

RESOLUTION 1
ASSOCIATION FEES

1. Association fees for each month are due on the first day of that month.
2. If monthly association fees are not received by the 10th day of that month, a one-time late charge of 10% of the association fee amount, in accordance with O.C.G.A. Section 44-3-109, shall be charged against the unit and unit owner for failure to timely pay his/her association fees. This provision shall also apply to special assessments which may be imposed from time to time by the Board of Directors. If the 10th day of the month is a non-business day, fees must be received on the next business day.
3. If any unit owner is at any time in arrears to the Association in an amount equal to twice the monthly association fee plus late charges, the Association may institute legal proceedings against such owner to collect the amount owed the Association. This provision shall not, however, bar the Association from instituting legal action to collect monies owed which are less than twice the monthly association fee plus late charges.
4. If any association fees or assessments are paid by check and the check is returned for any reason by the bank upon which the check is written, the amount for which the check was written shall be considered delinquent, and a late fee shall be assessed to the unit owner. If the financial delinquency is not rectified within thirty (30) days after written notice is issued, the unit owner shall be liable to the Association for double the amount of the check and court costs, in the event that suit is filed, pursuant to O.C.G.A. Section 13-6-15. Furthermore, a service charge of \$25.00 or 5% of the check amount (whichever is greater) shall be imposed against the unit owner writing the returned check, pursuant to O.C.G.A. Section 13-6-15.
5. Any fines, special charges, or assessments, incurred during any month, shall be due and payable at the time the association fee for the following month is due.
6. All Association fees shall be sent to the Variations lock-box currently: BB&T PO Box 628207, Orlando, Florida 32862-8207
7. All fines, special charges, or assessments should be deposited in the secured Variations mailbox.

RESOLUTION 2
RECREATIONAL FACILITIES

GENERAL INFORMATION AND RULES:

1. Recreational facilities include the Clubhouse, Pool & Pool Area, and Tennis Courts.
2. Homeowners and residents are responsible for the actions of their guests. Guests of a homeowner or resident of The Variations must be accompanied by the homeowner or resident when using any of the recreational facilities, however, homeowner privileges may be extended to overnight house guests without being accompanied by the homeowner or resident.
3. The illegal use of any controlled substance is prohibited at all times on The Variations property. No one under 21 years of age is allowed to bring alcoholic beverages or consume alcoholic beverages in any of the recreational facilities at any time. Any homeowner or resident allowing this shall be held personally responsible and liable.
4. Intoxication, profanity, vulgarity, or other improper behavior by any homeowner, resident, or guest is not allowed.
5. Excessive noise annoying to other homeowners, residents, or guests is not allowed.
6. No pets are allowed in the pool area, with the exception of walking a pet on a leash through the pool area.
7. Homeowners, residents, and guests are responsible for properly disposing of trash before leaving the recreational facilities. Any soiled diapers or pet droppings must be removed from the recreational facilities entirely.
8. Neither the Association nor the Community Manager is responsible for any loss or damage to personal property.
9. No Association property shall be removed from its normal placement without permission from the Community Manager.
10. Homeowners and residents are responsible for any damage or breakage, whether intentional or unintentional, to Association property resulting from their (or their guest's) use of the recreational facilities. The homeowner or resident shall be assessed a repair / replacement charge for any damage.

11. In all cases of intentional and abusive destruction, a fine of \$25.00 (minimum) shall be levied, and the homeowner or resident may be restricted from using any of the recreational facilities for a period of time determined by the Board. This fine is in addition to any possible criminal charges.

CLUBHOUSE INFORMATION AND RULES:

12. Hours of Operation: The Clubhouse is available to homeowners, residents, and their guests until 10 PM, except when rented. When the Clubhouse is rented for a private party, homeowners and residents should limit their access to the bathroom facilities.
13. The Clubhouse may be rented by homeowners and residents for private parties for a nominal charge, plus a security deposit. In order to be eligible to rent the Clubhouse, the homeowner or resident must be current with their Association Fees. Given the limited amount of parking and size of the Clubhouse, use of the Clubhouse for a private party should be limited to a maximum of 30 people. Contact the Community Manager for information and the Clubhouse rental agreement.
14. Rental of the Clubhouse provides the renter with exclusive use of the Clubhouse, with the exception of the bathrooms, which may be accessed by homeowners, residents, and their guests while using the pool. The Clubhouse may be rented for pool parties; however, other homeowners, residents, and their guests still have access to the pool.

