

RIVER RUN CONDOMINIUM ASSOCIATION, INC.
RULES & REGULATIONS
2025

Attached are the current Rules & Regulations of the River Run Condominium applicable to all Unit Owners, Occupants, residents and their guests. These Rules & Regulations replace and supersede all previously issued Rules & Regulations.

References in the Rules & Regulations to "Management Company" shall mean the Association's management agent, Carter Communities, Inc., which may be contacted as follows:

Scott Carter
Carter Communities, Inc.
711 Cedar Creek Way
Woodstock, GA 30189
770-517-7743 office
770-517-8730 fax
CarterCommunities@gmail.com
www.CarterCommunities.com

The Management Company is your first and primary contact for questions regarding the Rules & Regulations.

The authority for the Rules & Regulations, and the Association's right to enforce them, is provided in the Amended and Restated Declaration of Condominium for River Run Condominium ("Declaration") and the Bylaws of the River Run Condominium Association, Inc. ("Bylaws").

Board of Directors,

RIVER RUN CONDOMINIUM ASSOCIATION, INC.

RIVER RUN CONDOMINIUM ASSOCIATION, INC.
RULES & REGULATIONS

EFFECTIVE JULY 15, 2025

THE FOLLOWING RULES & REGULATIONS HAVE BEEN PREPARED AND ADOPTED BY THE BOARD OF DIRECTORS OF RIVER RUN CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION") FOR THE BENEFIT OF THE ASSOCIATION AND THE RIVER RUN CONDOMINIUM COMMUNITY. THE RULES AND REGULATIONS ARE BASED ON AUTHORITY GIVEN TO THE BOARD PURSUANT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR RIVER RUN CONDOMINIUM ("DECLARATION") AND THE BYLAWS OF RIVER RUN CONDOMINIUM ASSOCIATION, INC. ("BYLAWS").

THE RULES AND REGULATIONS SUPPLEMENT THE RESTRICTIONS AND REQUIREMENTS IN THE DECLARATION AND BYLAWS AND ARE NOT INTENDED TO MODIFY OR LIMIT THEM.

Unless otherwise provided herein, any capitalized terms shall have the meaning ascribed to such terms in the Declaration. References in the Rules & Regulations to "Management Company" shall mean the Association's management agent, Carter Communities, Inc., which may be contacted as follows:

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Please review these Rules & Regulations and keep a copy readily available for reference.

Should you suspect that a crime is occurring or has occurred, please contact law enforcement directly. The Association does not provide security. **Please do not hesitate to call the police if you feel threatened or fear for your safety.**

GENERAL RULES

Please see assessment provisions in Paragraph 9 of the Declaration and use restrictions in Paragraph 12 of the Declaration.

1. Assessments: Very Important

Monthly assessments (i.e., "dues") are due on the 1st day of each month and are past due on the 10th day of the month. A ten (10%) percent late charge will be charged if such assessment payment is not received by the management company by the 10th day of the month.

2. Creation of a Lien and Personal Obligation for Assessments & Other Fees:

By acceptance of a deed, all Owners covenant and agree to pay assessments and other charges owed to the Association. Pursuant to the Georgia Condominium Act and the terms of the Declaration, an automatic statutory lien secures all unpaid balances and each Owner has a personal obligation/guarantee to pay assessments and other charges. All fines, late charges and collection costs are also collectible as an assessment.

3. Delinquent Assessments:

All assessments and related charges not paid on or before the due date shall be delinquent, and the Owner shall be in default. **In accordance with Paragraph 9 of the Declaration, if assessments, fines, or other charges, or any part thereof, remain unpaid more than 30 days, the Owner and Occupant's right to vote and use the Common Elements, including parking in the River Run parking lots, shall be automatically suspended without notice until all amounts are paid in full.**

