

Eagle Village

Community Covenants

The following covenants have been developed to help a pleasant and attractive community in which we live. We wish to ensure quiet enjoyment to all Residents who are cooperative and considerate of the peace, privacy of both other Residents and Management. It is this spirit that we set forth these covenants.

A. REGISTRATION AND OCCUPANCY

1. Each person residing in the Community must be approved by Management, registered and listed on the Application/Lease Agreement. Everybody over 18 yrs old must be on the lease. Failure to do so is cause for eviction.
2. No Resident may sublet their lot or home, take in borders, or permit anyone other than persons listed on the Application/Lease Agreement to live on the premises.
3. Rights to occupy are not transferable unless the proposed transferee/home buyer is approved by Management, in accordance with the qualifications set forth below.
4. Number of occupants allowed in the home are:
2 Bedroom – 3 Occupants
3 Bedroom – 4 Occupants
4 Bedroom – 5 Occupants

B. QUALIFICATIONS FOR PROPOSED NEW RESIDENTS

1. Proposed New Resident shall apply online at eaglevillagecommunity.com by completing and signing Application for lease upon subsequent approval, the Lease Agreement.
2. Proposed New Resident shall have credit rating acceptable to Management.
3. Proposed New Resident and home shall meet current standards of quality applicable for new occupancy, set forth by Management.
4. Proposed New Resident shall have personal character references acceptable to Management. Management reserves the right to review and determine acceptability of Proposed New Resident's criminal credit, military and unemployment records, if any.

C. STORAGE BUILDINGS

1. Maximum size shall be 8' wide (door Side) x 10' high.
2. Storage buildings shall be manufactured, or constructed of wood with shingle roof.
3. The colors shall match or complement the color of the home.
4. Roof shall be gable type or barn style, with peak no higher than 10' from the floor.
5. Floor shall be pressure treated wood.
6. Bottom of outside wall shall be no higher than 6' above the ground.
7. Site built storage buildings shall be within 30 days of start.
8. Storage building shall be skirted with vinyl and color shall match home skirting.

Storage building shall be constructed in a neat, attractive and workmanlike manner, and shall be maintained in good condition, cleaned, repaired, painted and/or replaced and needed.

D. CARE & MAINTENANCE OF HOME & LOT

1. Each resident shall keep their home and home site in a clean and neat-appearing condition, free of any litter or fire hazards.
2. Storage is not permitted around homes or on decks. All toys, bicycles, tools, ice chest, or similar items are to be placed to the rear of the home each evening, or stored in storage building or inside home.
3. No trampolines or swing sets are allowed.
4. Only 18" or smaller TV dishes attached to the home are permitted. No clothes lines of any type or outside drying of laundry or rugs shall be permitted.
5. Signs are not permitted, except a "For Sale" sign, not exceeding 18 x 24 inches in size, neatly displayed in the window facing the street or in the front yard to advertise the sale of a home.
6. Firewood (one cord maximum) is to be stores out of view from street as much as possible.
7. No A/C window units are permitted.
8. Digging or driving stakes by Residents is prohibited without guidance from Management on location of underground lines for telephones, electricity, water and septic tank lines.
9. The only landscape materials permitted other than plants or trees without written consent of Management are: rock, patio stones, pressure treated landscaped timbers, pine straw or pine bark.
10. No pouring Grease in drains or out the front or back door. **You will be charged the service charge if a plumber has to come and clean out drains. You will be charged \$50.00 if a Maintenance Technician has to clean up grease outside of home.**
11. **NO basketball goals are allowed to be set up in the roads, driveways or in the grass.**
12. **It is your responsibility to keep your home free of bugs and rodents.** If we see signs of bug or rodent infestation at the time of inspections, we will call an exterminator, **and your account will be charged accordingly.**
13. Change air filters monthly and keep air handler clean and free of debris at all times. **Free air filters are given at the office. A service charge will be added to your account if air filters are not properly changed and has caused air conditioner to falter and results in service technician to be called out.**
14. **Blinds are to be kept unbroken and in good condition. Broken Blinds will be replaced at tenant's expense.**

E. LAWN & LANDSCAPING MATERIALS

1. Lawns on each home site shall be mowed by Management. Resident shall maintain all landscaping, plants shrubs, edging and weeding around landscaping, trees and shrubs. It shall be the responsibility to water and fertilize same as necessary.

