

Covered Bridge at Barnes Mill Condominiums

Rules & Regulations: 2025

This is a summary of relevant sections of our Declarations of Condominium and additional Rules and Regulations that have been established by the Board of Directors for our community.

Non-compliance is addressed as follows:

- Verbal warning from the Board of Directors
- Written warning
- Initial fine \$10.00
- Secondary fine \$25.00
- Subsequent violations \$50.00 per occurrence
- Additional fines of \$15.00 per day may also be assessed for non-compliance

Homeowners will have a ten-day grace period following written notifications to allow for compliance for any violations. This time frame may be modified by the Board of Directors. Violations may be appealed to the Judiciary Committee – the Judiciary Committee will meet with the homeowner and render a recommendation to the Board of Directors for consideration.

Additional fees & fines:

- Late Fee \$45.00 per monthly coupons (payments must be received no later than the 10th of each month)
- Bounced Check Fee \$45.00
- Replacement Key for Pool/Clubhouse \$5.00
- Clubhouse Rental \$100.00 (plus additional cleaning fee as needed)

Decorative Items (*Declarations pages 19 b, 27 l, 28 q, 28 s*)

The following items are permitted without Board approval if the design and materials are in harmony with the exterior design of the community. Preferred materials include wood, stone, and other natural materials that complement the appearance of the community.

- Annual & Perennial planting within existing landscape beds
 - In order to maintain a consistent appearance throughout the community annual/perennial plantings within landscape beds cannot be permitted to grow out of beds, over curbs/sidewalks or into streets, exceed the height of shrubs in those beds, up walls/stairs/stoops/porches/rails, or encroach on common elements

- Flowerpots (maximum eight per home in colors/patterns that complement the design of the community) placed on porch/patio
- Bird Feeders (maximum two per home – maximum 84” high if placed on a post)
- Bird Bath (maximum one per home)
- Bird House (maximum one per home)
- Door Wreath (replace if weathered/discolored)
- Landscape lights placed in mulch or pine straw. Lights must be white in color with a Nickel/Bronze/Black base. Lights are to be kept in working condition, neatly placed, and vertical to the ground. Up to 18 can be placed of the same design/style; more than 18 require a landscape modification form be submitted for approval.
- Lights/lanterns
- Security System Sign (maximum one in front & rear per home) and window decals (maximum one on each side of home)
- Wind Chime with chimes no longer than 12” in length (maximum one per home). If the noise causes a nuisance to neighbors, then the Board will notify the homeowner to remove.
- Decorative flag no larger than 12 ½” x 18” (maximum one per home)
- American Flag no larger than 3’ x 5’ hung from a porch post or frame (maximum one per home)
- Decorative items, no larger than 36” in height by 24” in width/depth or diameter (maximum two in front and two in rear per home). As indicated above, the item must be comprised of a substance and color that complements the appearance of the community.
- A professionally made real estate sign may be placed in the lawn or landscape bed of a home for sale
- Window treatments visible from the exterior must be white, off-white or beige on the exterior side

The following items are permitted with approval from the Board of Directors (Landscape or Architectural Modification Form required):

- Removal/replacement of Shrubs and Trees
- Enlargement of existing landscape beds or installation of retaining walls
- Installation of any permanent fixtures in the Common Elements around a home (hardscape, raised beds, etc.)
 - Edging, if approved, may be installed no more than 1.5” above the ground
- Free Standing Fountain (max 36” high x 24” width/diameter)
- Replacement of Pine Straw with natural colored wood chips (recycled rubber not allowed)
- Trellis above the size permitted for a decorative item requires a landscape modification approval

The following items are prohibited:

- Windsocks
- Plastic/Artificial plants (other than door wreaths)
- Cardboard decorations
- Plastic yard art or other paraphernalia
- All other decorative items not expressly permitted above

- Wall wreaths
- Garden hose wall hangers
- All other items permanently affixed to the exterior of the home
- Fencing
- Swing sets, trampolines, laundry poles, clotheslines, basketball hoops/goals
- Any yard/house signage that advertises commercial services, political/social causes, or detracts from the look of the community
- Window decals and window darkening materials including frosting or other glass-obscuring material
- Window boxes
- Using pavers to increase the width of sidewalks

Holiday Decorations:

