WESTCHESTER LAKES
HOMEOWNERS' ASSOCIATION, INC.

2500 Westchester Way SE
Conyers, GA 30013
www.westchesterlakes.org

May 3, 2026

Dear Neighbor,

Attached are the Modifications Committee Rules & Regulations that govern approved modifications and use of property in the Westchester Lakes subdivision. The basis for these rules is contained in the Declaration of Covenants, Conditions & Restrictions of Westchester Lakes and the Bylaws (which are legal documents filed at the Rockdale County courthouse and available online at www.westchesterlakes.org) and, in some instances, in state or local laws (i.e. parking, home businesses) or building codes. Upon the purchase of property in the subdivision, we all agreed to abide by the Covenants and the modifications rules. Their purpose is to maintain the beauty, integrity and value of our homes by meeting standards of maintenance, appearance and residential use.

The Board of Directors has revised and approved these rules to make them easier to read and follow. No substantive changes were made other than to set amounts of fines or penalties which the Board was authorized to take, at its own discretion, under the Covenants. We have also included photographs of approved mailboxes and fences, which will be posted on the website.

Due to the marked increase in the number of reported violations, the Board has updated and sharing it with all homeowners to ensure that everyone is aware of the community standards to which we must all abide. The most common violations are noted below:

- Lawns and landscaping are not being properly maintained as installed. Specifically, pruning of trees, trimming shrubs, mowing and weeding of grassy areas (particularly islands and the area of the property in front of the curb).
- Lack of structural maintenance (i.e., rotting wood around windows, peeling paint, damaged siding, etc.).
- Boats, recreational vehicles, or trailers not stored in garages, as required.
- Commercials vehicles parked or stored on residential property.
- Vehicles frequently parked on the street during the day and overnight. On-the-street parking should be limited due to the number of curved and hilly roads in the community, which create short lines of sight. Parked vehicles create dangerous situations for pedestrians, young children and emergency vehicles.
- Trash cans being visible from the street.

Homeowners have a responsibility to their neighbors to follow these rules. The Board and the Modifications Committee have a duty to enforce these rules. It is not something we like to do, but we must.

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Please be advised that some homeowners in the older phases of the community are still members of the now defunct Rockdale Village subdivision; they are not members of the Westchester Lakes Homeowners' Association and are not subject to the Westchester Lakes Covenants, Conditions & Restrictions. When those homeowners violate the Westchester Lakes covenants, the Board can only request compliance, call Rockdale County Code Enforcement, obtain a court order, or file a lawsuit. There will be instances when members of the HOA may contact the Board or members of the Modifications Committee regarding violations by members of Rockdale Village and there may be little that can be done to address the complaint.

If you'd like to contact the Board or a member of the Modifications Committee please visit our website, www.westchesterlakes.org or send an email to businessmanager@westchesterlakes.org.

Sincerely,

Richie Scales
HOA Board President
president@westchesterlakes.org

HOMEOWNERS' ASSOCIATION, INC.

MODIFICATIONS COMMITTEE

RULES & REGULATIONS

WESTCHESTER LAKES HOMEOWNERS' ASSOCIATION
2500 Westchester Way SE
Conyers, GA 30013
www.westchesterlakes.org

Modifications Committee Rules and Regulations

Authority

Pursuant to the authority vested in the Westchester Lakes Homeowners' Association, Inc.'s Board of Directors (hereinafter referred to as the "Association") under the Declaration of Covenants, Conditions and Restriction for Westchester Lakes, Article 1, Section 15 and the By-Laws of the Association, Article V, Section 13.

Purpose

The purpose of the regulations is to enforce the rules adopted by the Board of Directors to enhance the quality of life for the residents of Westchester Lakes and to provide for an esthetic appeal in order to maintain and improve property values.

Definitions

For the purpose of these rules, words and phrases listed below shall have the meaning as indicated.

a. **Modification Committee** (MC) shall mean the committee established by the Board of Directors pursuant to the covenants with the power and duties to implement and enforce the Modification Rules and Regulations.
b. **Board of Directors** shall mean the duly elected Board of Directors of the Association.
c. **Fence** shall mean barriers used as a boundary of means of protection or confinement.

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1. **Structures**

a. Fences

All proposed fence installations, replacements, or modifications must be submitted to the MC for review and approval prior to commencement.