4. Trash and Garbage Compactor:

- A. **Household trash or garbage shall be placed in the compactor access port only.** Please use plastic bags securely tied. **DO NOT THROW THE GARBAGE OVER THE FENCE;** it hangs on the arbor boards or on top of the container, and the Association has to pay maintenance to retrieve it and place it in the compactor.
- B. **Furniture, appliances, computers, televisions, picture frames, bathtubs, mattresses, chairs, carpet, paint, batteries, chemicals, flammable items, hazardous waste, building materials and construction debris must be disposed of by the Owner off-site and not placed in or around the compactor enclosure.** A minimum fine of \$200.00 up to a maximum fine of \$500.00 for each violation of this rule, plus the cost incurred by the Association to dispose of the item, will be assessed against anyone violating this rule.
- C. **The compactor is for household garbage of residents only.** Owners and residents are encouraged to take photos of and report any violators of this rule to the Board and the Management Company.

5. Flammable Materials

- A. All flammable materials (including chemicals, gasoline, charcoal lighters, paints, thinners, sealants, etc.) must be stored safely in airtight containers away from heat, sunlight, or open flame.
- B. **Owners and residents must comply with the Fire Prevention Code and Fire Prevention and Safety Standards in the City of Sandy Springs Code of Ordinances.**

6. **Firearms & Weapons**

The display or discharge of firearms or fireworks on the Common Elements or Limited Common Elements is prohibited; provided, however, that the display of lawful firearms on the Common Element or the Limited Common Elements is permitted by law enforcement officers and also is permitted for the limited purpose of transporting firearms across the Common Elements or Limited Common Elements to or from the Owner's Unit. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types, regardless of size. The term "fireworks" shall include those items as listed in O.C.G.A. § 25-10-1, as amended.

7. **Solicitation**

- A. Solicitation is prohibited at the Condominium.
- B. If you would like an advertisement or notice posted on the Association's bulletin board, send it to the Management Company for prior approval. Notices may be posted for up to two weeks. The Association reserves the right to reject and remove all advertisements and notices that its Board of Directors deems offensive or inappropriate in its sole discretion.
- C. Please ask any solicitor who calls on you to leave the property. You also have the right to call the police and make a report. There is a **No-Trespassing and No-Soliciting** sign posted at entrance to the Condominium on the post next to the towing sign.

8. **Vehicular Traffic**

Please drive slowly and with extreme caution in the community. There are sharp curves, blind spots, and pedestrians.

9. **Noise & Nuisances**

- A. Please exercise extreme care to avoid making unnecessary and unreasonable noise and to limit the sound level of music and TV within your Unit that may disturb others.
- B. Any construction or similar activities in a Unit that can be heard in other Units between the hours of 9:00 p.m. and 7:30 a.m. are prohibited.
- C. No Unit Owner or Occupant may use or allow the use of the Unit or the Common Elements in any manner which creates noises between the hours of 11:00 p.m. and 7:30 a.m. which can be heard by persons in another Unit that will, in the Board's sole discretion, unreasonably interfere with the rights, comfort or convenience of any other Owner, members of his or her family, guests, invitees, or Occupants of his or her Unit.
- D. Abusive, threatening and/or intimidating language is prohibited within the Condominium.

10. **Pest Control**

It is important that all Units are regularly treated for pest control. If you notice an infestation, you are obligated to notify the pest control company to have your Unit treated. The Association has a contract with a pest exterminating company for roaches. The exterminator is scheduled to visit to the community on the third Saturday of each month. Please contact Northwest Pest Control at 678-383-1030 to be placed on their next scheduled service date. Should an infestation result from an Owner or resident's negligence, the additional cost for a special pest control visit and treatment will be assessed to the Unit.

SWIMMING POOL RULES

Please see Paragraph 9(c) of the Declaration regarding use of Common Elements.

