

L'Atrium Rules and Regulations
2024

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OFFICIAL COMMON AREA RULES FOR L'ATRIUM

L'Atrium is a community governed by the Declaration of Covenants, Conditions and Restrictions. The Rules for L'Atrium amplify the Covenants and set standards for the Common Areas. The Covenants require The Board of Directors to adopt, alter, amend and rescind reasonable rules and regulations governing the use of the Common Area. Please review your copy of the Covenants Article V, Section 5 on page 12.

These Rules are effective immediately, have been adopted by the L'Atrium Board of Directors at their regularly scheduled Board Meeting, September 7, 2010. These Rules supersede all previous Rules. Additionally, the Covenants and Rules can and will be enforced as outlined in Article VIII, Section 1, 2 and 3 on pages 29, 30, 31 and 32.

New Rule approved at the March 20, 2024 Board meeting:

L'ATRIUM HOMEOWNERS ASSOCIATION, INC.
RULES REGARDING PARTICIPATION IN
AND RECORDING MEETINGS

1. All members of the Association shall have the right to speak at all meetings of the members and the Association's Board of Directors (the "Board") on all items open for discussion or included on the applicable agenda. No member shall be permitted to speak as to any individual item for more than three (3) minutes.
2. Any member may tape record or video tape any meeting of the members or the Board. Any member desiring to tape record or video tape any meeting shall provide written notice of such intent to the Board not less than one (1) business day prior to the meeting. All recording equipment shall be installed prior to the commencement of the applicable meeting and such equipment shall not produce distracting sound or light emissions. All tape recording or video taping of any meeting shall be conducted in a manner so as not to unreasonably interfere with the conduct of the meeting.

The rules below are general rules. The recorded Covenants, Restrictions and Resolutions are the governing authority of the community. If amplification is made, the Article, Section and page number of the Covenants will be duly noted.

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Pool, Tennis Courts, and Amenities Center:

The use of the pool, tennis courts and amenities center is for the enjoyment of the residents who are current on their assessments and their guests. Please obey the Posted Rules, some of which are outlined below.

Amenity Center Hours: 7:00 a.m. to 10:00 p.m. for residents and guests 18 years of age and older: 7:00 a.m. to 9:00 p.m. for residents and guests under the age of 18.

Swim at your own risk – No lifeguard on duty.

Shower before entering the pool.

No food, drinks in the pool.

No glass in the pool or pool area.

No skateboards, bicycles, roller blades, etc. in the fenced pool area or tennis courts.

No animals in fenced pool area.

No diving.

No flotation devices allowed in pool.

Non-swimmers through age 16 must be with a parent or qualified **adult** swimmer.

Toddlers must wear swim diapers or plastic pants.

Residents may use the area around the pool for picnics, barbecues and outdoor parties but need to reserve this area through the management company. You may NOT, however, exclude other residents of the community from utilizing the area. You MUST clean up the area at the conclusion of your event. Your event must comply with the stated pool hours above.

Tennis play is on a first-come, first-serve basis. Play times need not be reserved.

The gate must be kept closed and locked at all times. If you need a key, contact the management company. There are fees for keys are \$25.00 per key.

The PARKING LOT by the pool/tennis courts is for your convenience while at the amenities center during normal pool hours of 7 a.m. to 10:00 p.m. Overnight parking is not permitted under any circumstance.

AMENDMENT TO POOL RULES ADOPTED AT THE JUNE 21, 2011 BOARD OF DIRECTOR MEETING:

Pool Parties: After discussing the present Pool Policy the Board determined additional policies are to be added; for all parties the allowable amount of guest will be maximum amount minus 10, MLMC must be notified of all Pool Parties and only one pool party allowed at a time, all violators of the pool policy will immediately be sent before the Hearing Committee.

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Lakes

- 1) Please use caution around our lakes. Alligators enter our lakes from surrounding marshes. DO NOT FEED THE ALLIGATORS. They lose their natural fear of humans and become dangerous to children, adults and pets. You can report nuisance alligators on the Nuisance Alligator Hotline: 1-866-FWC-GATOR.
- 2) All children under the age of 10 fishing from the banks must be accompanied by someone 16 years or older.

Additional restrictions are set forth in our Covenants. Article VII, Section 1, page 17
Additional restrictions are set forth in our Covenants. Article VII, Section 8, page 24
Additional restrictions are set forth in our Covenants. Article VII, Section 9, page 25

Animals:

- 1) For the health and welfare of adults and children in our community, You MUST pick up and dispose of feces from the common areas, sidewalks, cul-de-sacs and private property while walking your pets.
- 2) Per St. Johns county ordinance, County Ordinance 92-01, Section N, dog owners must have their animals on leashes at all times. You must also control your cats. You may call St. Johns County Animal Control at 904-209-0746 or St. Johns County Sheriff's office at 904-824-8304 should you encounter a problem with an animal.