- Holiday decorations are permitted in limited common elements, exterior of homes, and visible from interior of homes
- Lights may be white or multi-colored
- Decorations may not be affixed in a way that damages the exterior of the home
- Christmas season decorations may be displayed from Thanksgiving Day through January 15th
- All other holiday decorations throughout the year may be displayed from the first of the month of said holiday and removed within 7 days after the holiday

Exterior Improvements *(Declarations page 19 b)*

Any of the following must receive prior approval from the Board of Directors:

- Alterations/additions (fences, walls, patios, decks, etc.)
- Satellite Dish – installed on roof only, maximum one per home (must be removed prior to sale of home)
- Tree/shrub removal/replacement
- Trees - trunk must be at least 2" in circumference and at least 5' in height
- Trees may be replaced with sod or other landscape material
- Installation of a Storm Door
 - Front must be black, rear must be beige/cream
 - Full view Storm/Screen doors (Andersen 4000 or similar recommended) for front door
 - A self-storing or split view Storm/Screen may be used on the rear door
- Use a Landscape or Architecture Modification Request form, found at <https://www.magnoliasatbarnesmill.com/>
- Submit the completed form to hoamagnoliasbarnesmill@gmail.com

Exterior Personal Property *(Declarations page 24 i)*

All personal property such as lawn chairs, bicycles, folding tables, etc., must be kept inside the home or garage. Furniture and planters designed for exterior use may be kept on patio/porch as long as said items are, in the opinion of the Board of Directors, not unsightly or excessive in quantity.

The following items are prohibited:

- Appliances
- Signs
- Awnings/Canopies
- Shutters not approved by the Association
- Antennae

Animals *(Declarations page 25 i)*

- Homeowners/guests must abide by Cobb County Animal Ordinances
- Maximum two domestic pets permitted per home, the full-grown combined weight of which may not exceed seventy pounds
- Unconfined animals in Common Elements and Limited Common Elements must be supervised and kept on a leash no longer than six feet
- Waste must be immediately cleaned up
- Pets may not be kept tethered
- Stray/Wild animals may not be fed (except bird feeders permitted above)
- Any damages to Limited & Common Elements caused by pets will be charged to the homeowner

Parking and Vehicle Use *(Declarations page 26 u)*

- All vehicles must obey the posted speed limit, 14 mph. Homeowners are responsible for ensuring that their guests observe this limit. Violations are subject to the warnings and fines listed above.
- Homeowners must park two vehicles in their garage before any additional vehicles are allowed to be parked in the driveway
- Up to two additional vehicles may be parked in the driveway
- Parking on lawns is prohibited
- Excluding visitors, each household may have no more than four vehicles (two kept in garage, two in driveway)
- Visitors may park in marked guest parking spots for up to 4 hours
- Notify the Board of Directors at hoamagnoliasarnesmill@gmail.com if there are guests staying longer than this that are not able to park in the garage/driveway of your home
- Vehicles parked in guest parking spaces around the community are subject to being towed after this time at the owner's expense

- Inoperable vehicles, unregistered vehicles, and vehicles that cannot be identified as belonging to resident that are in a Common Area or Limited Common Area for more than 48 hours are subject to being towed at the owner's expense
- With the exception of short-term emergency repair work (flat tire, battery charge, etc.), vehicle repair work is not permitted in the Common Areas or Limited Common Areas
- No Boats, Trailers, Motor Homes, Trucks larger than ¾-ton pick-up, or any vehicle with commercial advertising may be parked on any street or driveway overnight
- RVs, Van Conversions that will not fit in the garage may be kept in the driveway for up to 48 hours to allow for loading/unloading as long as they do not exceed 20 feet in length
- Commercial Moving Vans and other vehicles being used to perform service/repair work are authorized exceptions as long as they do not impede the access of homeowners to/from their homes

Trash Collection *(2019 Amendments – section 2)*

- Trash and recyclables must be kept in receptacles provided by the Association
- Receptacles must convey with the sale of the home; homeowners will be charged to replace any damaged/missing receptacles
- All receptacles must be kept in the garage
- Receptacles may be placed at the curb after 5:00pm the day before pick-up, and returned to the garage by 9:00pm the day of pick up

Solicitation & Garage Sales *(Declarations page 28 o)*

- Solicitation by commercial enterprises is prohibited within the community
- Garage sales or the like must be approved by the Board of Directors

