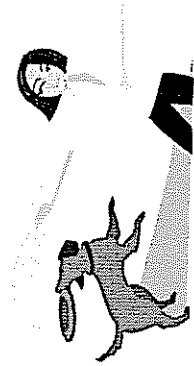


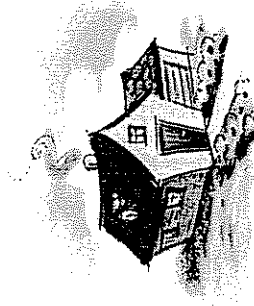
## Highlights of our Declaration of Protective Covenants

Our Protective Covenants are a form of private legal "contract" among all lot owners of the Brookshire Homeowners Assoc. as defined by Georgia Law. As a private legal contract we are responsible to each other to perform to the commitments of our agreement.



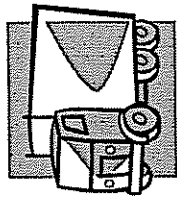
## Pets

Pets are required to be on leashes when walked on community sidewalks. Any pet that creates nuisance or unreasonable disturbance may be removed from the community. Refer to the Article, VII section 4 of our Protective Covenants for a comprehensive description of restriction. (page 15 of our Protective Covenants)



## Outbuildings (Sheds)

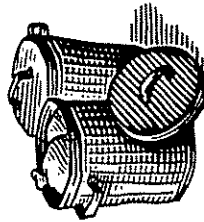
Outbuildings cannot be erected or used on a Lot without written consent of the Board. (page 16 of our Protective Covenants)



## Prohibited Vehicles

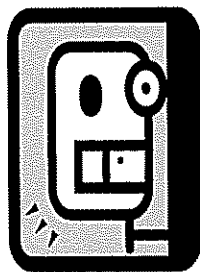
Certain vehicles are prohibited from being kept, parked, or stored on any lot except in garages with such door closed, these preclude:

Boat, trailer, boat trailer, camper, truck or utility trailer and or vehicles used primarily for business. (page 16 of our Protective Covenants)



## Garbage cans, Recycling bin and Firewood piles

Garbage cans and recycling bins must be located or screened so as to be concealed from view of neighboring Lots, and street. Firewood piles are permitted as long as the location is completely behind the house and not visible from the front street. Corner houses and angled houses may be an exception and may require the submission of a lot modification form. (page 15 of our Protective Covenants)



## Recreational Vehicles and Boats

No boat trailer, boat or recreational vehicle (RV, motor home, etc) is allowed to be kept on a Lot so long as it is screened in a manner so that the boat or rec. vehicle is not visible from the street. (page 16 of our Protective Covenants)



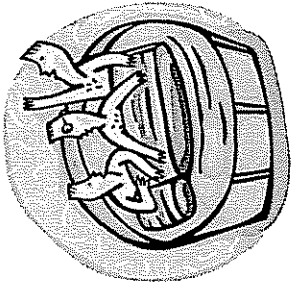
## House & Landscaping Maintenance

Homeowners must maintain the exterior of their homes and landscaping in a neat, sanitary and attractive condition which is satisfactory to the Board of Directors. (page 17 of our Protective Covenants)



## Parking

No automobile may be parked upon any Lot unless the same is parked on a pavement area located in such Lot for such purpose, and the same is in operating condition and has affixed thereto a then current license tag and, if applicable, operating sticker. (page 16 of our Protective Covenants)



## Private Pools, Hot tubs, and Spa

A Lot Modification Form must be submitted for all pools, hot tubs, and spa. (page 13 of our Protective Covenants)



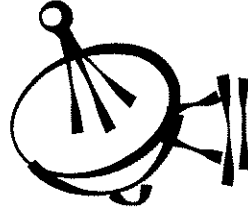
## Signs

One FOR SALE sign or FOR RENT and security sign is allowed in the front yard without written consent from the Board of Directors. In addition, signs are not allowed at any entrances of the subdivision. No advertising, vendor or directional signs shall be erected. Signs are not to be placed in windows. (pages 15 and 16 of our Protective Covenants)

## Exterior Decorative

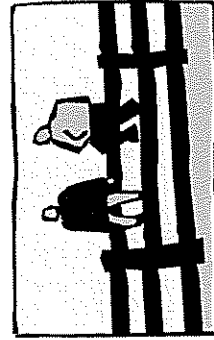
### Objects

A Lot Modification Form must be submitted for the addition of all bird-baths, wagon, wheels, statue, fountains, and exterior lighting. (page 13 of our Protective Covenants)



