood storage must not be located in an area so as to block any existing drainage pattern on the lot.

ENFORCEMENT OF RULES- All Association Rules and Regulations and all rules set forth in the Community Covenants and Restrictions shall be vigorously enforced by the Association, its members, the Board of Directors, and the Managing Agent, and all committees of the Association. The managing agent will do periodic inspections of the community and record violations to be reviewed by the Board of Directors. Homeowners shall be notified in writing of the alleged violation and said violation must be corrected immediately unless additional time is given according to the violation notice. Violations must be amended and maintained to avoid additional violations for an offense of the same type. Immediate correction of any violation does not relieve the owner of a fine incurred. Fines will be assessed according to the structure below.

Owner's voting rights and rights to the use of recreational facilities by the Owner, Owner's family; tenants and guests may be suspended or limited in addition to fines being levied.

First Offense: Written letter of warning. Notice to homeowner giving nature of alleged violation.

Second Offense: \$100.00 fine for same violation, to be added as additional HOA fees. Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on an owner's unit.

Third Offense and Subsequent Notice of Violation: The HOA may chose to fix or repair the problem at the owners' expense or impose a \$175.00 fine for same violation, to be added as additional HOA fees. Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on an owner's unit.

After receiving the first violation, if a Homeowner feels that they are not in violation as described, they must contact the HOA immediately. If an agreement can not be met at that time, the Homeowner may request the opportunity to be heard at the next scheduled meeting of the board at which time the board will determine if the Homeowner was in violation as described in the rules and regulations

Owners may be required to remove any exterior improvement (at their expense) which did not receive DRC approval.

A violation by a rental tenant or guest shall be treated as a violation by the homeowner. The owner shall receive the letters cited above which shall outline a complaint for a rules violation committed by their resident.

Rules and Regulations may be amended, repealed, and adopted from time to time by the board of directors. Proposed amendments may be published, but are not required to be published, in the Association's newsletter or community website.