POOL & POOL AREA INFORMATION AND RULES:

15. Hours of Operation: The pool & pool area are available to homeowners, residents, and their guests until 10 PM. **All residents are required to carry their recreation tag when using the pool.**
16. The pool is maintained for swimming from May 1st until October 1st.
17. No lifeguard is on duty at any time. The Association is not responsible for any injury or accident. Use of the pool is at one's own risk.
18. Glass bottles, cups, pitchers, or other breakable items are not allowed in the pool area. **Violators are subject to fines.**
19. Running, pushing, or horseplay is not allowed in the pool area.
20. Individuals with open sores, wounds, bandages, or other communicable diseases are not allowed to use the pool.

21. Children under 12 years of age must be accompanied by an adult at all times. Young children must be in appropriate swim wear (no diapers) as required in all DeKalb County pools.
22. More than six (6) guests per unit are prohibited. See item 14 regarding Clubhouse rental.
23. Radios and other audio equipment may be used. Please maintain the volume as not to disturb your neighbor.
24. Please use trash containers for all paper items and other debris to prevent damage to the filter system. Gum of any kind is prohibited for safety and sanitary reasons.
25. WHEELED VEHICLES (bicycles, skateboards roller blades) are not allowed in the pool area. Baby strollers are the only exceptions.
26. RESTROOMS: **Please leave them as you would expect to find them.** Please check behind your children.
27. Single groups shall not monopolize a particular area of the pool and thereby limit or intimidate other residents.
28. Single groups may use areas of the pool for group activities such as volleyball when all patrons in attendance are involved and not limiting others from the pool. This also includes floats, noodles, and other flotation devices.
29. All grilling must be done on the designated area of the pool deck. All trash must be cleaned up after grilling and the grill cleaned and put in its designated place.
30. **Failure to adhere to number 29 will result in termination of ALL grilling activities at the pool.** So please do not ruin it for your other neighbors.

TENNIS COURT INFORMATION AND RULES:

31. Hours of Operation: The tennis courts are available to homeowners, residents, and their guests from 9 AM until dark.
32. The tennis courts are for the exclusive use of homeowners, residents, and their guests. Limit play to one hour if others are waiting to play.
33. Tennis shoes or equivalent with soles non-abusive to the court surface must be worn on the tennis courts. Roller skates, roller blades, and skate boards are not allowed on the tennis courts.

34. No breakable containers are allowed in the tennis court area.
35. The tennis courts may be used only for tennis, volleyball, badminton, or basketball. Tennis takes precedence.
36. League play and practice are not permitted on The Variations tennis courts.

RESOLUTION 3 **GARBAGE COLLECTION**

1. Garbage and yard waste collection service is provided by City of Chamblee Sanitation. After reviewing the information below, if you have questions regarding whether an item(s) will be collected, or need to arrange for a special pick-up request, contact City of Chamblee Sanitation at (770) 986-5019. Homeowners and residents must arrange for disposal of any item(s) City of Chamblee Sanitation will not collect.
2. Normal garbage collection day for The Variations is Friday. This schedule may vary in the event of a holiday. Check the holiday collection schedule in your Variations phone directory.
3. Garbage must be in a garbage can or a securely tied plastic bag. Yard waste (leaves, plants, pine straw, tree limbs, etc.) must be placed in special yard waste paper bags, in a labeled trash can, or securely bundled. **Do not use plastic bags for yard waste** (DeKalb County Sanitation will not collect).
4. Garbage and yard waste should be placed at the curb One (1) hour before dark the night before the collection day or the morning of the scheduled collection day.
5. Garbage cans must be removed from curbside to a storage location out of sight from the street as soon as possible on the day of collection.
6. Building materials, stumps, dirt, rocks, concrete products, automobile bodies and parts, tires, paint, oil, liquids, and feces are not handled by DeKalb County Sanitation. Special pick-up of a large item can be arranged through DeKalb County Sanitation.
7. **RECYCLING** - Homeowners and residents are encouraged to participate in the City of Chamblee Recycling Program. Contact City of Chamblee to enroll. The Rules and Requirements, as outlined by the County must be followed.