1. **The pool is for River Run Condominium Owners, residents and their guests only.**
2. **All guests must be accompanied by a resident or Owner at the pool area.**
3. **Persons aged 12 years and under must be accompanied by an adult at the pool area at all times.**
4. **An electronic key fob issued by the Association is required to access the pool area.**
5. **The account for the Unit must be current in order for Owners, residents and guests of the Unit to use the pool facilities.**
6. Except with prior approval of the Board of Directors, each Unit is limited to 4 guests at a time.
7. Swimsuits must be worn while in the pool.
8. All incontinent persons must wear appropriate swim diapers, swim pants or other waterproof protection when using the pool.
9. No persons who are sick with diarrhea shall use the pool.
10. Running, pushing, dunking, roughhousing, horseplay, and other boisterous activity are not permitted in the pool area.
11. **Glass bottles and containers are prohibited in the pool area.**
12. Unit Owners are responsible for all damage that they cause and any damage caused by their guests, residents of their Unit or guests of residents of their Unit..
13. **Pets are not permitted in the pool area at any time. Service animals are permitted on the pool deck, but are not permitted in the water.**
14. Do not litter within the pool area. Please use the trash containers provided for your convenience.
15. **THERE IS NO LIFEGUARD ON DUTY. ALL SWIMMING IS AT YOUR OWN RISK.**
16. Diving is prohibited. The pool is shallow.
17. Floats, rafts, and other recreational items must be used with care and consideration of others at all times.
18. The pool phone is for pool emergency use and 911 calls ONLY.

19. Excessive noise is prohibited in the pool area. Please be respectful of others. Music is prohibited except with the use of headphones or earbuds.
20. No smoking is permitted within 15 feet of another person.
21. The use of the pool area grill is available to Owners, residents and their guests on a “first-come, first-served” basis.
22. All personal items must be removed upon leaving the pool area. The Association is not responsible for loss or damage to personal items.
23. Pool furniture is available on a “first-come, first-served” basis.
24. The Association has the right to eject from the pool area anyone exhibiting unruly, dangerous or other inappropriate behavior.

Note: Additional applicable rules regarding pool use are posted on pool building.

ARCHITECTURAL CONTROL

Please see Paragraph 11 of the Declaration for additional architectural controls.

1. The permanent installation and/or display of signs, ornaments, initials or monograms to the exterior of buildings is PROHIBITED.
2. Signs, ornaments, and exterior lights (other than the standard deck or balcony light fixture) are PROHIBITED, with the exceptions of the following:
 - a. Signs required by legal proceedings;
 - b. One (1) professionally lettered “For Rent” or “For Sale” sign no more than 2’x2’ may be posted in a Unit window;
 - c. Seasonal lights and decorations from November 1st through the following January 31st are permitted on decks and balconies. A wreath may be placed on the entry door. Such seasonal lights and decorations must be removed no later than January 31st; and
 - d. Religious symbols not exceeding 3” x 9” on the doorframe of a Unit.
3. All exterior remodeling, alterations and changes, including, without limitation, changes to or painting of **screened patio, yard ornaments, fencing, decks, railings, air conditioning lines, windows, front entry doors, patio doors, and storm doors**, must be approved by the Board of Directors in writing in advance. Such requests must be submitted in writing with a completed modification form and accompanied by appropriate drawings, plans, specifications, etc. Please request a modification request form from the Management Company. Approved windows and doors must be painted to match the building colors within 30 days of installation.
4. Interior remodeling/alterations/additions that affect existing structural elements, e.g., load-bearing walls, roof trusses, etc., are not permitted without the prior written approval of the Association.

5. **All drapes, shutters or shades must be lined in white or off-white to provide a uniform exterior appearance.**
6. The front door of each Unit may be replaced with either a six (6) or eight (8) panel metal door.
7. Doorbell cameras are permitted at the entrance door. In addition, a camera may be placed on the exterior door frame on the balcony or patio. Owners or residents may not place any cameras in other locations on the Limited Common Elements or on the Common Elements.
8. No furniture, decorative objects or flags may be placed on the Common Elements without the prior written approval of the Board of Directors.

ANTENNAS AND SATELLITE DISHES

Please see Paragraph 12(p) of the Declaration for additional restrictions on antennas and satellite dishes.

