

MAYFAIR / ST. CLAIR

Good Neighbor Policy

Our community was established by the developer as subdivisions in an attractive setting with beautiful homes. The only restrictions placed on us or the builders were those protective covenants established by Cowart and Fulton County. They are:

- a. Property shall be used for single family residence only;
- b. No temporary house, shack, tent or trailer shall be erected on property to be used for residential or church purposes;
- c. No Livestock shall be kept or raised either permanently or temporarily on any property

Many of the original homeowners expressed an interest in further developing our neighborhoods as a community. This was accomplished by forming a Homeowners' Association whereby, as a group, the homeowners developed certain covenants and standards for the sole purpose of enhancing and protecting the value, desirability, and attractiveness of our properties. Although these restrictions are voluntary, we hope every homeowner and resident of Mayfair and St. Clair will accept and maintain these standards and preserve our neighborhoods in the spirit of cooperation and mutual benefit.

1. Restrict fences to a maximum of six (6) feet in height and to a point no closer to the street than the back corners of the house.
2. Chain link fences should be a vinyl, colored type. Galvanized fences are strongly discouraged.
3. Restrict television and radio antennae to areas not visible from the street or a common property. This applies also to satellite dishes which we strongly discourage.
4. Restrict clothes lines to areas not visible from the street or a common property.
5. Swing sets, tool sheds, dog houses, and other structures should be positioned to a point no closer to the street than the back corners of the house.
6. Dogs should not run loose in the neighborhood. It is the LAW that pets must be kept on a leash when outside your property. As a courtesy to your neighbors, please clean up and dispose of droppings when walking your dog.

7. No animals, birds, insects, or reptiles may be kept on any property, except as household pets and not for commercial purposes.
8. Yards of all properties shall be maintained and grass shall not be allowed to exceed six (6) inches in height. Piles of rubbish, lumber, or other solid materials shall be covered or stored in an area not visible from other properties.
9. The use of neighborhood streets as a play area for children on bicycles and other toys requires the supervision of parents. Particular attention should be given to both drivers and pedestrians.
10. When parking on the street, vehicles of homeowners and their guests should be parked in front of the owner's property only and on only one side of the street. In the event of a social gathering, or for any other reason, overnight guests who must park in front of a neighbor's house should move their vehicles no later than noon the following day. Please do not park across from another vehicle on the street such that roadway access would be restricted for a fire engine. The Homeowners' Association will resort to having vehicles towed when a threat to emergency vehicles is observed and reported by a neighbor.
11. Mobile Homes, trailers, boats, and other recreational vehicles should not be parted on the street, except for the purpose of loading and unloading and may not be left on the street overnight. The same vehicle may not be parked in a driveway for a period exceeding three (3) days. Recreational vehicles parked permanently at a home site should be placed in an area where they are out of sight of abutting streets and common areas.
12. Any vehicle obviously under repair is restricted to the owner's driveway, and then for a period not to exceed 24 hours.
13. Overnight parking in the Swim/Tennis parking lot is prohibited.
14. Parking of vehicles at the Swim/Tennis facilities should be restricted to the parking lots. Arborwoods and Abbottswell Drives should not be used, except as an overflow parking area, and then only on one side, the side nearest the Swim/Tennis facilities.
15. Solicitation is prohibited in Fulton County without a permit and photo ID. Criminals may pose a solicitors to gain access to a neighborhood. Please report solicitors without permits to the Police by calling 911.

16. "For Sale" signs, retail advertisements, and any sign not approved by the Homeowner's Association Board of Directors are not allowed at the entrances to the subdivisions and will be removed without notice. Exceptions are neighborhood garage sales signs, which must be removed by the owner immediately upon the end of the sale.
17. Renters and other occupants of a home will be bound by all provisions of the Covenants and Standards agreed by the homeowner as a result of ownership of property on the Mayfair or St. Clair subdivisions.