

SUGARMILL PLANTATION
SUMMARY OF COVENANT AND DEED RESTRICTIONS
EXHIBIT _____

- BELOW IS A SUMMARY OF THE MOST COMMON INFRACTIONS TO AVOID IF YOU ARE A RESIDENT OF SUGARMILL PLANTATION. FOR A MORE DETAILED DESCRIPTION OF COVENANTS AND BY-LAWS OF SUGARMILL PLANTATION, ST. MARYS, GA., PLEASE REFER TO WEBSITE: www.sugarmillplantation.org ALL RESIDENTS OF SUGARMILL PLANTATION ARE RESPONSIBLE FOR MAKING THEMSELVES AWARE OF THE COVENANTS AND BY-LAWS AND TO ABIDE BY THEM.
- **RESIDENTIAL ARCHITECTURAL CONTROL COMMITTEE (RACC):** REVIEW AND APPROVAL REQUIRED BEFORE BUILDING, FENCE, WALL, FOUNDATION, OR OTHER STRUCTURE SHALL BE ERECTED OR MAINTAINED. APPROVAL REQUIRED FOR THE USE OF ALL COLORS AND MATERIALS. ANY MODIFICATIONS OR IMPROVEMENTS TO BUILDING OR LANDSCAPE, OR OUTSIDE LIGHTING, MUST BE APPROVED.
- **COMMON AREAS:** MAY BE ENJOYED BY THE OWNER AND HIS IMMEDIATE FAMILY, OR HIS TENANT AND THEIR IMMEDIATE FAMILY, IF ASSOCIATION DUES ARE CURRENT AND PROPERTY IS IN GOOD STANDING WITH THE HOME OWNER'S ASSOCIATION.
- **MAINTENANCE OF THE EXTERIOR OF THE UNIT AND IMPROVEMENTS:** REMOVAL OF WEEDS, UNDERBRUSH, REFUSE PILES OR UNSIGHTLY OBJECTS IS REQUIRED. IF OWNER FAILS TO KEEP HIS LOT AND IMPROVEMENTS IN GOOD AND WORKMANLIKE MANNER, RACC BOARD MAY AUTHORIZE SUCH MAINTENANCE AT THE EXPENSE OF THE OWNER/TENANT.
- **NUISANCES:** ANY ACTIVITY WHICH INTERFERES WITH TELEVISION, CABLE, OR RADIO RECEPTION SHALL BE CONSIDERED A NUISANCE. NO NOISE OF ANY NATURE SHALL BE AUDIBLE BEYOND THE BOUNDARIES OF THE LOT BETWEEN THE HOURS OF 11:00 PM AND 7:30 AM.
- NO MORE THAN **TWO PETS PER HOUSEHOLD ALLOWED.** PETS MAY NOT BE PENNED OR RESTRAINED OUTSIDE A RESIDENCE UNLESS THE OWNER OF SUCH PET IS PRESENT.
- **ANTENNAE:** NO AERIAL ANTENNA, SATELLITE DISH, OR SIMILAR DEVICE SHALL BE PLACED OR ERECTED UPON UNIT OR LOT WITHOUT RACC APPROVAL.
- **ARTIFICIAL GRASS, PLANTS, OR OTHER VEGETATION OR SCULPTURAL LANDSCAPE DÉCOR** SHALL NOT BE PLACED OR MAINTAINED UPON THE EXTERIOR OF THE PROPERTY UNLESS APPROVED BY RACC.
- **SIGNS** OTHER THAN "FOR SALE" OR FOR "RENT" ARE NOT ALLOWED.
- **GAMES AND PLAY STRUCTURES:** MUST BE LOCATED AT THE REAR OF THE LOT OR INSIDE PORTION OF LOT IF CORNER LOT AND MAY NOT EXCEED SIX FEET IN HEIGHT. NO BASKETBALL BACKBOARDS MAY BE INSTALLED ADJACENT TO THE STREET OR CUL-DE-SAC. NO PLAT FORM, DOGHOUSE, PLAYHOUSE, ETC. MAY BE ERECTED WITHOUT RACC APPROVAL. PORTABLE BASKETBALL GOALS MUST NOT BE LEFT OUT AFTER PLAY. NO ABOVE GROUND POOLS ALLOWED.
- **COMMERCIAL TRUCKS, TRAILERS AND BOATS:** IN ORDER TO MAINTAIN THE STANDARDS OF THE PROPERTY WITH RESPECT TO RESIDENTIAL APPEARANCE, NO VEHICLES OF ANY KIND INCLUDING, WITHOUT LIMITATION, COMMERCIAL TRUCKS, TRAILERS, RECREATIONAL VEHICLES OR BOATS SHALL BE PERMITTED TO BE PARKED OR TO BE STORED ON BLOCKS OR MAINTAINED OUTSIDE OF AN ENCLOSED GARAGE.