1. **No antenna or satellite dish shall be installed on the Common Elements, including the roofs and exterior walls.**
2. **DBS and MMDS satellite dishes and antennas one meter or less in diameter and television broadcast service antennas may only be installed within Limited Common Element patios and balconies.**

FIREPLACES

1. In order to properly maintain the fireplaces and flues, the following maintenance program has been implemented. Owner compliance with this program may also assist the Association in obtaining the most competitive insurance rates.
 - a. Wood burning fireplaces and flues must be professionally inspected and cleaned annually. Owners shall provide the Association a copy of the inspection and cleaning report and accompanying invoice each year by November 30th.
 - b. Gas burning fireplaces and flues must be inspected and cleaned every three (3) years. Owners shall provide the Association a copy of the inspection and cleaning report and accompanying invoice by November 30th every third year.
2. Unit owners and residents not using their fireplace must provide a written statement that the fireplace is not used and will not be used in the future until: (1) a professional chimney sweep is hired to inspect, clean and make any necessary repairs; and (2) documentation of such service is provided to the Association.

PATIOS AND BALCONIES

The following are permitted items to keep or display on Unit porches and balconies:

1. Two exterior storage containers may be placed on a porch or balcony. The maximum size of the storage container is 48" wide, 32" depth, 50" tall. The storage container must be made of vinyl or resin.
2. The following exterior patio furniture may be placed on the porch or balcony: 1 dining table, up to 6 chairs, up to 3 side tables, and tabletop accessories.
3. Up to 12 potted plants. The maximum pot size is 3-gallon, and the maximum plant height is 5 feet. Potted plant containers designed to hang on the railings are permitted.
4. Two bicycles and two large toys.
5. Two bird feeders.
6. Lighting on the patios and balconies is limited to the standard outdoor lighting fixture included with the Unit and seasonal holiday lighting as provided herein.

The following items are not permitted on Unit patios or balconies:

1. No other grills, firepits, open flames or combustible sources of fuel are permitted. Only electric grills are permitted.
2. Items hung from or attached to the soffits, fascia or gutters. No drilling or penetration of siding or concrete is allowed.
3. Any items not expressly permitted herein.

Residents must keep their Limited Common Element areas (including balconies, patios and front entrances of Units) clean and tidy at all times. All items not included in the permitted items listed above must be kept in storage containers or inside the Unit when not in use.

COMMON ELEMENT CONTROL

1. "Garage Sales", "Yard Sales" and "Estates Sales" are not permitted on any portion of the Common Elements or Limited Common Elements, including patios, decked entrances, sidewalks, and parking lots.
2. Clothing, bedding, towels, rugs or mops shall not be aired or dried in an area visible from any portion of the Common Elements. Outside clotheslines are not permitted on the Common Elements or Limited Common Elements.
3. No unsightly items shall be kept or stored on the Common Elements or Limited Common Elements, including by the front door of any Unit (such as boots and shoes, furniture, appliances, toys, bicycles and/or other recreational equipment).
4. Only professionally designed and manufactured outdoor furniture, rugs, and similar items are permitted on balconies and patios. Household items (such as major appliances and indoor furniture), toys, recreational equipment, junk and trash are not permitted to be stored on balconies and patios unless otherwise provided herein.

Note: Firewood stacked on decks or patios may attract termites and is not permitted from March 1st through September 30th.

5. Open fires are not permitted on any portion of the Condominium property.
6. Residents must keep the Limited Common Elements assigned to them (balconies, patios and front entrances of their Units, etc.) clean and tidy at all times.
7. Trash shall not be left outside front entry doors or on walkways.
8. No antenna shall be placed or erected on any part of the exterior of the buildings or fences, including roof tops and eaves, without prior written approval from the Board of Directors.
9. Window air conditioners and fans visible from outside a dwelling Unit are prohibited.
10. Activities that may likely cause damage to persons, buildings, grounds, vehicles or other property are not permitted. **Owners, occupants and guests are prohibited from any type of recreation or playing in the street.**
11. **Activities such as ball throwing, skateboarding, skating, fireworks, etc. that may result in personal or property damage are prohibited on Common Elements and Limited Common Elements.**
12. In accordance with Paragraph 12(a)(i) of the Declaration, no business activity shall be permitted in any Unit that is apparent or detectable, constitutes a nuisance, which is a hazard, or which is an offensive use as may be determined in the sole discretion of the Board of Directors.

