



Association Management & Realty

"Homeownership is a Reflection of a Rainbow of Hope"

September 8, 2020

**OAKLEAF AT STONECREST
BOARD OF DIRECTORS NOTIFICATION
TO
ALL OWNERS AND OCCUPANTS
OF THE
OAKLEAF AT STONECREST HOA, INC. COMMUNITY**

We, the undersigned, being all of the **Board of Directors**, organized and existing under the laws of the **city of Lithonia, county of DeKalb and state of Georgia**, and having its principal place of business at the corporate's agent's address of **1805 Over Lake Drive SE, Suite 200-D, Conyers, GA 30013**, which represents the Corporation, hereby serves notification to all Owners and Occupants of the Oakleaf at Stonecrest HOA, Inc. Community, that, effective October 15, 2020, the following use rules and regulations have been modified, adopted and will be strictly enforced on the above date by the Association's Management Company (Rainbow Communities Association Management & Realty). These modifications are applicable to all homes and Association property. In accordance with Article IX, (Use Rules and Restrictions, Section 1 "General"), the Board of Directors may, from time to time, without the consent of the members, adopt, modify or delete use restrictions and rules and regulations applicable to all homes and Association property. Such regulations and use restrictions shall be distributed to all Owners and Occupants prior to the effective date. They shall become effective and shall thereafter be binding upon all Owners and Occupants until and unless overruled, cancelled, or modified in a regular or special meeting of the total Association vote.

The following use restrictions and rules are being modified and adopted:

Article IX, Use Rules and Restrictions, Section 23. Basketball Hoops and Goals. Basketball hoops and goals will be limited to the back of each Owner and Occupant's rear property Lot within an enclosed fenced-in area. For homes with no fenced-in area on the rear of the property Lot, the basketball goal must be dismantled and put away until such time as an approved fence by the Board of Directors can be erected on the property Lot. Owners must seek Board approval for any fences, no exceptions.

Article III, Association Property, Section 7. Assigned Parking Spaces. No Owner or Occupant may bring into the Community, more vehicles that than can fit into the Owner or Occupant's garage or driveway. No parking will be allowed on the street. No vehicle may be left on any part of the Community other

than its garage or driveway. Any vehicle parked on the street will be issued a monetary violation and will include towing of the vehicle. If a vehicle is unlicensed or inoperable, it will be considered a nuisance and removed from the Community. No eighteen-wheel trucks or the cabs of these trucks shall be parked, kept, or stored in the Community. Moving vans, service or delivery vehicles may be parked in the Community for such a period as is reasonably necessary to provide service to residents in the Community. Again, violators of parking ban on the street will be met with monetary fines.

Leasing. Owners desiring to lease their Lots shall provide the Board of Directors with a copy of the proposed lease that entails the name, address, home and business telephone numbers of the proposed lessee and the names of all other people occupying the Lot, the Owner's off-site address other than at the Lot, and any other information as the Board may reasonably require. A copy of all leases shall be given to the Board of Directors by the Owner of the Lot within thirty (30) days of entering the lease. Failure to provide a copy of the tenant lease will result in a fine being assessed to the property Owner.

All leases must be a minimum of one (1) year. The Board shall have the power to enforce the rules and regulations of the Association which includes provisions for fining. Lots may be leased for residential purposes only. All leases shall require that the lessee acknowledge receipt of a copy of the Declaration, Bylaws and rules and regulations of the Association and shall also obligate the lessee to comply with these documents.

Article X. Maintenance of Homes and Easements, Section 3. Fences. Owners must seek Board approval prior to implementation, no exceptions.

Respectfully Submitted,

Kent A. Boyd, Community Association Manger

kboyd@rainbowcommunitiesmanagement.com

On behalf of the Oakleaf at Stonecrest HOA, Inc. Board of Directors