

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.
- **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.

INITIALS/ OWNER/MGMT. CO. DATE

INITIALS/ TENANTS DATE

- **RESIDENTIAL USES:** UNITS AND LOTS SHALL BE USED FOR RESIDENTIAL LIVING PURPOSES AND FOR NO OTHER PURPOSE, AND NO BUSINESS OR COMMERCIAL USE MAY TAKE PLACE ON ANY UNIT OR LOT AND NO BUSINESS MAY BE CONDUCTED ON ANY PART THEREOF. **USE OF PROPERTY AS AN AIR B & B OR VRBO IS CONSIDERED A COMMERCIAL BUSINESS AND IS NOT ALLOWED.**
- **VEHICULAR ACCESS:** ACCESS BY MOTOR VEHICLES SHALL NOT BE PERMITTED EXCEPT AS PROVIDED BY A CONCRETE DRIVEWAY WHICH SHALL CONNECT TO THE DWELLINGS FROM THE ROADS WITHIN THE SUBDIVISION AND NOT BE CONNECT ROADS OUTSIDE THE SUBDIVISION. NO PARKING ON GRASS . **Violations will result in automatic fines of \$25.00 for the first offense, \$50.00 for the second offense and \$100.00 for each subsequent offence.**
- **FENCING:** CHAIN LINK FENCING OF ANY KIND NOT ALLOWED. ALL FENCING MATERIALS AND LOCATION OF SAME MUST HAVE RACC APPROVAL.
- **GARBAGE CONTAINERS:** TO BE CONCEALED FROM VIEW EXCEPT DURING PICKUP. NOTHING TO BE STORED IN DRIVEWAY OR AGAINST HOME THAT IS VISIBLE FROM THE FRONT OR SIDE OF PROPERTY.
- **CENTRAL AIR CONDITIONING ONLY, NO WINDOW UNITS ALLOWED.**
- **WINDOW COVERINGS** MUST BE REASONABLY COMPATIBLE WITH AESTHETIC STANDARDS IN THE AREA WHERE THE PROPERTY IS LOCATED....NO COLORED, PATTERNED, OR REFLECTIVE WINDOW COVERINGS ALLOWED.
- **GARAGE DOORS** SHALL BE KEPT CLOSED EXCEPT WHEN VEHICLES ARE ENTERING OR LEAVING.
- **EXTERIOR CLOTHESLINES** ARE NOT ALLOWED.
- **NO MOTORIZED BOATS OR SWIMMING** ALLOWED IN LAKES.

NOTE: Above is a partial listing of covenants and deed restrictions for Sugarmill Plantation Subdivision, abbreviated for your convenience. Complete recorded covenants and restrictions and any amendments thereto are on file in Camden County Superior Court, Woodbine, Georgia. Should there be an omission or discrepancy.....the complete, recorded covenants and deed restrictions shall prevail.

OWNER OR PROPERTY MANAGER DATE

SIGNATURE OF TENANT DATE

SIGNATURE OF OWNER DATE

SIGNATURE OF TENANT DATE