F. TRASH

All garbage (home and yard) removal is the responsibility of the Resident. No storing trash on porches. **A \$10.00 fine will be added to your account for each bag of trash on the outside premises of the home that staff has to clean up.**

G. TRASH PICK UP SERVICE PROCEDURES

1. AllGreen will provide garbage removal for a fee. 912-871-8447
2. If using AllGreen: All trash shall be placed in plastic trash bags and securely tied or fastened, before being deposited in trash cans with the lid replaced and locked securely.
3. Any extra items, such as yard trash (bagged & tied) or boxes (completely broken down) are to be placed at the street edge not earlier than the night (after dark) before pick up day.
4. Resident is responsible for arranging removal of old furniture, boxes, building materials, or other large items, which may not be picked up by trash collector.
5. Any trash problems or missed pickups should be reported to AllGreen.

H. PETS

1. PETS MUST BE APPROVED BY MANAGEMENT AND A \$250.00 PET FEE MUST BE PAID BEFORE OCCUPANCY AND PET APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY.
2. Your yard must remain free of any Dog Waste. If walking dog in any other areas, you must clean up after your dog.
3. Your animal can not be kept outside without supervision for any length of time.
4. Your animal must remain on a leash at all times.
5. NO ANIMALS ALLOWED ON THE PLAYGROUND.

I. SMOKING

1. NO SMOKING ALLOWED IN OUR RENTAL HOMES. IF YOU ARE CAUGHT SMOKING IN OUR HOME, YOU WILL NOT GET YOUR DEPOSIT BACK.

J. CHILDREN

1. Resident shall be responsible for the actions of their children, and see that they do not disturb other Residents by use of offensive language, bullying, trespassing, or abusing the property of other Residents or Management.
2. Children under the age of 7 years shall be supervised by an adult at all times.
3. Children shall not be permitted to loiter or play in the streets, or roam the community after dark.
4. **Children (and adults) shall always use streets or sidewalks to reach destinations in the community, and never cut through yards.**
5. ONLY ONE CHILD PER BEDROOM is permitted.
6. Curfew for all children under 17 is sunset.

K. GUEST

1. Resident is responsible for the actions of their guest.

L. VEHICLES

1. Motor vehicles within the community shall be operated in a safe manner and **shall not exceed the 15 MPH speed limit.** Residents are responsible or informing guest and members of their household, and are held liable for their conduct.
2. Residents are limited to two vehicles per lot, provided they fit on parking pad, and are not larger than a one-ton pickup. In the event you wish to enlarge the parking pad, Resident may do so with the written approval of Management prior to construction, and said

enlargement of pads shall be pursuant to guidelines established by Management. You may have one additional vehicle, provided that is parked in a designated parking area.

3. Motor vehicles shall be in good operating condition and currently licensed. Vehicles that are in bad repair, unsightly, noisy and leaking excessive oil or fluids are not permitted. Mufflers may not be louder than original stock mufflers.
4. Repairing or servicing any Motor Vehicle within the community is not permitted, other than changing of flat tire and minor road aid service.
5. Motor Vehicles shall never be parked on lawns and Residents are to inform guest. Street parking is permitted for occasional guest parking, ***IF*** off street parking is not available. Resident shall ensure that street parking by guests(s) does not hinder easy flow of traffic.
6. It is the responsibility of the Resident to keep Management informed of any change of status. Tag information of each vehicle, as well as make, model and year, must be provided to management prior to move-in.
7. Motorcycles are permitted, provided they have a current license tag, mufflers and are used only for entering and departing the community.
8. When available, storage area space may be rented from Management, at a rent to be determined from time to time, for campers, utility trailers, motor homes, travel trailers, boats, etc. by request. If resident parking has space to park boat (without being on grass), it is permitted, provided boat is neatly covered.

