

KINGSTOWNE NORTH CONDOMINIUM ASSOCIATION
165 FOLLINS LANE
ST. SIMONS ISLAND, GA 31522

TO: Residents/Owners of Kingstowne North

FROM: Board of Directors

DATE: December 3, 2005

RE: Rules & Regulations Governing Kingstowne North

The Board of Directors has approved the following rules for the Kingstowne North Condominium Association. **Rules must be posted in all rental units and attached to any Lease agreements. Rental managers are to be given a copy for their company file.**

1. Recreational vehicles shall not be stored or parked in the Kingstowne North parking lot IN EXCESS OF 24 HOURS, i.e., boats, boat trailers, RVs or storage trailers. Utility or large work vehicles are to be on property for service only and not parked or stored on the premises. Moving trucks must be loaded or unloaded within a 24-hour period or extended with proper notification given to the property management office prior to the moving schedule.
2. Vehicles of residents must be properly licensed and have current tags. Abandoned vehicles will be notified and towed within a 24-hour period following notification if still found on the property. Only Kingstowne North residents, owner or guests are allowed to utilize the parking facilities.
3. Residents should park in assigned parking of their unit and not park in someone else's assigned slot without written permission of the owner, which is required to be on file with the property management office.
4. Glynn County animal ordinance regarding leashed pets should be adhered to at all times. Residents are responsible for "scooping the poop", bagging and placing in dumpster. Do not allow pets to "poop" on patios, as this is offensive to your neighbors. Walk pets off of property when possible.
5. Grills, coolers, chairs, tables or personal items are not to be left in front of units or in the common area. Grilling should be completed on patio/porches only. Residents are to keep premises clean of trash such as cigarette butts,

cans, bottles, etc. Bicycle owners are responsible for securing bicycles and recovery or reporting of any thefts.

6. *No person or visiting groups shall disturb or annoy any other residents by noise or loud behavior.*
7. Satellite dishes or antennas are not to be installed at or on the buildings of Kingstowne North without prior written permission of the Board of Directors.
8. No signs are allowed to be displayed in windows or outside of the condominium unit, i.e., for sale, for rent, no parking, etc.

Noncompliance shall result in a daily fining of \$100.00 following written notice to parties involved. If no response within three to five days of written certified notice receipt, a certified written notice will be mailed to guilty party and fining will begin fifteen days from date of receipt signature.

REVISED FEBRUARY 2013