LANDSCAPING

1. Landscaping changes must be approved by the Board of Directors in writing in advance. Requests for landscaping changes must be submitted to the Board in writing and accompanied by diagrams, plans and specifications for approval.
2. Unit Owners must maintain all enclosed areas within their Limited Common Element areas. The Association's landscaping company is not responsible for maintaining any property within the Limited Common Element areas, including patios.
3. No flower boxes or other plant containers shall be attached to or hung from buildings without prior approval of the Board of Directors.
4. The Board may approve at its discretion an individual's request to install plantings on the Common Elements that benefit the community, such as trees and shrubs. Such plantings become part of the Common Elements and may be maintained or removed by the Association at the Board's discretion.
5. Potted plants, or plants that are kept in any type of container, must not be in contact with any Limited Common Element or Common Element wooden surface such as wooden patios, balconies, bridges and walkways. Such plants must be supported by a stand that allows air to flow beneath the pot or container. Vines must be trimmed to prevent encroachment on other patios or balconies.

Note: This must be observed to prevent water damage and rotting to our Limited Common Element and Common Element wooden surfaces.

6. No item shall be kept on Limited Common Element railings without prior written approval by the Board of Directors.
7. All screened patios are Limited Common Elements and are the maintenance responsibility of the Owner. Maintenance includes repairs to the screens and all maintenance inside the screened area of the patio.
8. Each Unit Owner shall have the obligation to personally maintain or hire a contractor to maintain all landscaping inside their patio area. Patio areas must be kept weed free and no grass shall exceed four (4) inches tall. All bushes or trees must be kept trimmed and not exceed eight (8') feet in height.

PETS

Please see Paragraph 12(g) of the Declaration for additional pet restrictions.

1. **No Owner or Occupant may keep any pets other than generally recognized household pets on any portion of the Condominium, and, other than fish, no Owner or Occupant may keep more than two pets per Unit; provided, however, notwithstanding the foregoing, an Owner or**

Occupant at any time may petition the Board for permission to keep more than two pets and the Board may, but is not obligated to, approve such petition.

2. No pet shall be allowed to make an excessive amount of noise so as to create an annoyance, disturbance or nuisance (inside or outside a Unit).
3. **Pets must be on a leash and are not permitted to run loose on the Common Elements.** An automatic fine of **\$50.00** will be assessed against the Owner for violation of this rule.
4. All pets must be registered with the Association by submitting a completed **PET REGISTRATION FORM** attached as **Exhibit "A"** and photo of the pet to the Management Company. The pet registration rule is particularly important to cat owners because of the number of free roaming, unidentified and (thus suspected stray) cats on the property.
5. Untagged, free roaming and/or unidentified pets may be removed from the community or reported to animal control.
6. **No pet may be left outside on a balcony or patio without its owner or handler present with the pet on the balcony or patio.**
7. **Pet or animal food may not be placed or stored outside because it may attract squirrels, rats and pests, which may then enter attic space.**
8. Pet excrement areas are confined to the wooded area fronting Roberts Drive and the surrounding wooded areas as shown on the plat drawing attached as **Exhibit "B"**. **Pets are prohibited from relieving themselves on Limited Common Elements, including patios and balconies.**
9. All pet waste must be immediately picked up and properly disposed of by the pet owner or handler. Please use the **pet stations** installed in **four areas** to dispose of pet waste.
10. No Owner or Occupant may keep, breed or maintain any pet for any commercial purpose.
11. **Pets are not allowed inside the pool area at any time. Service animals are permitted on the pool deck, but not in the water.**
12. No potbellied pigs, venomous snakes, pit bulldogs, rottweilers, Doberman pinschers, or other animals determined in the Board's sole discretion to be dangerous may be brought onto or kept on the Condominium at any time. The Board may require that any pet which, in the Board's sole opinion, endangers the health of any Owner or Occupant or creates a nuisance or unreasonable disturbance, be permanently removed from the Condominium upon seven (7) days written notice. If the Owner or Occupant fails to comply with such notice, the Board may remove the pet and/or obtain a court order requiring the Owner or Occupant to do so. Without prior notice to the pet's owner, the Board may remove any pet, which, in the Board's sole discretion, presents an immediate danger to the health, safety or property of any community member.

