

WILLBROOKE HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS

Summary: The basics of yard care in Willbrooke include, but are not limited to, regular mowing, weeding, edging, fertilization, insect control, trimming, removing dead plants/trees, keeping a neat appearance, and seeking approval before locating any structure or item anywhere in the yard (front, side, or back) whether the structure or item is visible from the street or not. Please contact the Architectural Review Committee (ARC) regarding these types of items (e.g. lawn furniture, lawn decorations, signs) to obtain information on approval requirements. The general intent and purpose is to keep everything looking neat, free of clutter, and within the standards of the community.

All homeowners are responsible for reading and understanding the Covenants and Rules and Regulations. Please contact the Board President or ARC Chair to obtain further information.

The "yard" is defined as the space or grounds surrounding or surrounded by a building. This means the physical area on a Lot, including, but not limited to, the foundation plantings, all grass areas (including the grass strip between the sidewalk and the street), planting beds, trees, flowers, the driveway area, and the mailbox area.

The following is a partial list of the requirements for yard care. It is not meant to be an exhaustive list of all possible conditions, which could apply to proper yard care. Those will be addressed on a case-by-case basis.

LAWN MAINTENANCE

Lawn maintenance is a year-round requirement with some seasons requiring more attention than others. Regardless of the season, a neat appearance must be maintained. Weeds sprouting up in a lawn or, weeds that are allowed to dominate the make-up of the "lawn", must be eliminated by hand or by chemical means. The landscaping must be maintained on every Lot consistent with the Community-Wide Standard (e.g., foundation plantings, lawn areas).

Weeding, mulching, edging, fertilization and insect control of the lawn and all plantings is also required. Raising the mower blade height, especially during the warmer months, is strongly encouraged to maintain a neat and healthy appearance of the mowed lawn and to avoid scalping.

If **garden beds or planting areas** are developed in a yard, they must be kept weeded and/or mulched to present a neat appearance from the street and neighbors' views.

No **trees**, regardless of size shall be removed from any portion of the community without prior written consent of the **ARC**, except for trees that are located within ten (10) feet of a drainage area, a sidewalk, a residence, or a driveway, or trees that are diseased or dead.

Trees and shrubs must be pruned and fertilized to maintain health and appearance.

Dead trees must be removed from any Lot after information is gathered from a routine survey by the Rules and Regulations Committee (**RRC**) or by complaint from a neighbor and subsequent evaluation and recommendation is completed by Management.

Fruit trees must be cared for to prevent noxious insect infestation.

All **vegetable gardens** must be located out of view from the street with proper screening and/or integration with a general landscape plan. All vegetable plants must be included in a landscape plan approved in advance by the **ARC**.

YARD-RELATED ISSUES

No changes or barriers in the **original flow of drainage water** in the Community shall be made.

Embankments are part of the Lots in Willbrooke and must be regularly maintained by weeding and mowing/trimming; erosion must be prevented.

At any street **intersection, any fence, wall, hedge, shrubbery, tree or any other installation, shall not block line of sight.**

Christmas lights and decorations shall remain outdoors only from Thanksgiving until January 15th each year. **Other seasonal lights**, such as Halloween lights, shall remain outdoors for a maximum total period of two weeks.

Only items manufactured and sold for outdoor use may be placed outside the house for **seating, dining, grilling, decoration, and bird feeding**. Written approval for **lawn furniture** shall be obtained from **ARC** in advance on a case-by-case basis to ensure the aesthetics of the community and to meet community standards. Written approval for **placement** of lawn furniture shall also be required in advance by the **ARC** so as to meet community standards (e.g., certain items must be placed out of street view).

Patios, decks, front door entryways, and all other outdoor areas shall **not be used as storage areas at any time, except for temporary storage of yard waste bags** which must be taken to the dump on or before the following Saturday. These bags must be placed **out of sight from the street** and in a neat arrangement until removed from the Lot. Items used for **storage** of other items, including, but not limited to, deck boxes or cabinets of any type which are left outside of the house and garage, must be approved in writing in advance by the **ARC**. All outdoor furnishings must be kept in good repair and clean condition.

Leaves and other debris, which are bagged for disposal, must be temporarily stored in the garage or in an inconspicuous location that is not directly visible from the street or neighbors' views. These tall paper bags are sold at garden centers. All bags must be removed from the property no later than the Saturday immediately following the placement of the trash in the bag(s). The Dump is located fairly close to Willbrooke. City Hall may be contacted for information regarding the requirements for obtaining a "dump card". The location of, directions to, and available hours of the Dump facilities should also be provided by the City of Duluth. This information may also be found at the City of Duluth website (www.duluth-ga.com).

The use of **tarpaulins** is not and shall not be approved. **Grill covers** manufactured for that use do not require approval.

The **flag** of the USA must be displayed according to the standards of the **ARC**. Please see their requirements for placement and mounting on house exteriors. All flags must be kept in good condition without touching the ground at any time. All **other flags and banners** require written prior approval by the **ARC**.