RESOLUTION 4 **PARKING AND TRAFFIC**

Due to limited access in and out of our community it is critical all vehicles, particularly emergency vehicles, have unimpeded access to all units. For the safety and convenience of all residents, the following rules apply:

1. For your safety and the safety of others, the speed limit in The Variations is 15 miles per hour.
2. Temporary on-street parking is permitted only on the **EVEN** numbered side of the street.
3. No on-street parking is allowed at any time in front of fire hydrants, in turn around areas, or which blocks a driveway or intersection.
4. No on-street parking is permitted at any time on Variations Drive from the landscaped island by the tennis courts around the curve and up the hill past the tennis courts.
5. No on-street parking is allowed between the hours of 1 AM and 6 AM.
6. Limited parking up to twenty-four (24) hours is available in the parking spaces by the tennis courts, and in the large paved area in front of 1939 - 1949 Variations Drive.
7. If overnight parking is required for any truck which will not fit under your carport roof or in your driveway area (e.g. a moving van), contact the Community Manager or a Board member. Limited space is available for large trucks.
8. For extended parking needs (beyond 24 hours), contact the Community Manager or a Board member.
9. Failure to follow the parking rules may result in towing at the owner's expense without notice.

Failure to adhere to these parking and traffic rules may result in a \$25 fine (minimum).

RESOLUTION 5
OUTDOOR WATER USE

1. Water conservation is important at The Variations. Appropriate watering of plants and grass is encouraged; however, excessive watering is prohibited.
2. Homeowners and residents may wash their vehicles, when permitted, in their carport/driveway areas. Washing non-resident vehicles is not permitted.
3. The Board of Directors may limit or prohibit outdoor water use as necessary.
4. Homeowners or residents abusing water privileges may be restricted from outdoor water use.
5. All homeowners and residents must adhere to DeKalb County water use restrictions.

RESOLUTION 6
ARCHITECTURAL STANDARDS

1. Any homeowner considering making exterior additions or changes to their unit, including landscape changes **and any exterior wiring or cable TV lines**, must adhere to the following process and guidelines.

The Process:

- a) Contact the Chairperson of Architectural Standards or Community Manager to obtain an application form.
- b) A written request must be submitted to the Board outlining the specific plans of the homeowner, and how these plans comply with the guidelines (below). For fastest response, this written request should be given to the Architectural Standards Chairperson.
- c) The written request should include as much information as possible to assure the Board has adequate information to make a timely decision. Such information should include, but not be limited to, photographs, structural drawings, narrative descriptions of the materials to be used and design specifications.

- d) If insufficient information is provided, the request will be denied. The Board, however, will provide specific reasons for the denial and indicate if additional documentation may warrant the request to be resubmitted. The Board's purpose is to allow homeowners to make desired changes, while maintaining consistency of appearance within the community.
- e) A homeowner may request to appear personally at the appropriate Board meeting to discuss their request or get additional information on the Board's decision.

The Guidelines:

- f) The proposed change can in no way impair the structural soundness or integrity of the homeowner's unit or another unit.
- g) The change cannot negatively impact drainage within the community.
- h) The change may not endanger the health or unreasonably annoy or disturb other owners or occupants of a portion of the condominium, or act in any way as to create a nuisance.
- i) If the homeowner's plan includes digging in areas where underground utility lines may be located, the homeowner must contact the appropriate utility companies to have the line(s) marked.
- j) The change cannot encroach beyond the "limited common area" (see page 2 of the Declaration and page 3 of the By-Laws for definitions) of the homeowner requesting the change.
- k) The change must be in harmony with the external design of existing units and the location in relation to surrounding structures and topography of the vicinity.
- l) The homeowner making the change assumes responsibility for the maintenance, repair, replacement and insurance to and on the change. Responsibility for the change passes to any subsequent owner of the unit. In addition, the homeowner is responsible for any damage caused to their own or other units as a result of the change.
- m) When planning landscape changes, the mature size of plants should be considered. To minimize the risk of termites and exterior wood problems, do not plant too close to the exterior of the building.

