



Property Owners Association Abbreviated Covenants

Welcome to Cumberland Harbour, a [residential] community governed by covenants designed to give value to our property. This is a quick reference guide to those covenants referencing the most common rules and covenants. By becoming an owner of property in Cumberland Harbour, you have agreed to respect and abide by these covenants. If you have any questions, please contact the association management office at: info@cumberlandharbour.life or (912) 576-9620

General

- All garbage/recycle cans, woodpiles, and other similar items are to be located in the garage or behind a screen to be concealed from view of neighboring lots and the street. *Garbage pickup is weekly on Thursday and Recycle pickup is bi-weekly on Thursday.*
- Yard debris is to be neatly piled on your lot and the size limit of the debris is 5 Ft by 5 Ft. *Yard debris pickup occurs weekly.*
- All vehicular traffic is subject to the Laws of the State of Georgia and abide by the posted speed limit.
- All vehicles, including golf carts, are to be operated ONLY by properly licensed individuals.
- All golf carts, boats/trailers or other recreational vehicles are to be parked within a garage. If there is no room in the property garage for all such boats, trailers, and recreational vehicles, they may be kept at the Cumberland Harbour Boat/RV Storage Yard near the fire station. *Please note, storage is limited, and availability is on a first come first serve basis.*
- Recreational vehicles, boats, trailers, motor homes, campers, etc. may be placed on a home site driveway for a MAXIMUM of 24 hours for the purpose of loading, unloading or cleaning ONLY. This applies to undeveloped homesites as well as developed homesites.
- Parking of any vehicle, boat/trailer, or recreational vehicle on the side of adjoining properties or across the street from a resident's property that is developed with or without a home is NOT ALLOWED.
- Homes may only be leased under long-term lease agreements – no short-term leasing or vacation rental leasing is permitted.
- No non-ancillary business or trade may be operated from your home without the express written consent of the Board. Refer to Section 10.4 of the CC&Rs for criteria on what would count as a permissible ancillary business or home office.
- No garage sale, moving sale, rummage sale, or similar activity shall be conducted without the prior written consent of the Board.
- The discharge of firearms is prohibited.
- Burning of trash and or yard debris is not allowed.
- Use of the Springhouse or The Landings for large gatherings requires reservation and approval. Contact the Association at info@cumberlandharbour.life or 912-576-9620.
- Use of the Pickleball, Tennis, or Croquet courts is subject to reservations. You may reserve these amenities on the website at cumberlandharbour.life.
- Overnight docking at the Day Dock requires reservation and boat registration.
- Pool rules must be followed. Warning: No lifeguard on Duty. Rules are posted on sign at pool.
- Noise disturbance is a nuisance. Loud or unusual noises emanating from private property which are detrimental or annoying to a person of normal sensitivities, including, without limitation, unusual, loud or long duration noises or other disturbances in or around common and residential areas, such as loud music and other or activities in swimming pool and clubhouse areas are prohibited.



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Pets

- Dogs, cats, and other usual household pets are permitted (other animals, livestock, or poultry are not permitted).
- Pets must not be let free to wander the community and must be on a leash when being walked within the community (or enclosed in an approved fence on the Lot).
- Pets must not endanger the health or unreasonably disturb other homeowners.
- Clean up of pet's waste must be completed immediately.

Care and Maintenance of Your Home and Property

- Each owner shall maintain their lot including their home, landscaping, and all structures (including mailboxes) in a manner consistent with the community wide standards. It is the responsibility of the owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition of their property.

Architectural Standard/Design Review

- All changes or modifications to the exterior of your home or landscaping must be approved, in advance, by the Design Review Board. Contact info@cumberlandharbour.life to obtain and application for submission to the Design Review Board. Any change must comply with the Design Review Standards and Guidelines published by the Association. Changes or modifications include but are not limited to:
 - Alteration to the exterior residence or garage including exterior painting.
 - Installation of other structures such as accessory dwelling units, playhouses, tool/storage sheds, greenhouses, play and sports equipment, walls, steps, stoops, swimming pools, shutters, awnings, fencing, decks, pergolas, patios.
- Signs or tubes (for sale, for rent, for lease, security warning, private property, political signs, etc.) are NOT permitted on any homesite or in the windows of any vehicle/boat, home, or structure, on any cabana, dock, common property or any road right of way at any time.
- Exterior lighting visible from the street shall include only Design Review Board approved lighting, pathway lighting, and seasonal decorative lights during the usual and common season.
- Exterior clotheslines are not permitted.
- No in-ground flagpoles will be allowed. One decorative/seasonal flagpole displayed from the house is allowed.
- Decorative objects used as focal points are subject to DRB approval. For example, fountains, statues, pergola, etc.
- Tennis, pickleball, badminton, or other courts within a single family homesite are not permitted.
- Above-ground swimming pools are not permitted.
- Fences require approval of the Design Review Board.
- All docks, dock roofs, and boat lifts require approval of the Design Review Board.