M. FISHING/LAKE RULES

1. Fishing by Eagle Village Residents and guest only.
2. Catch and release only.
3. No swimming or wading allowed.
4. Anyone under the age of 15 years shall be accompanied by an adult.
5. **Keep off neighboring yards** – use walkways only.
6. Do not Litter.
7. No alcoholic beverages allowed.
8. Bicycles and skaters should stay to the outside portion of trail and exercise caution of walkers and joggers.
9. No abusive or obscene language allowed.
10. No vehicles allowed. Authorized management vehicles only.

N. PLAYGROUND RULES

1. Hours: Weekdays – 9am to dark. Sundays – 11am to dark
2. For residents and their guest only.
3. Children under 6 years of age must be accompanied by an adult.
4. No pets allowed.
5. No foul or abusive language allowed.
6. No littering.
7. No alcoholic beverages allowed.
8. No pets allowed.

O. BUS STOP RULES FOR STUDENTS AND TRAFFIC.

1. No smoking or use of tobacco allowed, in either the mornings or afternoons, at or near the bus stop.
2. DO NOT LITTER.

3. No Obscene or foul language.
 4. No hitting, loud screaming or rough play.
 5. No bikes, skateboards or other objects left at bus stop allowed.
 6. Do not play on the community sign or lights.
 7. Do not arrive at the bus stop earlier than 10 minutes prior to bus arrival.
- Allowances are made for brothers and sisters walking together.

P. General

1. The applicable rules and regulations governing the use of recreational facilities, clubhouse, bus stop, etc., are posted in and/or near the facility, and attached hereto , and are considered as part of these covenants.
2. Excessive noise (including home or car stereos), disorderly conduct or disturbance, immoral or unlawful acts of any kind within the community, shall not be tolerated. Resident shall be held responsible and liable for conduct of themselves, members of their household, and their guests. (Remind them to observe signs at the entrance: 15 MPH SPEED LIMIT and NO SOLICITING.
3. Soliciting and peddling, and/or commercial enterprise within the community is not permitted. Each home is to be used for Residential purpose only. Residents are requested to notify Management of any such activity or unlawful act observed in the community.
4. Entrance into any other home or lot, other than that of Resident's own, is not permitted without the consent or invitation of an adult Resident residing in that home or lot, and will be considered trespassing. Management reserves the right of access into all rental homes for the purpose of inspection, maintenance, reading water meter and/or making repairs.
5. Use or display of fireworks, firearms, BB guns, knives or any other potentially dangerous devices are not permitted within the community.
6. Management reserves the right to make exceptions to, modify, amend or replace these Community Covenants as it deems necessary.

Q. Enforcements of Covenants

1. It is Management's duty and obligation to enforce Community Covenants. Assistance of concerned Residents is vital and requested. Whenever violations are Observed, please notify Management with details to allow follow-up action,
2. If Resident does not abide by, or maintain home or lot or landscaping in accordance with thee covenants, Management may undertake the necessary work and charge the Resident, and such charges are due and payable in full when the next month's rent is due.
3. Blatant, repeated or extremely serious violations shall result in eviction from the community. In the event violations of rules and regulations hereunder continue after seven (7) days written notice, Management shall have the right to evict Resident from the community.

PLEASE REMEMBER. ONLY IF EACH RESIDENT ABIDES BY THESE COVENANTS AT ALL TIMES, CAN WE MAINTAIN TH QUIET AND ENJOYABLE ENVIROMENT THEY WERE DESIGNED TO ENSURE.

Approved By: _____

Resident: _____

Resident : _____

Date: _____