13. If the Association installs a dog run on the Common Elements, Owners and residents shall comply with all dog run park rules and regulations. Use of the dog run will be limited to one resident at a time.
14. Feeding of feral cats, stray dogs and wild animals is prohibited.
15. Pets which violate these rules may be removed by the Board, or the Board may require an owner to remove such violating pet.

VEHICLES AND PARKING

Please see Paragraph 12(h) of the Declaration regarding parking restrictions.

1. **Owners and Occupants who have had their right to use the Common Elements suspended for nonpayment of assessments shall not be allowed to park at River Run Condominium.**
Please check with the Management Company if you have questions about this Rule.
2. **There are no reserved parking spaces at the Condominium other than those required by law.**
3. **Vehicles must be parked in designated parking spaces between the parallel lines or along curbs or roadways.**
4. **Disabled and stored vehicles are prohibited from being parked on the Condominium.** A vehicle shall be considered “disabled” if it does not have a current license tag or is obviously inoperable. A vehicle is considered “stored” if it remains on the Condominium for 14 consecutive days or longer without prior written Board permission.
5. **Boats, trailers, jet-skis and trailers for same, panel trucks, buses, trucks with a load capacity of one ton or more, vans (excluding vans used by handicapped persons, mini-vans or sport utility vehicles used as passenger vehicles and receiving a “car” or “passenger vehicle” classification by the Georgia Department of Motor Vehicles), recreational vehicles (RV’s and motor homes), vehicles used primarily for commercial purposes, vehicles with 50% or more of the exterior surface rusted and vehicles with commercial writing on their exteriors other than Sheriff’s, Marshall’s, or other police officer’s vehicles marked as such, are also prohibited from being parked on the Condominium, except in areas, if any, that may be designated by the Board as parking areas for particular types of vehicles.** Notwithstanding the above, trucks, vans, commercial vehicles and vehicles with commercial writings on their exteriors shall be allowed temporarily on the Common Elements during normal business hours for the purpose of serving any Unit or the Common Elements; provided, however, no such vehicle shall remain on the Common Elements overnight or for any purpose unless prior written consent of the Board is first obtained.
6. Moving vans and trucks are only allowed within River Run Condominium temporarily while performing moving in or moving out of a Unit. Moving vans and trucks may not be left on the property for more than 12 consecutive hours without prior Board approval.
7. Vehicle covers are permitted; provided, however, the Association shall have the right to temporarily remove the cover to inspect the vehicle.

8. Vehicles must be moved in order to allow the Association and its contractors to perform work at the Condominium, including, without limitation, roofing, painting, landscaping and paving. Vehicles that are not moved are subject to towing and other enforcement action.
9. **If any vehicle is parked on any portion of the Condominium in violation of these Rules and Regulations, the Declaration or Bylaws, the Board or agent of the Association may place a notice on the vehicle specifying the nature of the violation and stating that after 24 hours the vehicle may be towed or booted. The notice shall include the name and telephone number of the person or entity that will do the towing or booting and the name and telephone number of a person to contact regarding the alleged violation. If 24 hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six months of such notice, the Board or agent of the Association may have the vehicle towed or booted in accordance with this notice, without further notice to the vehicle owner or user.**
10. **If a vehicle parked in a fire lane blocking another vehicle or access to another Owner's Unit, is obstructing the flow of traffic, is parked on a grassy area, or otherwise creates a hazardous condition, no notice shall be required, and the vehicle may be towed or booted immediately. If a vehicle is towed or booted in accordance with these Rules or Regulations and the Declaration, neither the Association or any director, Officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing or booting activity.**
11. A towing sign will be posted at the entrance to River Run Condominiums including the name and telephone number of the person or entity that will do the towing. The Board may elect to impose fines or use other available sanctions, rather than exercise its authority to tow or boot.

