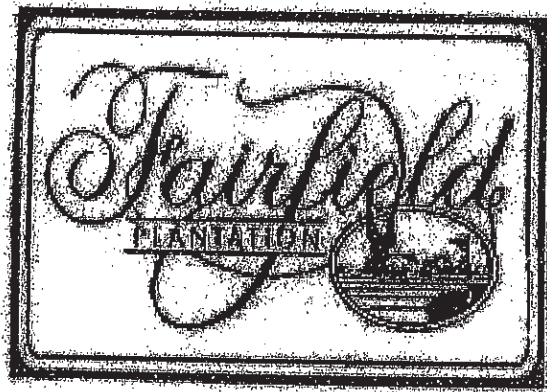


Fairfield Plantation

Property Owners' Association, Inc.



PROPERTY OWNER/LESSEE HANDBOOK

REVISED MAY 2001
AMENDED SEPTEMBER 2001
AMENDED MAY 2004

**FAIRFIELD PLANTATION PROPERTY OWNERS' ASSOCIATION
PROPERTY OWNER/LESSEE HANDBOOK
IMPORTANT TELEPHONE NUMBERS**

GATE CLEARANCE

West Gate	770-834-4357
East Gate	770-834-9055

This number connects you to the West Gate. Call here to arrange admittance for guests, trades people, service personnel, etc. (See Gate Control Procedures for specific information.) This gate is staffed 24 hours a day.

COMMUNITY PATROL

770-832-2911

Call here to contact Road and Lake Patrol Officers. **IN THE EVENT OF LIFE THREATENING EMERGENCIES, PLEASE CALL 911 FIRST!**

PROPERTY OWNERS ASSOCIATION

770-832-2360

POA office hours are from 8:00am to 4:30pm, Monday through Friday. The office is open the 2nd Saturday 9am to 12pm. Longer hours may be offered when assessments are due. The POA maintains an answering machine to record any calls when the office is closed.

ADDITIONAL QUICK REFERENCE NUMBERS

EMERGENCIES	911
BEACH	770-838-0570
BELLSOUTH	888-757-6500
CARROLL COUNTY ANIMAL CONTROL	770-834-8150
CARROLL COUNTY SHERIFF'S OFFICE	770-830-5888
CARROLL COUNT WATER AUTHORITY	770-834-6667
CARROLL EMC	770-832-3552
COMCAST	404-266-2278
PLANTATION GOLF & COUNTRY CLUB	770-836-1112
GREYSTONE POWER	770-942-6576
MARINA	770-836-3289
WASTE INDUSTRIES	770-577-3545
RECREATION CENTER	770-830-7124
TANNER MEDICAL CENTER- CARROLLTON	770-836-9666
TANNER MEDICAL CENTER- VILLA RICA	770-456-3000
TARA I AND TARA II TIMESHARE OWNERS	770-834-7781
TARA III FAIRSHARE OWNERS	770-834-5585

GATE CONTROL PROCEDURES

Unless other invalidated, POA/Lessee/Resident Proximity Cards are to be used indefinitely and do not need to be replaced on a yearly basis. Guest cards must be replaced annually and are valid from May 1st through April 30th. Gate attendants occasionally verify cards by comparing them to drivers' licenses. **Anyone attempting to use a card assigned to another person will be denied entry, and the card will be confiscated. Confiscated cards must be picked up at the POA office. Misused cards may result in a citation for the primary account holder.**

1. Identification Cards

Two Property Owner Proximity Cards are issued to every one who is in good standing. It allows the holder to vote, enter the gates, and use the amenities. It includes the POA number required to call in guests. This card is the key to all other means of entry and amenity use. It allows the request for Resident Cards and Guest Cards. Owners who sponsor a resident or guest by obtaining cards for them or by calling them through the gates are responsible for the actions of the resident or guest, to include any fines. Extra Proximity Cards for Property Owners are available at the POA office for a fee.

Resident cards are issued for a fee for any family members who live in your home for more than six months of the year. This card will allow gate entry and use of the amenities. The property owner must be in good standing in order to purchase these cards. Owners who request a resident proximity card are responsible for the actions of the resident to include any fines.

Two Lessee Proximity Cards will be issued if the Property Owner is in good standing with a presentation of a current lease for a home in Fairfield Plantation. It allows the same privileges as a Property Owner card except that the lessees cannot vote. The lease must include a statement that the lessee is subject to eviction on violation of the Declaration of Restrictions or POA rules and regulations. Owners who lease their property are responsible for the actions of the lessees or their guest, to include any fines.

Guest Cards may be purchased for a fee at the request of an owner/lessee who is in good standing. It allows gate entry (**no amenity use**) without the need for a call in from the owner/lessee. The owner/lessee is responsible for the actions of their guest, to include any fines.

2. Decals

Contractor and Vendor yearly decals may be purchased for a fee at the POA office. The decals are intended for use by people conducting business in the community or working on a construction site. Entry using these decals involves a specific set of guidelines established by the Property Control Committee. Contact the POA office for more information. The decals expire annually on December 31st.

3. Windshield Pass

Guest Pass issued at the gate, directly to guest who have been called through the gates with the owners valid Property Owner number. This pass must be displayed in the windshield of the guest's vehicle. It allows the vehicle to go directly to and from the host owner/lessee's home, and is valid for only the days (up to 7 days) indicated on the pass.