- Applications must include detailed specifications identifying the proposed material, style, color/finish, and height.
- Acceptable materials may include wood, wrought iron, composite, vinyl or other materials as deemed appropriate and consistent with community standards.
- Fence height must comply with established community guidelines and applicable local ordinances, and is subject to ARC approval.
- The use of chainlink, or other non-conforming materials is prohibited unless expressly approved by the Board.

No fence or wall of any kind shall be erected, maintained or altered on any Lot without the prior written approval of the MC. Fences shall be a maximum of six feet (6') above grade at its highest point. Fences adjacent to the road(s) shall include decorative planting on the side of the fence facing the street to improve appearance. Fences are strictly prohibited in the front and shall be attached, as a minimum, to the rear one-half of the house. Fence style must be open vertical construction with at least one inch (1") between vertical slats and not privacy fences. Fences should be constructed of treated wood, cedar, durable synthetic wood style or vinyl. Chain linked, chicken wire or barbed wire fences are strictly prohibited on a temporary or permanent basis. No fence shall be constructed within fifteen feet (15') of the street, except in the rear yard of a lot or where necessary to block the view of storm water, detention facilities and other unsightly easement areas. See **Exhibit "B"** for approved types. If an additional design is desired, a drawing must be submitted to the MC for approval.

b. Retaining Walls

Require approval of the MC and should complement or match the design, construction material and color of all structures on the same lot. Each tier of the retaining wall and the wall itself should be vertically leveled or staggered back toward the dirt being maintained. Retaining should not interfere with natural drainage of the surrounding properties.

c. Exterior Sculptures, Fountains and Permanent Flag Poles

Are defined as any metal, wood concrete or like material requiring more than one person to reasonably move it must be approved by the MC. A form is not required to be submitted for a single flag pole attached to the front or side portion of the house. However, an in-ground flag pole requires approval and shall not exceed 30 feet in height.

d. Home Additions, Screened Porches and Decks

All new additions, decks and screened porches must have written approval of the MC before construction may begin. Roofing materials must be of the same color and style of the existing roof. Framing material and the overall style must be the same as the existing deck or house exterior. Colors must match or coordinate with the existing house colors. Owners are advised that a building permit is required for most decks, porches and home additions and must meet **Rockdale County's Building Code.**

e. Swimming Pools and Spas

Swimming pools are not permitted. No above ground pools are allowed in the community. All exterior spas/hot tubs will require written approval of the MC prior to installation. This does not include children's plastic splash pools that are six feet or less in diameter. Splash pools are allowed at the rear of the property and must be stored out of sight during the off season.

f. Recreational Equipment

All exterior installed recreational and playground equipment shall be installed only in the rear of a lot and approved by the MC. Mobile basketball goals are permitted, but must be stored out of sight when not in use. Permanently installed basketball goals are permitted and must be properly maintained at all times (i.e., paint, netting, etc.). Swings and play areas should be constructed primarily of wood or prefabricated materials and all materials used on swing or play areas should blend with natural surroundings.

g. Mailboxes

The replacement of an existing mailbox will require the approval of the MC unless it conforms to the original design, or matches one of the mailboxes in **Exhibit "A"** Mailboxes must be kept in good repair at all times.

h. Signs

- Not more than one standard "For Sale" sign is allowed on a Lot. If at the time of any desired use of such sign, the Association is making "For Sale" signs available for the use of Owners, the signs made available by the Association must be used.
- Not more than one political sign is allowed on a Lot, having a maximum face area of four feet (4') squared (2'x'2'). It may be displayed for no more than thirty (30) days before election and must be removed within three (3) days after an election.
- Handwritten garage sale signs are permitted three (3) days prior to sale and must be removed within twenty-four (24) hours after the garage sale.

i. Detached Buildings

No detached buildings are allowed unless they are part of the original construction and approved by

the Architectural Control Committee (ACC).

j. Playhouses and Treehouses

A modifications request form is not required if play houses and/or tree houses are located where they will have a minimal visual impact on adjacent properties and do not exceed 100 square feet.

