January 20, 2026

Summerwind
Homeowners Association

Rules & Regulations

1. **Speed Limit: 10 MPH throughout the property. Please watch for children.**
2. **Property Access: Summerwind has one entrance/exit only. Unauthorized access should be reported to 911.**
3. **Quiet Hours: 10:00 PM – 8:00 AM. Small gatherings are permitted if they do not disturb others.**
4. **Noise Rules:**
    - **No music, TVs, or other noise that can disturb neighbors.**
    - **Test: If it can be heard outside your unit or in a neighbor's unit, it's too loud.**
    - **Car sound systems: Volume and bass must only be heard inside your vehicle. If anyone can hear it outside, it's too loud.**
    - **Make sure your guests follow these rules too.**
5. **Children: Children under 15 must be supervised at all times while outdoors.**
6. **Parties/Gatherings: Use of common areas for gatherings requires Board approval.**
7. **Parking Allocation:**
    - **2-bedroom units: 1 assigned space**
    - **3-bedroom units: 2 assigned spaces**
8. **Parking Rules:**
    - **All spaces are numbered, including guest parking (first come, first served).**
    - **Parking in another resident's space will result in towing at the vehicle owner's expense.**
    - **Vehicles must park in paved, designated areas only.**
9. **Prohibited Parking:**
    - **No boats, trailers, RVs, or non-operable vehicles in parking spaces.**
    - **Flat tires or expired registration vehicles will be flagged for towing.**
    - **Unauthorized vehicles parked longer than 24 hours will be towed.**
10. **Vehicle Repairs & Washing:**
    - **Only minor repairs allowed (contact Property Manager).**
    - **No hose vehicle washing; hoses must be stored properly.**

11. **Patios & Storage:**
    - **Only plants, grills, and simple patio furniture allowed.**
    - **Grills must be used at least 25 feet from buildings and never on porches.**
    - **No trash may be stored outside units.**
12. **Landscaping: No alterations without prior approval. Lawns are not storage areas. Items left out can be removed and disposed.**
13. **Pets:**
    - **All dogs must be leashed and supervised at all times.**
    - **Owners must clean up immediately.**
    - **No tethering, roaming, or unattended pets outside.**
    - **Pets are not permitted to be left on patios to be fed or use the restroom.**
    - **Violations may result in Animal Control involvement.**
14. **Window Treatments: Only blinds, shades, or curtains allowed.**
15. **Signs: No rental or sale signs in common areas; window placement only.**
16. **Satellite Dishes: Allowed on balconies. Renters must obtain written Board approval.**
17. **Trash Disposal:**
    - **Trash must be placed inside dumpsters only.**
    - **Boxes must be broken down.**
    - **Do not leave trash on patios or grounds.**
18. **Large Items: Furniture and appliances must be placed on the cement pad behind the tennis court — not in dumpsters.**
19. **Pools, trampolines and firepits/burn barrels are NOT Allowed at any time.**

Thank you for helping keep Summerwind a safe, clean, and pleasant community.

Sincerely,
Holtzman Real Estate Services
1146 E.G. Miles Parkway, Suite # 104
Hinesville, GA 31313
Main - (912) 876-8886