- n) The front door of each unit must be a 6, 15 or 18 panel door. Exterior door changes must be submitted to and approved by the Board prior to making the change. Homeowners are allowed to paint or stain their exterior doors in a solid color.
 - o) To minimize the risk of attracting rodents (squirrels, rats, etc.), bird seed can only be placed in a rodent-proof bird feeder, and no pet food, table scraps, or other food can be left outside.
- 2. Adherence to the process and guidelines does not imply automatic approval of the requested change. However, following the guidelines assures the homeowner and Board alike are considering changes under the same basis of interpretation.
 - 3. All requests are kept on file and used to help in evaluations of future requests.

For additional information, reference Article VI, section 4. of the By-Laws in the Homeowners' Manual.

RESOLUTION 7

PETS

- 1. All pets must be on a leash when outside your unit's limited common area. There are two exceptions to the leash requirement. The first exception to the leash requirement is in the area by the creek adjacent to the clubhouse where non-aggressive pets may run freely under the watchful eye of their owner/walker. The second exception is that dogs may be allowed on the tennis courts off their leashes with the following guidelines:
 - Owners/walkers must clean up pet droppings.
 - Owners/walkers must stay in the immediate area.
 - Owners/walkers must relinquish courts to homeowners/renters who present to play tennis.
 - Owners/walkers must be considerate of owners of units near the tennis courts.
 - Owners are responsible for the behavior of their dog(s) and hold The Variations harmless from any claims that may arise.
 - Dogs must be currently licensed.

This revision shall no longer be valid when the tennis courts are resurfaced.

- 2. Pet droppings must be picked up and disposed of with your household garbage. Disposing pet droppings at any recreational facility is not permitted.
- 3. No pets are allowed in the pool area, with the exception of walking a pet on a leash through the pool area.
- 4. Failure to adhere to these pet rules may result in a \$25 fine (minimum).

For additional information, reference Section 10., item (d) of the Declarations in the Homeowners' Manual.

RESOLUTION 8
CARPORT AND DRIVEWAY AREAS

1. Carport and driveway areas must be kept clean and orderly. Given the visibility from the street, the following shall apply to carports:
 - a) Carports may be used for daily active use of patio type chairs and tables (in other words, sitting in/on such furniture), and upon each day's active use ending, such tables/chairs must be removed from the carport; and
 - b) Carports shall not be used as a location to place, store or use furniture of any other kind, including but not limited to non-patio chairs, non-patio tables, swings and lamps; and
 - c) Carports cannot be used as a storage area, with the exception of neatly stacked firewood and/or storage of sporting equipment (e.g. bicycle, canoe, kayak);
 - d) Carports may be used as a temporary work area for home improvement and hobby projects so long as such use does not exceed one week per year (unless specifically approved by the board).
2. Carport and driveway areas cannot be used for any commercial purpose.
3. Minor repairs or servicing of your own vehicle(s) is allowed during the daylight hours; however, no vehicle can be left on blocks, a car jack(s), or car stands overnight. Repair or servicing of non-resident vehicles is not allowed.
4. Motorcycles, boats, boat trailers, campers, trailers of any kind, and recreational vehicles must be parked under your carport roof. Trucks with more than four (4) wheels, vehicles primarily used for commercial purposes, and vehicles with commercial writing on their exteriors cannot be parked, stored, or allowed to remain on the common elements outside of normal business hours.
5. Per the authority granted to the Board in Article VIII, Section 4., Item (b) of The Variations By-Laws; and recognizing how trucks (with four wheels) have changed since the adoption of these By-Laws (in 1984) and become a common vehicle of choice; the Board designates the driveway area of your home as an acceptable place to park a truck used for personal transportation.

For additional information, reference Article VIII, section 4. of the By-Laws in the Homeowners' Manual.

RESOLUTION 9
MISLANEOUS

1. "Garage Sales" Declaration 10 (b) states:" "Garage sales" by unit owners are permitted, but only if such sales receive prior written consent of the Board of Directors."

The term "garage sale" is further defined as any yard sale, carport sale, estate sale, or similar sale, whether inside or outside the unit. Violation of this resolution may result in a minimum fine of \$100.