

COMMUNITY-WIDE STANDARDS

The covenants and bylaws of this community were provided to each member of this community at time of the purchase of their home. It is the responsibility of each homeowner to read and be familiar with the covenants, bylaws and any amendments made by the Churchill Downs Homeowners Association. Renters are also bound severally and jointly along with homeowners as defined in the covenants.

If you do not have a current copy of the covenants, bylaws and amendments, you may obtain a copy from the Board Secretary at a cost of fifteen dollars (\$25.00) per copy.

The authority to set community-wide standards by the Board is documented in the covenants. Community-wide standards are established to provide a guide to enforce fairly and objectively those standards that will provide equal protection of home values and neighborhood beauty for its residents.

The Board established standards after careful consideration based on suggestions and concerns from several members of the Churchill Downs Community. Publication of these guidelines should remove any misunderstanding of basic homeowner responsibilities with respect to Community-Wide standards in Churchill Downs.

Thank you for assisting us in keeping our neighborhood safe and beautiful for everyone.

1.0 DESIGNATED BEDS

It is the homeowner's responsibility to:

- 1.1* keep designated beds for flowers, shrubs and mulch visibly free of grass and weeds;
- 1.2* keep pre-approved mulch reasonably fresh by replacing or renewing mulch at least once per year (pre-approved materials are pine straw, cypress mulch, hardwood mulch and pine nuggets - all other mulch material are required to be submitted to the architectural committee for approval);
- 1.3* keep shrubbery trimmed seasonally so as to maintain a neat and healthy appearance;
- 1.4* promptly remove dead shrubs, trees or flowers;
- 1.5* ensure that bare ground is covered with an adequate layer of approved materials (as outlined in 1.2 herein);
- 1.6* keep the edge of all beds well defined.

2.0 FRONT LAWNS

It is the homeowner's responsibility to:

- 2.1* cut grass on a regular basis so as to maintain a regularly cut appearance;
- 2.2* have their yard maintained during their absence in a timely manner;
- 2.3* keep their lawn free of unsightly weeds;
- 2.4* maintain grass at curbs, driveways and walkways with a sharply defined edge;
- 2.5* promptly renew or replace any grass area that is dead or dying, assuming that it is seasonally appropriate;
- 2.6* provide periodic effective watering and fertilization to maintain a healthy and attractive lawn;
- 2.7* remove leaves promptly during autumn season.

3.0 REAR AND SIDE YARDS AND BEDS

It is the homeowner's responsibility to:

- 3.1*** maintain rear and side yard beds visible from the common street in the same manner as front yards and beds;
- 3.2*** respond promptly to complaints regarding unsightly condition in yards not visible from the street.

4.0 PHYSICAL ALTERATION OF PROPERTY

It is the homeowner's responsibility to notify the Architectural Committee of any planned changes to their property and obtain approval prior to implementing their plans. Approval requirements include but are not limited to:

- 4.1*** erecting satellite dishes;
- 4.2*** changing size of beds;
- 4.3*** erecting permanent or semi-permanent structures of any kind;
- 4.4*** exterior painting that changes the original color of their home;
- 4.5*** adding or removing driveways, walkways or other permanent or semi-permanent structures;
- 4.6*** altering landscape in any manner that might affect the drainage of rain water or infringe on another person's property.

5.0 OTHER COMMUNITY-WIDE STANDARDS

It is the homeowner's responsibility to:

- 5.1*** locate pre-approved storage buildings/sheds out of view from the street;
- 5.2*** store water hoses out of sight from the common street when not in use;
- 5.3*** store waste disposal units out of sight from the common street when not placed at street side for disposal pick-up;
- 5.4*** place disposal containers and other trash at curbside no earlier than the evening before scheduled pick-up;
- 5.5*** remove disposal containers from curbside no later than the day of disposal pick-up;
- 5.6*** keep front porches visible from common street neat and free of debris and other unsightly items;
- 5.7*** remove bicycles, toys, yard games and children's pools from their front yard when not in use;
- 5.8*** maintain external building in a clean and attractive appearance, including but not limited to the prompt removal of mildew and discoloration, prompt repair of external structural damage and repainting, if necessary.
- 5.9*** maintain mailboxes in original condition including straight upright position;
- 5.10*** keep all house and garage windows clear of any materials except normal window dressing such as blinds or curtains with a solid neutral colored backing;

- 5.11 park resident cars on the cement portion or in the garage of their property only, except for temporary circumstances such as parties or visitors;
- 5.12 never park on grass areas;
- 5.13 park only non-commercial and reasonably presentable vehicles outside the garage;
- 5.14 maintain driveways and walkways in a manner that they present a reasonably clean appearance and are free of unsightly stains and cracks;
- 5.14 refrain from entering or depositing debris of any kind in any common area including but not limited to the retention pond and front landscaped areas;
- 5.15 maintain window screens in good repair;
- 5.16 make improvements or repairs in a reasonable timeframe as outlined in section 2 of the covenants.

6.0 NOTICES, FINES AND COLLECTION

- 6.1 A reminder letter will be sent when a member of the architectural committee verifies that a homeowner is in violation of a community-wide standard. This notice will specify the violation and action required to remedy the situation. Prompt compliance and/or response is required to be made to the Architectural Committee in writing at Post Office Box 2551, Alpharetta, Georgia 30023-2551. Your name, address and phone number should be included in your response. A written response is not required where you taken timely action to correct the violation.
- 6.2 The second notice for the same item requires action within ten days.
- 6.3 If there is no action taken within ten (10) days, the Board of Churchill Downs will obtain an estimate to have the violation remedied and present the same to the homeowner. The homeowner will have one week (7 days) from the date the estimate is delivered or sent certified mail to take physical action to remedy the violation. Refused or undeliverable certified mail will be construed as no action on the part of the homeowner.
- 6.7 In this event the homeowner does not take corrective action in the timeframe specified above, the Board will engage a vendor presenting an estimate to remedy the violation and bill the homeowner for actual cost, with the expectation of payment within fifteen (15) days billing.
- 6.8 The Board has the authority through the covenants and bylaws to assess a fine for each incident and obtain legal counsel to enforce collection of fines, legal fees and court costs and vendor fees. Failure to pay fines will result in a lien being placed against property.

The Board wishes to thank all those homeowner who have maintained their homes at or beyond the Community-Wide standard. Further, we wish to thank the rest of the Community for making a fine effort to keep their homes within our Community-Wide standard.