LEASING

1. **All Units are subject to the leasing restrictions in Paragraph 13 of the Declaration.**
2. **No Owner of a Unit may lease his or her Unit unless: (1) the Owner is a Grandfathered Owner (as such term is defined in the Declaration), (2) the Owner is not a Grandfathered Owner but has received a written leasing permit from the Board of Directors authorizing leasing, or (3) the Owner is not a Grandfathered Owner but has received a written hardship leasing permit from the Board.**
3. LEASING IS CAPPED AT 28 UNITS. An Owner's request for a leasing permit shall only be approved if the number of current, outstanding leasing permits issued plus Grandfathered Units is less than 28 Units.
4. Hardship leasing permits will only be for a term of 12 months.
5. A Unit Owner shall give the Management Company at least 30 days prior notice of the intent to lease a Unit.
6. **All lease agreements must conform to and comply with Paragraph 13 of the Declaration and these Rules:**
 - a. Lessees/renters of Units are subject to the Declaration and River Run Rules & Regulations.
 - b. A copy of the lease agreement shall be provided to Lessees and the Management Company by the Owner of the Unit.

- c. Owners are responsible for their lessees/renter's compliance with the Declaration and these Rules & Regulations.
- d. Unit Owners are liable for any damage to the Condominium property caused by their lessees/renters.
- e. Owners are liable for all Association fees, assessments and fines resulting from their lessee/renter's violation of the Declaration and/or these Rules & Regulations.
- f. If an Owner is delinquent in the payment of assessments and/or other charges owed to the Association, the Owner's lessee/renter shall pay all past due assessments and charges owed to the Association from the rental payments as provided in Paragraph 13(d)(iii)(C) of the Declaration.

7. Prior to sale, Unit Owners/sellers must furnish their buyers with copies of the Condominium Instruments, namely: the Declaration and Bylaws (and all amendments thereto), the Articles of Incorporation, the Cross Easement Agreement for Certain Common Facilities, and the River Run Rules & Regulations.

Note: The Management Company will provide these documents to the buyer and/or the mortgagee upon written request of the Unit Owner.

SALES OF A UNIT

1. A Unit Owner intending to transfer or sell a Unit or any interest in a Unit shall give written notice to the Board through the Management Company of such intention within seven (7) days after execution of the transfer or sales documents. The Unit Owner shall furnish the Board as part of the notice (i) the name and address of the intended Grantee; and (ii) such other information as the Board may reasonably require. This paragraph shall not be construed as a first right of refusal in favor of the Association or any third party.
2. At the closing, conveyance or transfer of the Unit to any person other than to the spouse or heir of the Owner, the purchaser/grantee shall pay the Association the non-refundable, non-prorated Capital Contribution Assessment, as set forth in Paragraph 9(g) of the Declaration.
3. Within seven (7) days of receiving title to a Unit, the purchaser of a Unit shall give written notice to the Board of Directors of his or her ownership of the Unit. Upon failure of the Owner to give required notice within the seven-day time period provided herein, the Board may levy fines against the Unit and the Owner thereof and assess the Owner for all costs incurred by the Association in determining his or her or its identity.

ENFORCEMENT PROCEDURES: RIVER RUN RULES & REGULATIONS

In accordance with Paragraph 20 of the Declaration, the Association, acting through its Board of Directors, has the right to enforce the Declaration, Bylaws and the Rules & Regulations.

Procedure to Determine Violations. The Association shall determine if there exists any violation of the Association Legal Documents and whether it is appropriate to take enforcement action.

Prior to imposing a fine, suspending the right to vote or suspending the right to use the Common Elements for violation, the Board will abide by the following procedure:

A written notice shall be sent to the alleged violator (1) identifying the violation and fine(s) and/or suspension(s) being imposed and (2) advising the violator of the right to request a hearing before the Board to contest the violation or the fine(s) and/or suspension(s) or to request reconsideration of the fine(s) and/or suspension(s).