2. **Exterior Maintenance and Landscaping**

a. Landscape Maintenance

All maintenance of the Lots and all Structures shall be the sole responsibility of the Owner thereof, who shall maintain said property in a manner consistent with the communitywide standards of Westchester Lakes and applicable Covenants. Each Owner shall keep and maintain each Lot and Structure owned by him/her, as well as all landscaping located thereon, in good condition and repair, including, but not limited to:

- The seeding, watering, weeding and mowing of lawn and all grassy areas including the curb;
- The repairing and painting (or other appropriate external care) of all Structures;
- The pruning and trimming of all trees, hedges and shrubbery so that the same are not obstructive of a view by motorists or pedestrians of street traffic.
- All construction debris shall be promptly removed from the Owner's Lot.

b. Tree Installation and Removal

No trees that are more than six inches (6") in diameter and point two (.2') feet above the ground shall be removed without the prior written consent of the MC. No flowering trees greater than two inches in diameter, shall be removed without prior written consent of the MC. This does not apply to dead trees which are to be removed at the expense of the property Owner, nor to the removal of trees damaged by inclement weather.

c. Erosion Control

No activity which may create erosion or siltation problems shall be undertaken on any Lot without the prior written approval of the MC or plans and specification for the prevention and control of such erosion or siltation.

d. Exterior and Landscaping Lighting

All exterior flood lighting (with the exception of Holiday lights and ground level sidewalk "Malibu" lights) must be approved by the MC unless they do not exceed one hundred (100) watts, are white in color or clear, non-glare and located in a way to cause minimal visual impact on adjacent properties and streets.

The installation of exterior up lighting or down lighting, including soffit lighting, façade lighting, and landscape accent lighting, is subject to prior MC approval.

- Lighting must be directed downward and designed to minimize light spillover onto adjacent properties.
- Fixture style, placement, and light temperature must be consisted with the architectural character of the home and community.
- Excessive illumination or commercial-style lighting is not permitted.
- Color lights are not permitted, except during the holiday (holiday must be a recognizable holiday and can be verified).

e. Exterior House Color

Any proposed change to the exterior color of a residence, including but not limited to siding, brick, trim, shutters, and doors, requires prior MC approval.

- Homeowners must submit color samples, paint swatches, or manufacturer specifications with their application.
- All color selections must be compatible with the community's overall design scheme and neighboring properties.
- Repainting in a color different from the currently approved color scheme requires submission and approval prior to application.

Repainting of the exterior of the house must be approved by the MC prior to the project beginning unless the original colors of the house are matched. When changing the exterior paint to a new color, samples (color chips) must be submitted to the MC for approval. This include the predominant color as well as the secondary/trim color(s). The exterior colors should be compatible and harmonious with the colors of the other homes in the neighborhood. Highly reflective colors shall be avoided. A minimal number of exterior colors shall be used. When more than one color is used, one shall be clearly dominant. Secondary colors shall be compatible with dominant colors, limited to architectural details such as fascia frames and other building trim. High contrast colors, when used on Structure shall be limited to major architectural elements such as entry doors. The exterior color of adjacent homes shall not be the same.

f. Roofing

All roof replacements will require written MC approval unless the style and color of the original roof is matched. Shingle samples and color brochures will be required for submission for the MC for approval if different from the original color and style.

g. Vegetable Garden Plots

A modifications request form is not required for a vegetable garden plot if all of the following guidelines are met:

- The plot is located behind the rear of the house;
- The size is limited to 150 square feet on ¼ of the rear Lot, whichever is smaller;
- The debris is cleaned up in the garden plot after growing season.

Trash Containers

No trash containers (including bins and receptacle) are to be stored at the front of Owner's property. Containers are to be stored in a manner where it is minimally or not visible from the street. If trash containers are visible due to the layout of the house, Owner shall erect an optional partition-like structure to conceal the container, see **Exhibit "C"**.

3. **Satellite Dishes, Antennas and Solar Panels**

Satellite dishes may not exceed eighteen (18") in diameter, must be located at the rear of the house, whenever possible, to minimize visibility from the front of the house. Free standing antennas (i.e.: ham radio antennas) are strictly prohibited. Approval of the placement of an antenna or satellite dish shall be obtained prior to installation if there is a question as to location.
Solar panels and solar energy collection systems are strictly prohibited within the community. No solar panels, whether roof-mounted, ground-mounted, or otherwise installed, shall be permitted on any Lot or Structure. Any such violation is subject to enforcement action, including fines in accordance with the Association's governing documents.

4. **Roads and Driveways**

No road or driveway shall be constructed or altered on any Lot without the prior written approval of the MC of plans and specifications for such roads and driveways. All driveways must be of concrete construction.