Golf Passes are issued at the gate, directly to called in guests of the Fairfield Plantation Golf and Country Club. This pass must be displayed in the windshield of the guest's vehicle. It allows the vehicle to go directly to and from the Country Club, and is valid only for the day issued.

7. Moving Vans, Rental Trucks, and Trailers

These types of vehicles are frequently used in burglaries and, therefore, are more tightly controlled. In order for these vehicles (loaded or empty) to enter the gate, the owner/lessee must be in the vehicle with a current POA/Lessee Card or the driver must have a permit the owner/lessee obtained in advance from the POA office. Exceptions are work trailers, used by contractors, landscapers, etc. Vehicles that block or partially block any road in Fairfield Plantation must provide flagmen at each end of the vehicle to direct traffic.

8. Request to Deny Gate Entry

Owner/lessees requesting the Gate to deny entry of non-property owner residents must submit their request in writing to the West Gate, POA Office or Patrol Office. Owner/lessees requesting the Gate to deny entrance to co-property owners must submit a court order restraining that individual from entering Fairfield Plantation.

RECREATION FACILITIES

1. Recreation Center

Located in the northeast, along Lakeview Parkway between Belle Meade Drive and Monticello Drive. There is a swimming pool, playground, tennis court, basketball court, batting cage, and putt-putt course at the center. Volleyball, basketball, ping-pong, air hockey, and horseshoe equipment, as well as puzzles, books, and board games, can be checked out from the recreation center staff. User fees apply. The Recreation Center also has two rooms with seating for up to 50 available for owner/lessees to rent for parties or meetings.

2. Lake Tara Beach

The beach and cabana located on East Isleway Court on the northern shore of Lake Tara offers cool relief for swimmers on hot summer days. Beach attendant stations, a marked off swimming area, volley ball net, shaded picnic tables, an outdoor shower, restrooms, and a changing area make the beach the perfect place to visit for a summer family outing. Just off shore from the beach lies Fairfield Plantation's answer to Robinson Crusoe: a lovely wooded island with a dock and picnic tables. The beach may be subject to user fees.

3. Lakes Tara, Ashley, and Scarlett

These three lakes, with some 10 miles of shoreline, provide numerous recreational opportunities for residents of Fairfield Plantation. Beautiful, 275 acre Lake Tara is the sparkling centerpiece of the community. Please review the guidelines laid out in the Lake Rules & Regulations. Fishing, boating, and water skiing are very popular pastimes in our community. Subject to availability and user fees, the POA has wet and dry boat storage space available for your convenience.

4. Walking Trails

Popular walking trails are located off Lakeview Parkway between Belle Meade Drive and North Pine Cone Drive, adjacent to the Marina on Lakeview Parkway between Tall Pine Drive and Ilex Court, and from Monticello Drive at East Isleway Court along the pipeline then across Lake Tara Dam to the Marina.

5. Memorial Gardens

Located off Monticello Drive between Golfer's Point and East Isleway Court on Lake Tara, Memorial Gardens is a quiet place for peaceful contemplation.

All lakes in Fairfield Plantation are privately owned by the Fairfield Plantation Property Owners Association. All persons using a watercraft on any of the Fairfield Lakes are expected to review the Lakes and Watercraft Rules and Regulations and abide by those regulations as a condition of using the lake amenities. A copy of the current Lakes and Watercraft Rules and Regulations is available at the POA office. You may not purchase boat decals until your account is paid in full.

Lake Tara is for recreational use (swimming, fishing, boating, skiing) and Lakes Ashley and Scarlet are for boating (human powered or electric motors only) and fishing. Swimming is not recommended in either Ashley or Scarlet.

The Fairfield POA may delegate the authority to supervise and enforce these rules and regulations, and to prosecute violators in order to protect the best interests and welfare of the POA and of the property owners of Fairfield Plantation. The POA may revoke temporarily or permanently the privilege of lake use by a property owner who violates one or more of these Rules and Regulations.

Citations may be issued by a Lake Patrol Officer or a deputy (i.e. a Community Patrol Officer) appointed by the POA General Manager or Board of Directors. Deliberate noncompliance and/or disorderly conduct can result in points and monetary citations being doubled. See The Lakes and Watercraft Rules and Regulations for specific violations, operational rules and explanation of point system.

Fees and availability for boat slip rental are available at the POA Office.

WAIVER OF LIABILITY: Swimming, fishing, boating or any other activity on Fairfield Plantation POA, Inc. owned lakes, dams, or greenbelts takes place at your own risk. The POA assumes no liability for injury, loss of or damage to property, or death resulting from this usage.

Please see Lakes and Watercraft Rules and Regulations for complete details.

IF YOU HAVE ANY QUESTIONS REGARDING RULES AND REGULATIONS, PLEASE REFER TO OUR DECLARATION OF RESTRICTIONS, BY-LAWS, LAKE RULES & REGULATIONS AND ANY OTHER FAIRFIELD PROPERTY OWNERS ASSOCIATION GOVERNING DOCUMENTS. YOU MAY ALSO CONTACT THE POA OFFICE.