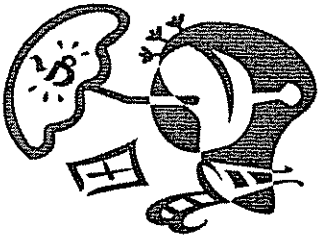
### Satellite Dishes

Satellite installation is permitted under FCC guidelines. The dish may be mounted on the ground, the rear exterior wall of the house, or on the backside of the roof, so as to be not visible from the street as feasible. (page 16 of our Protective Covenants)



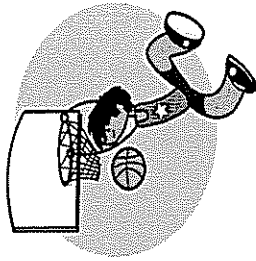
### Fences

A Lot Modification Form must be submitted to CMA for all fences and/or dog runs. Only those types of fencing as noted in the "Approved Fence Detail" mentioned in the Protective Covenants will be considered for approval. (page 13 of our Protective Covenants)



## Decks Patios, and Walkways

A Lot modification Form must be submitted for all deck construction, decks, patio, walkways, carport, playhouse, building, wall, or other structures. (page 13 of our Protective Covenants)



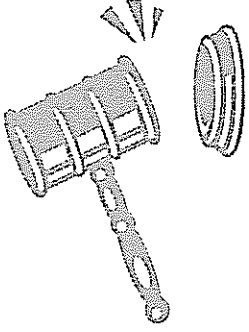
## Play Equipment, Play House, Basketball Goals

Basketball goals can not be mounted anywhere in the front of the house. They are only allowed out during the pool season and it must be stored either in the garage or anywhere not in plane site from the street when not in use. (page 13 of our Protective Covenants)



## Residential Environment

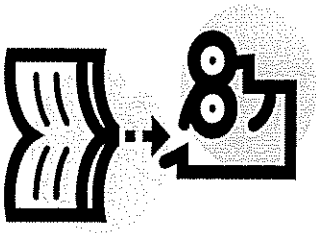
Our beautiful neighborhood is designed exclusively for a residential home environment to be enjoyed by all neighbors. Vehicles with graphics or lettering, equipment, supplies or trailers are prohibited from being parked on neighborhood lots. No trade, business or business related maintenance of any kind may be conducted from any home lot or part of our community except as provided in our Protective Covenants which state that any in home business must not increase traffic in the community and not be detectable from the exterior of the home at any time by sight, sound or smell. Please review our Protective Covenants (Article VII, section 1, (a), (b)) for a comprehensive description of restrictions.



## Enforcement

Each home in the neighborhood is subject to the Protective Covenants that we agreed to when we purchased our homes. Specific enforcement procedures are established to insure compliance. Together with CMA, the Architectural Control Committee and Board of Directors can collect and validate information on possible violations. If a violation cannot be resolved in a reasonable manner, the matter is referred to the Board of Directors. The Board may request immediate action. If the homeowner fails to comply, the Board may exercise self-help, suspension of voting rights, suspension of amenities usage, fining, legal proceedings, and/or the filing of a lien. (page 19 of our protective Covenants)

This pamphlet is a partial summary of certain key provisions of the Declaration of Protective Covenants and reference to the Bylaws. Please reference your original documents for a more comprehensive description of all Bylaws and Protective Covenants referenced in this document. In the event of any inconsistency between the various documents, the Declaration of Protective Covenants will always prevail.



# CMA

## Community Management ASSOCIATES, INC

1465 Northside Drivew  
Suite 128  
Atlanta, GA 30318

**Iraci de Queiroz**  
Community Association Manager  
[iQueiroz@cma-atlanta.com](mailto:iQueiroz@cma-atlanta.com)

Phone 404-352-5470  
Fax 404-355-9561

### Interpretation and Implementation

A "Request for Modification" form must be submitted for the Architectural Control Committee or HOA Board for approval, prior to beginning any exterior modifications. A complete form must be submitted to the Architectural Control Committee or HOA Board for all other types of modifications.

VERBAL APPROVALS FROM ANY SOURCE ARE NOT VALID. ALL MODIFICATION APPROVALS MUST BE IN WRITING, EITHER FROM THE ARCHITECTURAL CONTROL COMMITTEE OR THE BOARD OF DIRECTORS.

**CMA, Community Management Associates,** is a comprehensive homeowner association management company. Our goal is to assist the Board of Directors in producing an efficient and successful homeowner association. We will work with your Board to preserve the integrity of your neighborhood in both presentation and financial stability.