MANCHESTER HOMEOWNERS ASSOCIATION

WELCOME TO MANCHESTER!

We hope that you enjoy many years ahead in your new home and enjoy all that the neighborhood has to offer.

We are a covenant restricted neighborhood and as a community association, we are concerned about maintaining our property values. New homeowners frequently have questions about our neighborhood covenants. The full version of the covenants and all subsequent amendments can be found on the Bill Beazley Homes website as well as the Richmond County RMC office. Below is a list of the most frequently asked questions we have received about the covenants. This list below may not reflect any new amendments to the covenants nor does it service as a legal document, but rather a small glance.

1 - No building, storage building, cabana, closed - in porch, fence, swimming pool, play house can be erected or any addition to or modification to the exterior of the home or landscape can be made without first obtaining approval from the Architectural Control Committee.

2 - The entire fence must be “shadow box” style. Chain link fencing is not permitted. If fence treatment is applied it must be clear so as to retain the natural color of the wood. Please refer to the recorded fencing covenant amendment for further information.

3 - No more than 2 dogs, cats or similar domestic pets can be maintained on the lot without the permission of the Architectural Control Committee. <u>All pets kept within the property must be secured by leash, lead or contained within a fenced area and under the control and obedient to a responsible person anytime they are outside the home.</u> Electronic fences are not considered confinement control measures unless approved by the Architectural Control Committee. <u>All pet owners walking their pets along neighborhood streets are required to pick up and clean up any mess left by their pets.</u>

4 - <u>There is no overnight parking on the streets within the neighborhood.</u> All boats, trailers, motor homes and campers must be parked in the garage or kept in the rear yard not visible from the street. Cars must be parked on the concrete driveway and not on the side or front yard grass. Commercial trucks cannot be parked on the streets within the neighborhood.

5 - No inoperative cars, trucks, motorcycles or any other vehicle shall be allowed to remain on the property for more than 48 hours. This includes but is not limited to vehicles without proper license plates, registration and insurance or is obviously inoperable.

6 - The disassembly and assembly of motor vehicles and other mechanical devices that may lead to disordered, unsightly or unkempt conditions are not permitted.

7 - Breaks in the sidewalk or curb for any purpose is not permitted.

8 - Homeowners are required to keep their property in a clean and attractively maintained condition. This includes regular grass cutting and the trash receptacles must be moved behind a structure (i.e. fence or garage) and out of view except during the 24-hour period of garbage pick-up.

9 - Flag poles are not permitted.

10 - No signs are permitted on the property except REALTOR® signs during the sales period of the property. Contractor signs are allowed during the construction period, can be no larger than 5 square feet, and must be removed upon completion of the work. The Architectural Control Committee must approve all other signs.

11 - Satellite dishes must be small and located in the rear of the property. Notify the Architectural Control Committee if the dish must be located in the side or front yard.

12 - Please notify the Manchester Community Association if in the future you intend to sell or rent your home. If you are renting please provide a new address. Note that you, as the property owner, are responsible for the action of your renters as they pertain to the covenants, and are responsible for the annual HOA dues. If you are selling your home, please inform your real estate agent that Manchester is a covenant - restricted neighborhood and that yearly dues are collected.

If you have any questions or require further information, please contact Crystal Fogarty at cfogarty@associationlink.net or please call 706-922-8071 or 706-922-0903.

You can access a full copy of the covenants at
http://www.billbeazleyhomes.com/neighborhoods/richmond-county-ga/manchester-at-diamond-lakes