

## CHATEAU ELAN ESTATES - RULES AND REGULATIONS

(Revised 1/1/2026)

Rules and Regulations, as revised, are hereby promulgated by the Boards of the five (5) HOAs located within the Chateau Elan Community, Covered Bridge at Chateau Elan Owners Association, Inc., Woodlands at Chateau Elan Owners Association Inc., Executive Estates at Chateau Elan Owners Inc., The Legends at Chateau Elan Owners Association Inc., Chateau Elan Country Estates Homeowners Inc. All previous versions are hereby replaced with the foregoing and shall be disregarded. These Rules and Regulations supplement the Covenants, Conditions and Restrictions for each HOA.

### ENFORCEMENT

The collective Boards have empowered Chateau Elan Services Management (CESM), Thompson Mill Gate Staff and the CESM Committee, acting as a Covenant Committee, with the duty of enforcing these Rules and Regulations and to cite violators. It is the responsibility of all Residents to fully cooperate with CESM and the Thompson Mill Gate Staff in their discharge of this duty.

All information communicated through TEKWave, on behalf of any HOA Board or CESM, will be deemed effective notice to all Residents. This means that every homeowner or resident is responsible for knowledge of, and is subject to, any rules or announcements posted on TEKWave, and by extension to your respective email address or text notification. **Each homeowner shall ensure that the notifications in their TEKWave account are set to receive both text and email announcements.**

### WARNINGS WILL NOT BE ISSUED

Fines are a Specific Assessment and are subject to interest, and/or suspension of RFIDs and ePass privileges. Fines not paid by the date due will result in RFID and ePass suspension for the household.

Written appeals and/or request for hearing must be in writing within 15 days of the date the citation is postmarked. Appeals or requests for hearing should be sent to:

[ggibson@chateauelan.net](mailto:ggibson@chateauelan.net) or mailed to  
CESM - 6155 Golf Club Drive, Braselton GA 30517.

Appeals will be reviewed and decided by the CESM Committee. If a hearing is requested, you will be scheduled for the first Tuesday of the month, following your request. Hearings will NOT be rescheduled, failure to appear will act as a voluntary dismissal of the appeal and the fine will become due on that date.

### **Damage to Chateau Elan Estates Property and Gates**

Owners are ultimately responsible for any damage to Chateau Elan property caused by themselves, any residents in their household or their guests/vendors. CESM will try to collect directly from the vendor or guest provided the Owner, immediately upon receipt of the citation, provides CESM with contact information for said vendor or guest. If the guest or vendor fails to pay by the date due, the Owner will be held accountable as stated within these Rules and Regulations.

1. Anyone found tampering with the Traffic Hawk device will incur a fine of \$500.00 plus the cost of repair or replacement and may be subject to criminal prosecution.
2. Deliberate damage or vandalism to property will result in a \$500.00 fine plus the cost of repair.
3. The charge for hitting a gate is \$350.00, plus the cost of any service call and repair.

### **Vehicle Parking**

Garages and driveways should be to full capacity, during the day, before utilizing street parking. Overnight parking on Chateau Elan Streets is strictly prohibited. Citations for overnight parking begin at 2 a.m. and the fine is \$75.00 per vehicle/occurrence.

### **Unmanned Gate Access and Vehicle Registration**

RFIDs are issued for use by Residents for their convenience in accessing the property through the various unmanned entry gates. **All Homeowner/Resident vehicles must be registered with CESM, including passenger vehicles, golf carts, UTVs and motorcycles. Homeowner/Resident must notify CESM prior to the transferring of an RFID to another vehicle.** All Residents are responsible for making sure the vehicles listed in their TEKWave account are current and that all license plate numbers are listed for their vehicles.

Failure to register a vehicle, including golf carts and motorcycles, will result in a \$100.00 fine.

Using an assigned RFID to open a gate for another vehicle is prohibited and will result in a \$100.00 fine per occurrence.

Transferring an RFID without immediately notifying CESM will result in a \$100.00 fine.

Piggybacking or allowing another vehicle to piggyback through a gate is prohibited and will result in a \$100.00 fine.

E-passes are to be sent separately to each visitor. Duplication of e-passes is prohibited and will result in a \$50.00 fine per use of a duplicated pass.

### **Traffic and Speed Enforcement**

The streets within Chateau Elan are private property and speed detection monitors are used throughout the community. All motorist operating vehicles on Chateau Elan roads must always comply with posted traffic signs and the speed limit.

1. **Prohibited Vehicles:** The operation of ATVs, four-wheelers and dirt bikes on Chateau Elan roads is strictly prohibited. Fine: \$100.00.
2. **Reckless Driving:** See fine schedule below. RFID and ePass privileges will be suspended for 30 days. Reckless driving is defined as operating a vehicle with "reckless disregard of a person or property". Examples include, but are not limited to, DUI, running stop signs, racing, passing of a moving vehicle, attempting to force a vehicle off roadway and speeds more than 49 MPH. The CESM Committee retains sole discretion to determine whether an incident constitutes reckless driving.
3. **Speeding Violations:** Driving more than 25MPH is a violation.

