

MARTINS LANDING FOUNDATION COMMUNITY GUIDELINES

1. Gas powered passenger boats are prohibited in Martin Lake or North Pond without authorization from the Board of Directors.
2. All non-motorized boats that are to be used on MLF property must have a boat registration sticker.
3. No one may pump water out of Martin Lake or North Pond without authorization from the Board of Directors
4. Dogs must be leashed according to the Roswell City Code (8.1.9-8.1.11) Dogs shall be kept under control, physically confined or restrained at all times. There are no dog runs/parks on Martins Landing Common Property. This includes, but is not limited to, the dams, the front field, River Club, and the soccer field.
5. Pet excrement must be removed and disposed of as follows: any person owning, possessing, harboring, or having care, charge, control or custody of a dog must remove any excrement left by that dog on any sidewalk, gutter, street, lot or Martins Landing Foundation properties and common areas, including trails or other area traversed by the Martins Landing Residents and their guests. Dog waste shall be immediately removed by placing said matter in a sealed container and thereafter disposing of it in a trash receptacle or refuse container. This section shall not apply to visually impaired persons who have the charge, control or use of a guide dog. Dogi-Poti bags are available at several amenity sites.
6. Community amenities are to be used by Martins Landing residents/members in good standing and their guests only. **Residents/members must accompany their guests at all times.** Guest fees may apply. A member who is not in good standing may not access the amenities as a guest of another member that IS in good standing.
7. No glass of any kind is to be brought into the fenced area around the pools. (Fulton County Code 34.586L.)
8. Overnight parking in the common area parking lots is prohibited.
9. No solicitation.
10. Avoid parking in the street if at all possible. Vehicles may be parked on the street for a maximum of 10 hours at a time. UNLESS there is a safety issue resulting from the location of the parked vehicle i.e., parked too close to an intersection, parked in a curve, etc... Please do not park a vehicle such that it obstructs access to a mailbox or fire hydrant. Do NOT park so that there are vehicles parked on both sides of a street.
11. Valid Martins Landing Parking stickers must be placed on residents' vehicles. Guests (who must be accompanied by the resident) must have a sign in the rear window of the car stating who the sponsoring resident is and have the sponsor's parking sticker number listed.
12. Motorized vehicles (except vehicles for the handicapped) are prohibited on the lake path unless authorized by the Board of Directors.
13. Wheeled vehicles, including, but not limited to, bicycles, rollerblades, scooters, skates, and skateboards are prohibited on the tennis courts and dam spillways.
14. Feeding of wild, non-pet animals—including, but not limited to, geese and squirrels—is prohibited on the common elements.
15. Littering is prohibited. Waste receptacles (garbage cans and recycling bins) are located on or near each amenity site.
16. Use of MLF dumpster at the River Club area for personal trash **is prohibited.**
17. Please include by reference the pool rules. These may be found at each pool, the website, and are available at the MLF office.
18. Please include by reference the tennis court and tennis team rules. These may be found at each set of courts, the website, and are available at the MLF office.

19. Do not leave restroom doors unlocked. If there is an MLF team activity (i.e. tennis or swim match) and the doors are unlocked or propped open for the convenience of the opposing team, the responsible party (team captain, coach or chairperson) MUST ensure that the doors are shut and secured before leaving the amenity.
20. Common area elements that do not have closing times posted, including, but not limited to, the front field, park lots or paths, are closed at 11:00pm. The paved portion of the Lake path is open from 5:30am-11:00pm.
21. Do not post signs on the street signs. This includes, but is not limited to lost/found animal signs, for sale signs, and yard sale signs
22. Do not place any notices in or on the ML message boards. This includes lost pet signs.
23. VANDALISM- Acts of vandalism consist of, but are not limited to, defacing community buildings, damaging vehicles and damaging or destroying community assets such as landscaping, fences, signs, roads, recreation facilities, etc. Acts of vandalism shall be dealt with by the Board of Directors, and may be reported to the Policy Department for investigation and prosecution. Misuse or vandalism of any Associations facilities may be cause for suspension of privileges for up to 30-days. Homeowners and/or River Club members are responsible for payment of fines and repair costs resulting from vandalism by members of their households and their guests, tenants and tenant's guests. Homeowners and members rights will be suspended until all such payments are made in full.
24. Anyone not directly authorized in writing by the MLF Board of Directors and/or an authorized agent of the Board of Directors is prohibited from adjusting the valve on the Martin Lake. Unauthorized adjustment is criminal trespass. In addition to criminal charges, MLF may assess \$50,000 fine for violation of this rule.
25. NO smoking in any MLF buildings including bathrooms. No underage smoking on any MLF property. No smoking or vaping within the enclosures of the ML pools.
26. Any activity which violates local, state, or federal laws or regulations is prohibited; however the Board shall have no obligation to take enforcement action.\
27. Martins Lake and North Pond are catch and release. Please do not remove fish from the lake or pond.
28. Hunting by property owners, renters and/or their guests, including persons given permission to hunt by the property owner or renter, is and has been prohibited anywhere within Martin's Landing Foundation. This prohibition is in effect on ALL properties within Martin's Landing Foundation including Foundation common property, developed lots and undeveloped lots.
29. Please note that **fireworks are prohibited on all Martins Landing common property** including, but not limited to the dam, spillway, lake path, and island.
30. Swimming in Martin Lake and North Pond is prohibited.

These are general guidelines and do not serve as a limitation on the Board in any way. The Board in its discretion may deviate or vary from these standards when the Board determines that the situation warrants a deviation. Furthermore, in any instance of a violation, the Board shall be entitled to recover any an attorney's(attorneys') fees incurred by the Foundation in enforcing the terms of the governing documents, in addition to recoup any expenditure(s) for any repair(s) deemed necessary due to any infraction. Any and all fines imposed are in addition to, but not in lieu of, other enforcement remedies available to the Foundation. All Fines shall be imposed in accordance with the procedures set forth in Article XII, section 12.4 of the Declaration.