



Vinings Run Condominium Association: Rules & Regulations

These Rules & Regulations are in addition to the Declaration of Condominium for Vinings Run and the Vinings Run Bylaws. It is important that you read and understand all the documents that pertain to the community and expectations for owners/residents. These are in place to help protect the value of our homes in Vinings Run and to protect the well-maintained, peaceful environment that has been established. If you have any questions, please contact Sixes Management Group.

I. Introduction

The following Rules and Regulations of the Vinings Run Condominium Association are in addition to the Declaration of Condominium for Vinings Run and the Vinings Run Bylaws.

The Board of Directors has the authority to add, delete, or amend the Rules and Regulations as and when it deems necessary by a majority vote of the Board members. The Board is further empowered to levy fines for each violation and/or to take whatever legal action it deems necessary to ensure strict compliance.

Any violation(s) of the Rules and Regulations, Declaration, or Bylaws must be reported to the management company **in writing** for action. This can be done through the Sixes Management Company website at <https://sixes.cincwebaxis.com/viningsrun>. Go to "Contact Us" for contact information. The complaint should include the date, unit number, name of unit owner or resident (if known), as well as details of the specific rule violation incurred. If an automobile is involved, provide a description of the vehicle and the license plate number.

The Board of Directors shall have the right and power to assess and impose reasonable fines and/or other penalties and to suspend an owner's/resident's right to use the common elements for any violation of the Vinings Run Condominium Association Rules and Regulations, Declaration, or Bylaws.

The Board encourages all residents to attempt to negotiate infractions among themselves before reporting them to the management company.

II. General

1. **Littering is prohibited.** This includes cigarette butts, which pose an especially dangerous hazard in Vinings Run. It is everyone's responsibility to help keep Vinings Run beautiful. Please take all mail home or dispose in appropriate recycling bins located at the mailboxes and at the recycling center.
2. No more than three planters (one large and two small) per unit, may be placed in common areas. The large planter must not exceed 18 inches in diameter and the small planters must not exceed 12 inches in diameter. All planters must be placed on trays or saucers intended to catch water in

order to minimize damage to surfaces. Damage to surfaces caused by planters will be the owner's responsibility.

3. No bird feeders or birdbaths are permitted on Vinings Run Condominium property. These encourage rodents and other pests that pose threats to the health and safety of residents and their pets.
4. Landscaping of common areas around units shall be handled only by a Board approved landscaping company. Any landscaping (including stepping stones, stairs, etc.) not approved by the Board may be removed at the owner's expense.
5. Firewood must be contained within the confines of each unit or deck. Storage outside or in the wooded area is prohibited and wood is subject to removal.
6. As per Cobb County Ordinance, due to the potential for fires only electric grills are allowed. **No open flame grills (gas, charcoal, pellet grill, etc.) are allowed** (with the exception of those at the pools). Open flame grills pose a threat to the Association insurance. Any damages or injuries caused by open flame grills are not covered by the Association's master policy. Cobb County will fine owners \$1,500 in addition to any Association fines if owners are found to have a grill in violation of this ordinance.
7. Fireworks are prohibited.
8. Residents must be considerate of neighbors when playing radios, stereos, etc. inside and outside of units. Since residents are living in such close proximity, they should be considerate of their neighbors in regard to door slamming, loud parties, gatherings, and late night or early morning activities.
9. Residents need to be considerate with regard to operating washers, dryers, dishwashers, vacuums, etc. Please refrain from producing noise before 8:00 a.m. and after 10:00 p.m. Although the noise level in your unit may be moderate, the vibrations the activities cause produce noise to others.
10. Automobiles shall be operated and parked only upon those portions of the common areas designated and marked specifically for parking. **At no time is parking allowed parallel to the mailboxes.** This creates a hazard for drivers and pedestrians and can block emergency vehicles from accessing the community.
11. **The speed limit on the property is 15 MPH.** Please obey all traffic signs including "STOP" signs, "NO PARKING" signs, and speed limit signs. These signs are for your protection.

III. Architectural Change Requests

Changes to Common Elements or Limited Common Elements require approval from the Board. Common Elements are "all portions of the condominium not located within the boundaries of the unit". Limited Common Elements are "those portions of the common elements which are reserved for the exclusive use of those persons who are entitled to the use of one or more (but less than all) of the units" such as the patio, terrace, balcony, deck, porch, front and back doors, windows, steps, air conditioning systems, etc. In order for the Board to consider your request for changes to Common Elements or Limited Common Elements, you must complete an Architectural Change Request on the Sixes Management Company website. Any changes to Common Elements or Limited Common Elements including windows,

front/sliding glass doors, decks, etc. made without receiving Board approval may result in fines and/or the homeowner needing to pay to remove unapproved changes. (For more information on Common Elements see page 9 of the Declaration of Condominium document. For more information on Limited Common Elements see page 10 of the Declaration of Condominium document. For more information on Architectural Controls see pages 19-20 of the Declaration of Condominium document.) In addition, changes to the flooring in your unit must first get approval from the Board via an Architectural Change Request in order maintain a standard to minimize noise between units. (See page 27 of the Declaration of Condominium for more information on replacing flooring.)

The following architectural standards must be adhered to by all homeowners to help ensure a high level of curb appeal for the Vinings Run property.