5. **Recreational Vehicles, Trailers, Inoperable or Unused Vehicles, Commercial Vehicles**

No school buses, recreational vehicle, camper, truck with camper top, habitable motor vehicle, boat or boat trailer, trailers of any kind, commercial vehicle or like vehicle with permanently attached equipment shall be allowed to remain on Lots on a permanent basis but shall be allowed on a temporary basis not to exceed seven (7) consecutive days; nor more than thirty (30) cumulative days in one year. Any such vehicle, boat or trailer will be allowed if stored within an enclosed garage. Any commercial vehicle larger than a pickup truck, inoperable or unused vehicle-like equipment shall be allowed on a temporary basis not to exceed three (3) consecutive days unless each such vehicle is stored within an enclosed garage.

6. **Parking On Streets**

Adequate parking for vehicles in garages and driveways has been provided by the original builders. Therefore, automobiles are not permitted to be parked on the street overnight on a regular basis. Temporary parking is permitted during parties or in case of need by the Owner of the property during daylight hours. However, parking on the street within twenty (20) feet of an intersection is prohibited by law. No vehicle is allowed to be parked on the grass or on a non-paved area.

7. **EV Charging Stations**

The installation of electric vehicle (EV) charging stations on any Lot must receive prior written approval from the Modifications Committee (MC). All applications shall be submitted and reviewed in the same manner as any other architectural or modification request.

a. General Requirements

All approved EV charging stations must comply with the following:

- Charging equipment should be installed within the interior of the garage whenever feasible. Installation on the exterior of the home or driveway may be considered but must receive specific MC approval.
- All wiring, conduit, and related equipment must be concealed to the greatest extent practicable and installed in a neat and professional manner.
- Installation must comply with all applicable local, state, and federal laws, codes, and permitting requirements, including those of Rockdale County.
- The EV charging station shall not create a nuisance, hazard, or visual disturbance to neighboring properties, including but not limited to excessive noise, lighting, or obstruction.

b. Owner Requirements

Homeowners must obtain approval from the Association and agree in writing to the following:

- The EV charging station must comply with the Association's architectural standards and community aesthetic guidelines;
- Installation must be performed by a properly licensed and insured contractor;
- The Owner shall be solely responsible for all costs associated with installation and electricity usage related to the charging station.

c. Owner Responsibilities

The Owner of the Lot shall be responsible for:

- All maintenance, repairs, and replacements of the EV charging station for as long as it remains on the property;
- Any damage to the charging station, the Lot, adjacent Lots, or common areas resulting from the installation, use, maintenance, repair, or removal of the charging station;
- All electricity costs associated with the operation of the EV charging station;
- Disclosure of the existence of the EV charging station and all associated responsibilities to any prospective purchaser of the Lot.

d. Notice to Future Owners

- All obligations and responsibilities related to the EV charging station shall transfer to subsequent Owners of the Lot. The Owner must notify any prospective purchaser of the existence of the EV charging station and provide written disclosure of all associated responsibilities, including maintenance, repair, and insurance obligations.
- Owners are advised that not all purchasers may desire or require an EV charging station; therefore, full transparency regarding these obligations is required. Removal of the charging station, if desired, shall be at the sole expense of the Owner.

e. Enforcement

The Association reserves the right to require removal or modification of any EV charging station that is installed without prior approval or that is otherwise in violation of these standards. Any such violation may be subject to enforcement action, including fines, in accordance with the Association's governing documents.

8. **Window Air Conditioning Units**

No window air conditioning unit is allowed to be installed in a window opening at any time.

9. **Business Activity**

No business activity shall be conducted on any Lot (outside of house) without permission from the Board, with the exception of neighborhood garage sales. Rockdale County prohibits personnel from outside the home, whether they be clients, customers or employees, from working in a home business.

10. **Short-Term Rentals Prohibited**

No Owner shall list, advertise, lease, sublease, license, or otherwise make available any Lot or dwelling unit for short-term rental purposes. Short-term rentals are defined as any rental or occupancy arrangement for a period of less than thirty (30) consecutive days. This prohibition includes, but is not limited to, the use of online or app-based platforms such as Airbnb, VRBO, or any similar short-term rental or vacation lodging service. Any violation of this provision shall be subject to enforcement action, including fines and other remedies available to the Association. This provision shall also prohibit partial leasing of a dwelling and Lot including, but not limited to individual rooms, transient occupancy, a portion of the dwelling, individual rooms or bedrooms, and any occupancy for consideration in exchange for compensation of any kind regardless of how the agreement is structured.

