



Rules and Regulations

NUISANCES. No noxious or offensive activity shall be carried out or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES. No structure of a temporary character, including but not limited to, trailers, tents, shacks, garages, barns or other outbuilding shall be used on any lot at any time for any purpose. The Declarant, its successors and/or assigns, shall be exempt from this section.

SIGNS. No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than five (5) square feet advertising the property for sale and/or one professional sign of not more than five (5) square feet identifying the general contractor may be allowed during the construction period. The Declarant, its successors and/or assigns shall be exempt from this section.

ANIMALS, LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that up to three dogs and three cats or other household pets in reasonable number, may be kept provided that they are not kept, bred or maintained for any commercial purposes, nor shall they be bred for non-commercial purposes so as to become a nuisance. All pets must be leashed or in a fenced area when they are outside of a resident's home.

TRASH. No lot shall be used or maintained as a dumping ground for rubbish, garbage, trash or other waste. All such waste shall be kept in sanitary, covered containers, which shall be maintained in a clean and sanitary condition, and which shall, unless required to be placed elsewhere on certain days for pickup, kept from the view of any street.

UTILITIES AND ANTENNAS. All utilities shall be placed underground. Each owner is required to connect to said utilities at his or her expense. No exterior pole, tower, antenna,

satellite dish exceeding twenty-four inches (24") or other device shall be visible from any street. The location must be approved by Declarant.

MAILBOXES AND PROPERTY IDENTIFICATION MARKERS. Each property owner shall provide at the property owner's expense a standardized mailbox and post as specified by the Architectural Review Committee with appropriate property identification markers affixed, which shall be the only mailbox permitted on the property unless otherwise approved by the Architectural Review Committee. The property owner shall not place any additional lettering on the mailbox, except as required by the Postal Service or Glynn County Government.

VEHICLES. The immobilization of any vehicle for any reason, including, but not limited to repairing or overhauling, at a resident's site or on any street within Majestic Oaks subdivision is hereby strictly prohibited. The parking of excessive amounts of vehicles, boats, campers, recreational vehicles, trucks and all trucks exceeding one ton is prohibited.

BOATS, BOAT TRAILERS, CAMPER AND RECREATIONAL VEHICLES. Boats, Boat trailers, Campers or Recreation vehicles may not be stored on any lot.

CLOTHESLINES. No clotheslines or other device for clothes-drying purpose shall be maintained on any lot, unless approved in writing by the Architectural Review Committee.

LANDSCAPE. All lots, upon completion of construction of residence and prior to move in, shall have properly graded yards, sodded front lawns and side lawns/yards of corner lots, seeded or sodded side and rear lawns and a minimum of 15 three (3) gallon plants or 36 one (1) gallon plants, or an equivalent combination of the two, along the front portion of the residence. All landscape designs shall be of a traditional design, consistent with surrounding properties. Ornamental novelties, irregular borders, fountains, etc. shall not be permitted unless approved by the Architecture Review Committee. All lawns and planting shall thereafter be mowed and/or maintained. The cutting or trimming of trees or plants in designated natural buffers or landscape areas as shown on plat of record shall be strictly prohibited unless express written consent is obtained by the Declarant.