1. **Windows:** Window coverings, blinds, or drape linings must be white or off-white. The preferred window covering is the two-inch wood (or faux wood) blinds. All window coverings must be the same in all windows of a unit. No signs of any kind are to be placed in windows. Owners must get board approval via an architectural change request before replacing windows. Replacement windows must match original windows in shape, size, and color before being approved.
2. **Window Screens:** Window screens must be kept in good condition. Any broken or torn screens must be replaced in a timely manner.
3. **Front Entrance Doors:** The eight-panel style of door that was used when the property was built is no longer available. If you need to replace your door, the new standard is a six-panel fiberglass door. The accepted standard manufacturer is Maysonite. Requests for approval of other doors must align with this accepted standard. The door is 36" x 80", fiberglass, unfinished. Door will either be a left or right swing depending on where original hinges are located. Board approval after owner submission of an architectural change request is required prior to replacing the door.
4. **Door Hardware:** Door hardware including handles, knobs, deadbolts, knockers, and kick plates must be in a brushed nickel/satin finish when replaced.
5. **Storm / Screen Doors:** Installation of storm / screen doors is permitted with Board approval following owner submission of an architectural change request. The accepted standard manufacturer is Anderson 3000 Series Full View Storm Door. Requests for approval of other doors must align with this accepted standard. The door is 36" x 80" with a glass or screen insert and a key lock. The door color is bronze with brushed nickel/satin finish hardware.
6. **Security Doors:** Installation of security doors is permitted with Board approval following owner submission of an architectural change request. The accepted standard manufacturer is Unique Home Designs Arcada. Requests for approval of other doors must align with this accepted standard. The door is 36" x 80" steel security door. The color is copper with brushed nickel/satin finish hardware.
7. **Patios / Decks:** Patios and decks must be kept clean and in order. No furniture or storage containers can be taller than the patio railings. No hot tubs or open flame grills are allowed. Plants and ornamental objects must be kept to a minimum. Damage caused by planters or other items on patios or decks will be the responsibility of the homeowner.

IV. Pets (See the Condominium Declaration for more information on Pets in Vinings Run.)

1. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance.
2. Pets shall be under leash at all times in any portion of the common areas.
3. Owners/residents must promptly remove all pet feces from any common area. The Association has placed designated bins with bags provided for this purpose. Pet feces pose health concerns to humans and other animals.

V. Dog Parks

Dog owners are completely responsible for all damage or injury resulting from their use of the facility.

1. The hours of operation for the dog parks are 7:30 a.m. to 8:30 p.m.
2. The use of the dog parks is at the owner's/resident's own risk. Vinings Run Condominium Association is not responsible for damages or injury resulting from use.
3. There is a limit of three dogs per person in the dog parks.
4. Dog handlers must be 16 years of age or older.
5. All dogs must be properly vaccinated, in good health, and over four months of age.
6. Dogs must be off leash with harness and/or collar on while in the parks.
7. Only well-socialized dogs are allowed in the parks. Aggressive dogs are not permitted. Unruly dogs must be leashed and removed immediately.
8. The owner/resident must keep their dog in sight and under voice control at all times.
9. Dogs in "heat" are not permitted. Dogs that have not been neutered must be monitored at all times.
10. Owners/residents must immediately remove dog feces and dispose in containers provided.
11. No food or dog treats are permitted.
12. No glass items are permitted.

VI. Swimming Pools

1. Hours are 7:00 a.m. to 11:00 p.m. seven days a week.
2. Pool use is restricted to residents and their guests. All guests must be accompanied by a resident.
3. Children under 14 years of age must be accompanied by an adult.
4. No pets are permitted in the pool areas.
5. No electrical appliances are permitted in the pool areas. Only battery-operated devices are allowed.
6. Residents are responsible for any damage or disturbance created by themselves or their guests.
7. No glass containers are permitted at the pools.
8. Please pick up all your trash before leaving. There are several garbage containers provided at each pool.
9. No diving is allowed. The pools are shallow.
10. There is not lifeguard on duty. Swim at your own risk.

11. Pool parties may be held between 6:00 p.m. and 11:00 p.m. on Saturdays, Sundays, and national holidays.
 - a. Reservations are required. Please call the management company to make a reservation.
 - b. A \$100 refundable damage and cleaning deposit is required.

VII. Tennis Courts / Pickleball Court / Basketball Court

1. Tennis courts are for the use of residents and guests only.
2. All guests must be accompanied by a resident.
3. Proper attire and shoes must be worn.
4. No food or glass is allowed on the courts.
5. Courts are first-come, first-served.
6. Please limit play to one hour for singles and one and one-half hours for doubles if others are waiting.
7. No more than four players per court are allowed.
8. Courts are for tennis, pickleball (upper court), and basketball (upper court) only. **No skating or other activities are allowed.**
9. Pets are **not** allowed on the courts at any time.

VIII. Compactor / Recycling Center

1. The trash compactor is for household trash only.
2. Recycling of all proper waste is encouraged to promote environmental awareness and to alleviate costs to the community. Carboard boxes must be flattened before placing them in the recycling bins. Glass is not recyclable currently in Vinings Run and needs to be placed in the trash compactor along with household trash.
3. No mattresses, box springs, furniture items, or any other items that will not fit into the trash chute are to be placed in or near the compactor.
4. It is the responsibility of each owner/resident to arrange for large items that cannot be placed in the compactor chute to be disposed of at their own expense. Contact the management company for information on junk haulers that can be used for this purpose. Items can also be taken directly to Cobb County Solid Waste Management and Recycling on County Services Pkwy. Charges may apply. Residents leaving items in the areas surrounding the compactor or in other areas in the community will be fined \$150.00 plus the cost of removal per violation.

The following company has been retained by your Board of Directors for the management of the property:

Sixes Management Group; Community Manager: Derek Whitmer
1007 Towne Lake Hills East
Woodstock GA 30189
Phone: (770) 575-0943
<https://sixes.cincwebaxis.com/viningsrun>