**FINES FOR TRAFFIC VIOLATIONS IN ANY HOUSEHOLD WILL DOUBLE FOR THE SECOND OFFENSE, TRIPLE FOR THIRD OFFENSE, QUADRUPLE FOR A FOURTH OFFENSE AND SO ON FOR EACH HOUSEHOLD VIOLATION WITHIN ONE YEAR.**

**Three speeding offenses (and all subsequent) in the same household within a calendar year, will result in suspension of RFIDs and ePass privileges for 30 days.**

**Please use the table below as an example, noting that citations for second and subsequent violations will increase according to the speed of the most recent speeding violation.**

	Cited Speed (miles per hour)			
	35-40	41-45	46-50	Reckless Driving and/or 50+
1 <sup>st</sup> offense	\$100	\$150	\$300	\$500
2 <sup>nd</sup> offense	\$200	\$300	\$600	\$1000
3 <sup>rd</sup> offense	\$300	\$450	\$900	\$1500
4 <sup>th</sup> offense	\$400	\$600	\$1200	\$2000

**Example: The first household citation is for 35mph and fined \$100.00, the second household citation is for 41mph and is fined the amount for the second offense in the column representing 41mph which is \$300.00.**

Citations for guests (not vendors) speeding will result in a citation to the Resident/Owner of the home that the guest is registered to. If the resident wishes to provide contact information for the offending guest, CESM will attempt to collect directly from the guest. Should the guest not pay by the date due, the Owner will be responsible for payment.

### **Private Golf Cart Registration and Age Requirements**

#### **All Golf Carts, UTVs and similar vehicles must be registered with CESM**

Golf carts, UTVs and similar type vehicles without working headlights and taillights will not be permitted on Chateau Elan streets after dusk. Headlights and taillights must be on while on Chateau Elan streets after dusk and until dawn. The number of passengers must not exceed the number of seats.

**For the safety of minors and the community at large, the following age restrictions are enforced:**

**Children under 12 years of age are not permitted to drive golf carts within Chateau Elan.**

**12- to 14-Years-Old-** Must be accompanied by parent or legal guardian.

**15-Years-Old-** Permitted to drive alone or with an adult only.

**16–17-Years-Old-** May operate golf carts, UTVs or similar type vehicles; shall hold a valid driver's license.

**Night driving without lights: \$250.00**

**Failure to register/ registration stickers not visible: \$100.00.**

**First underage driving offense- \$250.00**

**All subsequent underage driving offenses- \$500.00 and a 30-day suspension of RFID and ePass privileges for the household.**

### **Illegal Dumping**

Illegal dumping, anywhere within Chateau Elan is prohibited and will result in a \$500.00 fine plus the cost of clean-up and debris removal.

### **Fireworks**

Fireworks will be allowed in Chateau Elan two days per year: New Year's Eve and 4<sup>th</sup> of July only.

New Year's Eve until 1 a.m.

4<sup>th</sup> of July until 10:30 p.m.

Fireworks are to be ignited from your property only. Do not use streets or common areas anywhere in Chateau Elan.

All fireworks-related debris must be removed by noon the next day. Residents are asked to inspect surrounding streets and common areas near their homes for any debris.

### **Abusive or Disruptive Conduct**

The Boards are committed to maintaining a safe and orderly environment in which guards, employees, CESM Committee members, and Board members can perform their duties without disruption, interference, harassment, or abuse. Achieving this goal requires all residents and guests of Chateau Elan to always behave responsibly and respectfully.

Abusive or disruptive conduct toward any guard, employee, CESM Committee member, or Board member is strictly prohibited.

For purposes of this policy, *abusive or disruptive conduct* refers to any behavior, threat, intimidation, verbal attack, or form of abuse—including cyberbullying—that creates a hostile environment and:

1. Unreasonably interferes with, or would be expected to interfere with, a guard's, employees, CESM Committee members, or Board member's ability to perform their duties, or negatively affects their mental, emotional, or physical well-being.
2. Causes or would reasonably be expected to cause fear for personal safety.
3. Causes or would reasonably be expected to cause physical injury or emotional distress.
4. Causes or would reasonably be expected to cause humiliation, embarrassment, or feelings of worthlessness.
5. Attempts to instruct or direct a guard, employee, CESM Committee member, or Board member in the performance of their duties for purposes of personal gain or convenience, in a threatening, abusive, or malicious manner; or
6. Seeks to demean or insult a guard, employee, CESM Committee member, or Board member through foul language, name-calling, or other disrespectful behavior.

Such conduct includes, but is not limited to, threats, intimidation, or abuse based on race, color, national origin, ethnicity, religion, religious practice, disability, sexual orientation, gender, or sex. For the purposes of this policy, "threats, intimidation, or abuse" includes both verbal and non-verbal actions.

**Fine for Abusive or Disruptive Conduct is \$250.00.**