No **above ground pools** are permitted except small **wading pools** for children may be used on patios and decks or in the backyard not visible from the street. These wading pools may not be stored outside at any time. Please see **ARC requirements for in-ground pools**.

Sports or play equipment, such as portable basketball goals and swingsets, and **lawn furniture** must be approved in writing in advance by the Architectural Review Committee with regards to such things as placement, quality of materials, and appearance (please see **ARC** requirements or contact the **ARC** Chairman).

No **trash piles** may be located on any part of any Lot whether visible from the street or not. No **compost areas or containers** for any location on any Lot have been approved by the **ARC**. **Grass clippings** may be used as mulch in an inconspicuous area in the backyard as long as they are distributed evenly, not in one big pile. Large clumps of grass scattered on lawns after mowing is not allowed.

Grass clippings and all other debris must be kept swept off all concrete areas, including sidewalks and driveways, as well as streets.

No **gardening items or supplies**, including, but not limited to, garden hoses, mulch bags, original nursery pots, garden pots without living plants in them, bags of any type, tools, watering cans, sprinklers and spreaders, may be left out in the front yard or side yard visible from the street after immediate use. If not stored out of sight, **garden hoses**, with or without a sprinkler attached, shall be kept coiled neatly under an exterior faucet or be kept nearby in a container manufactured and sold for hose storage.

All **hoses and sprinklers** need to be **stored** in appropriate areas during hours when Gwinnett County has prohibited the use of water outside (as of this date, 10:00 a.m. to 10:00 p.m.). **Sprinklers** not attached to hoses attached to exterior faucets must be stored out of sight from the street and neighbors.

No **original nursery pots** may be placed in the yard visible from the street. Nursery pots may be placed inside larger selected garden pots in a manner, which conceals the original pot.

Garden pots displayed in front of a home are limited to four (4) pots.

Major landscaping projects that will not be completed within three (3) days must be approved in advance in writing by the **ARC**.

Equipment and supplies used in outdoor projects and activities, including, but not limited to, any horticultural pursuits, vehicle maintenance, furniture refinishing and sports (excluding portable basketball goals), shall not remain upon any patio, driveway, walkway, or yard or any other outdoor

location on the ground level. No **camping equipment** shall be set up for camping activity in any location in any yard at any time. Campers or tents may be set up to dry out for a maximum of four (4) hours. Within this time limit, **campers** are allowed to dry while parked in driveways, but portable **tents** are required to be dried out of view from the street.

Garbage cans must be kept in the garage and lined with City of Duluth garbage bags, or, if stored outside the garage, screened so as to be concealed from the street and neighbors' views. All **garbage** must be **secured** (i.e., tied tightly) before placing it out near the curb. All recycled garbage must be placed in the bin so all items will remain in the bin until pickup. Filled garbage bags and recycling bins must not block the sidewalk. Garbage cannot be placed out for collection prior to **5:00 p.m. on Tuesdays** (the City's requirement is technically 6:00 p.m.; pickup day is Wednesday). All **garbage cans** and **recycling bins** must be taken out of sight from the street by **9:00 a.m. on Thursdays**. If a resident/occupant has too many recyclables to be contained in one recycling bin, another bin may be obtained through the City.

No **artificial vegetation** shall be permitted on the exterior of any property, except for: (1) that being used as a front door decoration, whether covered by a roof or not, and (2) that being used within an area covered by a roof, e.g., porch. No **artificial vegetation or flowers** may be placed in any yard area at any time.

Exterior sculpture, statuary, hammocks, fountains, flags, and similar items must be approved in writing in advance by **ARC**.

Fences must be wooden and only clear or colored stain are permitted. Any other color including white is not permitted.

Given exemptions and restrictions found in the Covenants (Page 8, Article VI, Section 4), all **signs** within the Community must conform to the requirements of the **ARC**.

No **outbuildings**, including, but not limited to, **storage sheds** and **doghouses**, are permitted on any Lot. No **exterior clotheslines** of any type shall be permitted upon any Lot.

All **garbage cans, woodpiles, swimming pool pumps, filters and related equipment, air conditioning compressors and other similar items** shall be located or screened so as to be concealed from view of neighboring streets and property.

Any and all **alterations to mailboxes** must be approved in writing in advance by the **ARC**.

THESE REGULATIONS AND OTHER USEFUL INFORMATION ARE BEING POSTED ON THE www.willbrooke.org WEBSITE. IF YOU DO NOT HAVE DIRECT INTERNET ACCESS, IT IS AVAILABLE AT THE NEARBY DULUTH PUBLIC LIBRARY. UPDATES TO THIS LIST WILL ALSO BE POSTED AS NEEDED.

PLEASE CONTACT THE WILLBROOKE BOARD PRESIDENT WITH ANY QUESTIONS REGARDING THESE REGULATIONS. THANK YOU.