Additional restrictions are set forth in our Covenants. Article VII, Section 18, page 28

Garage, Estate and Moving Sales

- 1) Garage sales are not permitted
- 2) Moving and estates sales are permitted with prior written approval from the Board. Approval forms can be obtained from the management company.
- 3) You cannot post signs on L'Atrium property for Estate and Moving sales.
- 4) You MUST NOT allow parking on the cul-de-sacs

Cul-de-sacs and Parking

- 1) Parking on the cul-de-sacs is prohibited. These are private streets and owned by all residents in the cul-de-sac and not to be abused by parking. Parking on our narrow cul-de-sacs hinders the passage of emergency vehicles.
- 2) Parking is restricted to your driveway. No parking is allowed on any grass areas.

Additional restrictions are set forth in our Covenants. Article VII, Section 5, Paragraph(b), page 20

Additional restrictions are set forth in our Covenants. Article VII, Section 6, page 22 and 23

Additional restrictions are set forth in our Covenants. Article VII, Section 9, page 2 Trash,

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Garbage, Recycling and Yard Waste

- 1) You may NOT place trash, garbage, recycling or yard trash curbside prior to 4 p.m. on the day prior to the normal scheduled pickup day.
- 2) Trash/garbage cans must be removed from curbside no later than 7 p.m. after the scheduled pickup
- 3) Trash, garbage, recycling and yard waste placed curbside at times, other than specified above, can be removed by the Association at the expense of the Lotowner.

Additional restrictions are set forth in our Covenants. Article VII, Section 16, page 27

IMPORTANT COVENANT & RESTRICTION REMINDERS

The items listed below are addressed by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999 and the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated June 12, 2003. These are the most common issues that the Board of Directors, Committees, and Management Company must address. They are not the governing documents in their entirety but are being provided as a point of reference only. Please review your official copy of the governing documents.

Signs

“For Sale” and “For Rent” signs must conform to local government and L'Atrium specifications. Signs must be approved by the Association or ARC. Sign specifications are available from the management company. The management company should be notified prior to erecting any sign. Signs must be approved by the Association

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999. Article VII, Section 1, Paragraph (d), page 17.

Exterior Changes or Additions

Before you make any exterior changes or additions to your property, including but not limited to replacing exterior siding, roofs, windows, doors, front porches, arbors, garage doors, lamp posts, mail boxes and posts, awnings, fences, walls, color schemes, exterior painting, adding or replacing antennas and satellite dishes, you must obtain approval from the Architectural Review Committee (ARC). You may obtain applications forms for exterior changes for submission to the ARC from the management company.

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999. Article VII, Section 5, Paragraph (c) and (e)
page 20

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Home Businesses

Home businesses which create foot or vehicular traffic are prohibited. Home businesses which do not create foot or vehicular traffic must be approved by the Board and comply with government licensing and other requirements such as payment of taxes.

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999. Article VII, Section 5, Paragraph (a), page 20

Lawn and Landscape Maintenance

Each owner is responsible for maintaining in a neat and attractive condition his or her lot and the land which abuts his or her lot to the curb of the street. This includes cutting grass, woods, or other vegetation, removing debris and dead trees, shrubs, other plants, and unsightly growths or objects. Upon 10 days notice, the Association may enter upon the Property and perform such maintenance and charge the owner, which charge, if not paid, shall be a lien upon the property until paid.

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999, Article VII, Section 5, Paragraph (d), page 2

Tree Removal

Removal of trees exceeding 4 inches in diameter must be approved by the ARC.

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999, Article VII, Section 10, page 25

Basketball Goals

Permanent or portable basketball goals are not permitted.

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999 Article VII, Section 13, page 26.

Satellite Dish or Antenna

Satellite dish or antenna should be installed in a location where it is the least visible from the street, neighboring homes, and the lake and wires should be run through wall or attic (wall fishing) so not visible from outside the structure. After installation, please notify the Association that the dish or antenna has been installed on your property.

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999 Article VII, Section 14, page 26.

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Clothes Drying

Exterior clotheslines are not permitted

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999. Article VII, Section 18, page 28

Irrigation

Irrigation wells are permitted with Association approval.