Maintenance Responsibilities *(2019 Amendments – section 4)*

- Each owner is responsible for maintaining the following areas of their homes:
 - Limited Common Elements assigned to their home (driveway, porch/patio, sidewalk)
 - Approved improvements to the Limited Common Elements
 - Seasonal flowers
 - Windows – including frames, casing, locks, caulking and cleaning
 - Doors – including doorways, doorframes, locks, glass and cleaning
 - All portions of the HVAC system located inside and outside the home
 - All utility lines (Water, Gas, Electric, Sewer) that serve only one home
 - Keep their home and surrounding elements neat and clean
- The Association is responsible for maintaining the following areas:
 - All unimproved Common Elements
 - Roof systems from the plywood out
 - Exterior painting on a schedule determined by the Board of Directors
 - Gutter Repair and semi-annual gutter cleaning
 - Wood fascia and soffits located behind/beneath gutters

Condominium Sales *(Declarations page 32)*

- Once an agreement to sell a home is negotiated the owner must provide written notice within seven days to the Board of Directors of the pending ownership change including the closing date when established
- All Association dues and fines are paid and current prior to closing
- Any items that are affixed to the exterior of the home (Satellite dishes, etc.) must be removed and any damage repaired prior to closing
- New owners must be provided a copy of our Amended Declarations of Condominium, Bylaws, and Rules & Regulations prior to closing
- Trash/Recycle receptacles and Pool/Clubhouse/Mailbox keys conveyed to the new owners at closing

Leasing/Renting *(2019 Amendments – sections 1&3)*

In order to preserve the character of our community as a predominantly owner-occupied community, and to comply with the eligibility requirements for financing in the secondary mortgage market, the leasing of homes, in whole or in part, is prohibited, except by the Association or as otherwise noted in our Amended Declarations of Condominium.

Clubhouse & Fitness Center Usage

- Clubhouse may be rented – please notify the Board of Directors.
 - Reservations are \$100 per day granted on a first come basis
 - Homeowner making the reservation is responsible for leaving the clubhouse in the same condition they found it and will be assessed for any damages
 - Excessive noise/music is prohibited
 - Rental guests may use the pool area, but access to the rest of the community to the pool is still permitted and must be respected
 - Pets are not permitted in the clubhouse
 - Clubhouse must be vacated by 11:00pm and kept locked when not in use
- Fitness Center
 - A homeowner must be present for their guests to use the equipment
 - Equipment must be wiped down after each use
 - Turn all lights, fans, electronic equipment, etc., off after use
 - Set HVAC to 80 degrees in summer and 55 degrees in winter after use
 - Report any damaged/inoperable equipment to the Board of Directors

Swimming Pool Usage

- Pool is for use of Magnolias Residents and their Guests – a resident must be present for their guests to use the pool. Homeowners are responsible for the conduct of their guests
- All children under the age of 18 must be accompanied by a resident age 21 or older
- Pool is open daily during swimming season from sunup until 10:00pm

- There is no lifeguard on duty – all persons using the pool and facilities do so at their own risk and sole responsibility
- Rough-housing, running, ball-playing and similar activities are not permitted
- Proper bathing attire is required; cut-offs are not permitted
- All infants and non-potty-trained children must wear swim diapers
- No intoxicated behavior is permitted in the pool or pool area
- No spitting or blowing nose in the pool
- Persons with diarrhea, nausea, skin/ear/eye infections, open wounds/lesions may not enter the pool
- Pets are prohibited in the pool area (even leashed)
- No glass, including glass bottles, are permitted in the pool area
- Consumption of food and beverages is not permitted in the pool and is limited to the deck area
- Floats/rafts of moderate size are permitted as long as they do not interfere with others enjoyment of the pool. They must be removed from the pool area after use.
- Radios and other audio equipment are permitted as long as the volume does not disturb other attendees and neighbors. Keep electronic equipment away from the water.
- Furniture must be placed back in the original location after use, and umbrellas secured
- Garbage/Trash must be placed in the bagged small trash container, or placed in a bag prior to being placed in the large trash receptacle
- Gates must be kept locked at all times
- Private pool parties are prohibited – all homeowners have access to the pool at all times

In instances where there is a conflict between these Rules and Regulations and the Declaration of Condominiums, the Declaration of Condominium, as amended, shall control. In instances when there is a conflict with the Board, the owner may ask for a meeting with the Board or with the Judiciary Committee to hear their defense of the violation they were served.