

***THE COTTAGES AT CLUB VILLA***  
***RULES & REGULATIONS***

**PARKING/VEHICLES**

- No parking on the street
- No mobile homes/motor homes/trucks/campers
- No repair of any vehicles on property **(including oil changes)**
- All vehicles must be parked on concrete surface at all times
- 2 spaces allotted per rental unit
- No parking on grass or in driveway
- No parking in another unit other than the one which you occupy
- Please park your vehicle straight in order to ensure 2 parking spaces per unit
- Any non-operating vehicles will be removed at residents expense
- Guest parking will be on the street, however vehicles are not permitted overnight without prior approval by management
- **SPEED LIMIT IS 15 MPH – NO EXCEPTIONS**

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**PETS**

- Pets must be on a leash at all times
- Pet deposit of \$200.00 is NON-REFUNDABLE
- Pets may not be over 50 lbs
- Pets are NOT to be left outside while you are not home
- More than 3 complaints regarding your pet (barking, etc) gives management the right to ask you to vacate your premises
- It is YOUR responsibility to pick up after your pet
- Failure to keep your unit (inside and out) free of pet debris will result in pet removal.

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**GENERAL APPEARANCE**

- Patio furniture may be placed on your side of the building only
- Patio furniture or any other furniture may NOT be placed on the grass
- Bicycles, scooters, etc must be stored on side or in the back of each building
- Garbage receptacles are to be kept on the side or in the back of each building
- All walkways must be kept neat and free of debris
- Tasteful decorations are permitted (management has the right to ask you to remove)
- Any items left in entrances, stairways, lawns or public areas may be impounded by management
- Changes to exterior of apartments are prohibited
- Clotheslines are not permitted

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**STORAGE**

- No flammables or explosives (gasoline/kerosene) shall be stored in unit
- Houston Lake Storage will be available for discounted rental rates

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**CABLE**

- Each unit is wired for cable television
- No exterior wires/antennas are allowed
- Satellite dish may not exceed 18” in diameter
- All dishes are to be attached to the rear of the building
- Exceptions must be approved by management

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**WINDOW TREATMENTS**

- All units have standard window treatments
- Any portion visible from the outside should be white or off white in color

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**GUESTS**

- Residents shall be responsible and liable for the conduct of their guests
- If a guest is staying with you longer than 30 days, management must be notified

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**UNREASONABLE CONDUCT**

- In the event that any tenant or guest displays conduct detrimental to the quiet enjoyment of the premises by other residents, management may request the guest leave the property and may also result in management requesting termination of lease.
- Loud music or playing of loud instruments will be deemed unreasonable conduct

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**PARENTAL RESPONSIBILITY**

- Parents are responsible for the control of children to make sure they do not infringe upon the rights of other residents and that damages to the property do not occur.

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**BBQ GRILLS**

- Grills are permitted on the backside of each unit.
- NO grills are to be placed on front patios, breezeways or indoors

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**GENERAL**

- Playground equipment is not to be placed on any lot
- Yard sales are not permitted

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Management will apprise all residents of any changes to the Rules and Regulations

If you need immediate assistance, you may call the office during and after business hours (478-218-0150).

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
date

\_\_\_\_\_  
Property Manager

\_\_\_\_\_  
date