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999. Article VII, Section 19, page 28

Exterior Maintenance of Houses

Houses must be maintained in a neat and attractive condition. Exterior paint should not have any mildew, blisters, rotten or bare wood. Patching of roof coverings with dissimilar colored shingles is prohibited. Roof vents, gutters, downspouts and other roof attachments must also be maintained in an attractive manner. Chimney caps must be maintained for safety reasons. Driveways shall be maintained as installed by the original builder, made of concrete and cannot be painted, stained or tiled.

Specific language can be found in the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated June 12, 2003, Article VII, Section 5, Paragraph (i)

Mail Boxes

Mailbox posts must be painted to match house or trim color or left natural. Mailbox specifications are available from the management company

Specific language can be found in the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated June 12, 2003, Article VII, Section 5, Paragraph (i)

Lamp Post

Lamp posts must be in good repair, painted black, remain lit at night and have approved globes installed. Globes must be clear or smoked, white is not permitted. Lamp post specifications are available from the management company.

Specific language can be found in the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated June 12, 2003, Article VII, Section 5, Paragraph (i)

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Non-Compliance

Failure to comply with the Covenants and Rules can result in fines being assessed and liens being placed in accordance with the procedures described in the governing documents.

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999. Article VIII, Section 1- 3 page29-32

Assessments

Currently assessments are due and payable semi-annually on January 1 and July 1. An assessment is a lien on the individual cluster lot and a personal obligation of the property owner. If not paid within 30 days of the due date, interest at 18% annum will be charged, as well as costs and attorney fees. Additionally, a claim of lien will be recorded in the public records of St. Johns and a suit to foreclose the lien and/or obtaining a judgment against the owner may be brought by the Association. If assessments remain unpaid for 90 days, the owner's voting rights and the owner's and/or tenant's rights to use the amenities of community will be suspended

Specific language can be found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for L'Atrium dated February 10, 1999. Article VI, Section 1- 8 page13-17.

Mailboxes:

TO ALL L'ATRIUM OWNERS AND TENANTS:

These specifications are as required by the United States Postal Service and the St. Johns County Land Development Code and Sheriff's Emergency 911 Addressing.

The old-style mail receptacles may remain until they need to be replaced; however, the replacement must conform to these specifications, not to the old style.

ALL NON-CONFORMING MAIL RECEPTACLES, NUMBERS AND NUMBER LOCATIONS SHOULD BE CHANGED NOW TO COMPLY WITH THE LAWS.

In addition to complying with government requirements, please also do this to make our community even more beautiful. Mail receptacles that are falling apart, leaning, and have missing, unmatched or corroded numbers, detract from the overall appearance of the neighborhood. If you have any questions, please call Sharon Leach at 246-2229.

L'ATRIUM CURBSIDE MAIL RECEPTACLE SPECIFICATIONS (REVISED 01/29/08)

CURBSIDE POST: Home Depot SKU#560-339 (Approximate cost \$25.00)
4 inch by 4 inch wood post with beveled top-do not add finials

Posts may be painted the main house color or house trim color, if any, or left natural

MAILBOX: Home Depot Standard Black Aluminum (Approximate cost \$15.00)

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NUMBERS: At least three sets of matching numbers are need (one on each side of mailbox post and over the garage door)

Black or white (whichever contrasts best against your paint color for maximum visibility to emergency vehicles)

No less than 3 or more than 4 inches high; no less than 1 inch wide

Arabic numbers only

Durable, weather-resistant material

NUMBER PLACEMENT:

On Post: Vertically on post or horizontally on wood piece under mailbox

On both sides (so readable from both directions) on post or wood piece under mailbox

Over Garage

Door: Centered on wood trim over garage door

INSTALLATION OF POST:

"Breakaway" Post: No permit required for "breakaway" post, i.e.: 4 inch by 4 inch wood posts. Imbedded no more than 24 inches in the ground - not imbedded in concrete

Height: Bottom of mailbox to be between 40 and 44 inches from level of street surface

Setbacks:

On L'Atrium Circle: 8 inches from face of curb to face of mailbox

On cul-de-sacs: 18 inches from edge of driving surface

ANY EXTERIOR CHANGES TO YOUR L'ATRIUM HOME MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC). ARC APPLICATIONS CAN BE OBTAINED FROM THE PROPERTY MANAGEMENT COMPANY. SUBMIT IT ALONG WITH THE REQUIRED SITE PLANS, SAMPLES, ETC. TO THE ARC.

Allow up to 30 days for review. Review will commence when all required information has been submitted. Pre-approved colors, styles, specifications, and tree-removal ordinance synopsis may be obtained from property manager