1. The alleged violation,
2. The fines and/or suspensions being imposed,
3. and the violator has the right to request a hearing before the Board to contest or request reconsideration of the violation or the fine(s)/sanction(s).

If a written request for hearing is received from the violator within 10 days of the date of notice, the Board shall schedule and hold in executive session a hearing affording the violator a reasonable opportunity to be heard.

After any statements, evidence, and witnesses are presented, the Board shall determine if a violation exists and what sanction, if any, will be imposed, which shall be reflected in the written minutes of the meeting.

Enforcement Rights, Remedies and Sanctions. The Association shall have the following rights, remedies, and sanctions for any violation, as set forth by the Declaration:

1. The right to impose reasonable fines for a single offense or daily fines for any offense of a continuing nature, with the same treated as an Assessment against the Owner's Unit.
2. The right to suspend an Owner's right to vote.
3. The right to suspend the Owner's right to use the Common Elements, including the right to park a vehicle on the Common Elements, except that the Association shall not deny ingress or egress to a Unit.
4. The right to perform self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations).
5. To enter a Unit or upon any portion of the Common Elements to abate or remove, using such force as may be reasonably necessary, any structure, thing or conditions which violates the Declaration, the Bylaws or the rules and regulations.
6. To file suit at law or in equity to enjoin any violation or to recover monetary damages or both.
7. To record in the Fulton County land records a notice of violation identifying the uncured violation of the Declaration, Bylaws or rules and regulations regarding the Unit.

In any enforcement action taken by the Association under Paragraph 20, to the maximum extent permissible, all costs incurred by the Association in abating the violation or otherwise taking action to enforce the Declaration, Bylaws or Association rules, including reasonable attorney's fees actually incurred, may be assessed against the violating Owner and/or Occupant pursuant to Paragraph 9 of the Declaration.

Any delay or failure by the Association to determine the existence of any violation or to enforce any right or remedy shall not constitute a waiver of any rights or remedies. No Director or Officer or Agent shall

have personal liability for a delay in determining the existence of any violation or the enforcement of a right or remedy.

SCHEDULE OF FINES

The Board has established the following Schedule of Fines for violations. The Board considers these amounts to be reasonable to assist with the enforcement of the Declaration and Rules & Regulations.

Unless otherwise noted in the Rules & Regulations, the fine amounts shall be as follows:

Continuing Daily Violations: \$50 per day

Other Violations:

1 st Occurrence:	Warning
2 nd Occurrence:	\$100 fine
3 rd Occurrence:	\$250 fine
4 th Occurrence or more:	\$500 fine

Exhibit "A"

Pet Registration Form

River Run Condominiums
Unit Contact(s) Information and Pet Registration Form

Unit #	Date
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Owner Information

Name(s)	Phone Number(s)
Mailing address	Email
City, State, Zip	Email

Owner's Emergency Contact(s)

Name(s)	Phone Number(s)
Email	Email

Occupant Information

Name(s)	Phone Number(s)
Email	Email

Emergency Contact(s)

Name(s)	Phone Number(s)
Email	Email

Vehicle 1

Vehicle 2

Make	Make
Model	Model
Color	Color
License Tag	License Tag

Pet Registration

Pet 1	Pet 2
Type of Pet	Type of Pet
Name:	Name:
Breed	Breed
Age	Age
Weight	Weight
Description & Identifying marks	Description & Identifying marks
Is the pet vaccinated for rabies?	Is the pet vaccinated for rabies?
Attach Photo of Pet	Attach Photo of Pet

Name of Person filling out this form

If this form doesn't provide enough space, an extra form should be used.

Return to River Run Condominiums

711 Cedar Creek Way, Woodstock, GA 30189	Carter Communities, Inc.
cartercommunities@gmail.com	770-517-7743

Exhibit “B”

Plat

River Run Condominiums

101 - 910 River Run Drive
Atlanta, GA 30350

Exhibit B