11. **Hearing**

Any homeowner aggrieved by a decision of the Modifications Committee may request a hearing pursuant to Article VIII, Section 2. of the Bylaws of the Association.

12. **Repeal**

Upon the effective date of these regulations, the Modifications Committee Design Standards and Guidelines which was adopted by the Board on March 16, 2001 shall be repealed. However, all existing violations as of March 16, 2001 grandfathered under the previous rules, are grandfathered under these rules.

13. **Severability**

Should any part, paragraph, sentence, clause, or phrase of this regulation be declared invalid for any reason, the remainder of this regulation shall not be affected thereby.

14. **Penalties**

- Failure to obtain written approval on any project requiring approval from the Modifications Committee shall be subject to a fine of $1,500.00 per infraction plus a $25.00 per day fine for failure to obtain approval. The fine(s) will be assessed upon issuance of the violation notice.
- Abatable violations (such as mowing of the grass, weed control, trash receptacle visible from the street etc.) are subject to a 14-day cure period, following the issuance of written notice to the violator. If the violation is not corrected during this period, a $25.00 per day fine is assessed until the violation is corrected.

15. **Enforcement**

Pursuant to the authority vested in the Westchester Lakes Homeowners' Association, Inc. Board of Directors under the Declaration of Covenants, Conditions and Restriction for Westchester Lakes, Article XI, General Provisions, Section 1.

16. **Effective Date**

These revised regulations were adopted by the Board of Directors on April 28, 2026 and distributed to all property owners by way of the Newsletter, website and hand delivery on May 3, 2026.

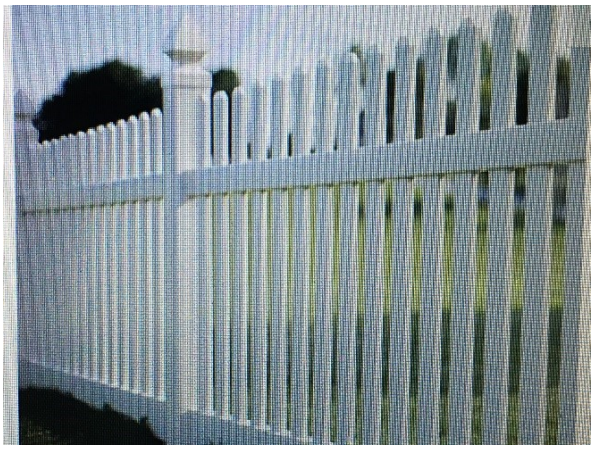
Application Information. The following exterior modifications do require a request for Modifications Review Form if certain conditions are met:

Exterior Lighting and Flag Poles ---------- - Page 3, 1) c)
Vegetable Garden Plots---------- Page 6, 2) g)
Basketball Goals---------- Page 4, 1) f)
Playhouses and Treehouses---------- Page 5, 1) j)
Painting of Structure With Original or Same Colors---------- Page 6, 2) e)
Re-roofing With Same Type And Color Of Original Roofing---------- Page 6, 2) f)
Mailboxes---------- Page 4, 1) g)
Fences---------- Page 3, 1) a)

Revised April 28, 2026

Exhibit “A”

Exhibit “B”



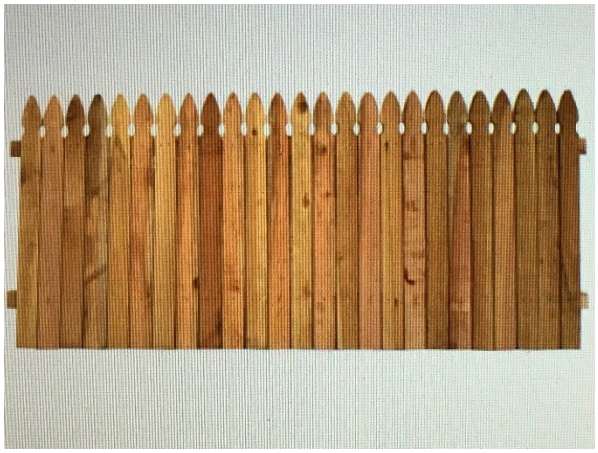


Exhibit “C”