

RIVERWALK HOMEOWNERS' ASSOCIATION, INC. RESOLUTION
MORE SPECIFICALLY OUTLINING ITS POLICY AND PROCEDURE FOR
GARBAGE AND RECYCLING CONTAINERS AND LEVYING FINES FOR
VIOLATIONS

WHEREFORE, the Declaration of Covenants, Conditions, Easements, and Restrictions for Riverwalk, as amended (hereinafter referred to as the "Declaration"), and its Bylaws, as amended, provide for certain restrictions on use, penalties for violations thereof, annual, special, and specific assessments, a continuing lien for such assessments, and procedures for the collection of delinquent assessments, fines, or fees.

WHEREFORE, the Board of Directors of Riverwalk is charged with certain powers and duties, including passing rules and regulations clarifying and more specifically establishing procedures for provisions of the Covenants and Bylaws, establishing penalties for violations thereof, and maintaining the common property and community-wide standard in the development;

WHEREFORE, pursuant to Article IV, Section 5, of the Declaration provides that

The Association may make reasonable Rules and Regulations governing the use of the Lots and of the Common Area, which Rules and regulations shall be consistent with the rights and duties established by this Declaration. The Association may impose such reasonable fines (not in excess of \$25 per day per violation) for violation of the Rules and Regulations as are determined by the Board of Directors of the Association. Any such fine shall be deemed a special assessment under Article VI of this Declaration and shall be added to and become a part of the assessment to which the Lot is subject.

WHEREFORE, the Association, acting through its Board of Directors has determined that it is in the best interests of the community to pass a resolution adopting rules and regulations regarding certain uses of Lots and the Common Area, and more specifically outlining certain rights and duties of Members under the Declaration;

NOW THEREFORE:

BE IT RESOLVED, these rules and regulations are intended to ensure that the community-wide standard within Riverwalk is maintained in order to maintain property values and to ensure that the intent of the Declaration is carried out. This resolution is intended to clarify the uses of Lots and the Common Areas in Riverwalk and the rights and duties of the Members of the Riverwalk HOA, thus, to the extent they contradict the rules and regulations contained herein, all prior rules, regulations, and resolutions are hereby revoked;

BE IT FURTHER RESOLVED, that the Board hereby resolves the following resolution adopting rules and regulations regarding certain uses of Lots and the Common Area, and more specifically outlining certain rights and duties of Members under the Declaration. To

the extent anything therein conflicts with any policy or procedure explicitly stated in the Covenants or Bylaws, the Covenants and Bylaws override this resolution:

1. Garbage Pickup and Receptacles

All garbage receptacles, recycling receptacles, and any dry goods/large waste items intended to be disposed by a garbage or recycling collection service shall be placed at the curb in front of an Owner's dwelling no earlier than 7:00 AM the day prior to the scheduled pickup day and shall be removed and concealed pursuant to the Declaration by 7:00 AM the morning after the scheduled pickup day.

2. Parking and Vehicles

- a. Parking in Grass. Vehicles shall not be parked in any grassy area within the community, whether on an Owners' lot or other property. Violators will be subject to fines not to exceed \$25.00 per day pursuant to the Declaration.
- b. Parking in Streets. Vehicles shall not be parked in the streets overnight. Cars parked in the street may be fined \$25.00 per day the violation is observed. Riverwalk HOA reserves the right to notify local law enforcement regarding street parking, which law enforcement may choose to cite or tow vehicles under certain circumstances.
- c. Prohibited Vehicles. Unless otherwise approved by written request to the Board of Directors, the following vehicles shall not be allowed to be kept in the community unless kept within the Lot's enclosed garage:
 - i. trailers;
 - ii. transport vehicles;
 - iii. RVs;
 - iv. Boats;
 - v. semi/tractor-trailers; and
 - vi. inoperable or unregistered vehicles.

Violations of this provision may be subject to monetary fines and other sanctions as provided by the Declaration and governing documents.

- d. Parking in Common Areas. Parking any vehicle overnight in the pool, tennis courts, or other common area of the community is strictly prohibited without prior written approval from the Board of Directors. If approved for parking in these locations, the Owner and any guests shall be provided parking permits issued by the Board. Violations of this provision may be subject to monetary fines and other sanctions as provided by the Declaration and governing documents. Violations of this provision may also be subject to the violating vehicle being towed so long as these areas have properly posted signs giving notice thereof.

3. Pool and Tennis Rules

Owners shall abide by all posted rules for the Pool and Tennis Courts. These posted rules are subject to change from time to time and in the sole discretion of the Board of Directors. The most recent changes as posted shall control. Violation of such posted rules may result in the suspension or revocation of Owners' rights to use such Common Areas and monetary fines upon notice from the Board of Directors.

4. Lawn Maintenance

Owners shall maintain their lawns such to ensure that the grass, weeds, shrubs, and overall appearance of the law and yard are attractive and well-maintained in the sole discretion of the Board of Directors, including, but not limited to, keeping grass trimmed to a reasonable height and ensuring that all street lights, power lines, power poles, and signs are unobscured and unobstructed by plant growth. Violations of this provision may be subject to monetary fines and other sanctions as provided by the Declaration and governing documents.

5. Animals and Pets

- a. Containment and Leashing. Dogs and other animals must be contained within an Owner's dwelling or fenced backyard. When outside of the dwelling or fenced backyard, animals shall be leashed. The Association reserves the right to call Animal Control upon observing any animal, including dogs or other pets that are found roaming and unleashed in the community. Violations of this provision may be subject to monetary fines and other sanctions as provided by the Declaration and governing documents.
- b. Pet Waste. Owners are responsible for collecting and properly disposing of their pet's waste either visible on an Owner's own Lot or which waste was expelled onto another Owner's property or Riverwalk Common Area. Violations of this provision may be subject to monetary fines and other sanctions as provided by the Declaration and governing documents.

6. Seasonal Decorations

All seasonal decorations placed on a Lot on the exterior of a dwelling must be removed within two weeks after the holiday has ended. Violations of this provision may be subject to monetary fines and other sanctions as provided by the Declaration and governing documents.

7. Construction Working Hours

All building projects or construction by any Owner, builder, developer, or employee or agent thereof shall not commence prior to that day's legal sunrise time Monday through Friday nor prior to 8:00 AM Saturday and Sunday. Such projects or

construction must cease for the day no later than one half hour prior to sunset. Violations of this provision may be subject to monetary fines and other sanctions as provided by the Declaration and governing documents.

8. Debris, Trash, and Plant Trimmings

All debris, including but not limited to trash, plant trimmings, firework remnants, limbs, and branches, not promptly removed from and Owner's Lot may be subject to monetary fines and other sanctions as provided by the Declaration and governing documents.

9. Recreational Equipment

No recreational equipment shall be placed on any street within the community. Violations of this provision may be subject to monetary fines and other sanctions as provided by the Declaration and governing documents.

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to all homeowners at their last known addresses, and shall be immediately effective upon receipt.

IN WITNESS WHEREOF, the undersigned Directors have executed and adopted this Resolution on this 13 day of November, 2019.

THE FOLLOWING OFFICERS CERTIFY THAT THIS RESOLUTION WAS APPROVED BY THE REQUIRED MAJORITY VOTE OF THE BOARD OF DIRECTORS:

Shawnee V. Brown
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires July 17, 2023

[Signature]
President

[Signature]
Vice President

[Signature]
Secretary

Sworn and subscribed to before me this 13 day of November, 2019.

[Signature]
Witness

[Signature]