

Nelson Hill Homeowners Association



Rules & Regulations

Pursuant to Article II, Section 7 of the Covenants, Conditions, and Restrictions of the Nelson Hill Homeowners Association (NHHOA), the following reasonable rules and regulations have been established by the association's Board of Directors for property owners of Nelson Hill. In addition to the authority to establish rules and regulations, the BOD has authority to levy and collect reasonable monetary fines and/or to impose other sanctions for violations of NHHOA rules and regulations. Monetary fines may be collected by lien and foreclosure as provided in Article VII of the Declaration of Covenants, Conditions, and Restrictions. The purpose of this document is to provide property owners with rules and regulations, penalties for violations, and the prescribed process for appealing imposed penalties. Property owners are accountable for actions of their tenants.

Use Restrictions

- No noxious or offensive activity as determined by the NHHOA shall be carried on upon any property.
- The use or display of firearms, fireworks, or other similar devices that could cause a potential danger to the neighborhood are forbidden.
- No temporary structure (trailer, tent, shack, garage, barn, greenhouse, etc.) shall be maintained or used as a residence or for any other purpose
- Boats, boat trailers, travel trailers, utility trailers, inoperative or unregistered automobiles, campers, utility vehicles, and portable buildings must not be placed or stored on any street right-of-way or on driveways. Temporary vehicles, such as moving vehicles, are exempt during the process of moving into your new home.
- It is the responsibility of each property owner to prevent any unclean, unhealthy, or unkempt condition, as determined by the NHHOA, from existing.
- Trash, garbage, or other waste materials must be kept in sanitary containers constructed of metal, plastic, or masonry materials with sanitary covers or lids. Trash containers must be stored in a location away from the street, (i.e., the back yard, the front of the garage, behind an approved fence or a shrub). Containers must not be placed at the curb earlier than the evening before trash pick-up and trash cans must be returned to the property within 24 hours. Trash cans are not permitted to be store on top of drainage systems.
- No lot may be used for open storage of any materials whatsoever if visible from the street except that building materials used in construction of additions or improvements may be stored on the lot during a reasonable construction period.
- Only one mailbox, consistent in quality and design with the residential unit, may be located on a lot. Mailboxes must be maintained and cleaned so as to have an attractive appearance.
- No antenna, radio receiver, satellite dish, or similar device is to be attached to or installed on any lot, residence, or other portion of the properties unless contained entirely within the interior of a building or shielded from view of the street.

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- The owners or occupants of all lots shall at all times maintain all lawns and landscaping thereon in a sanitary, healthful, and attractive manner as determined by the NHHOA. No weeds, underbrush, or other unsightly growth shall be permitted to grow on any lot. Yards maintenance is to include lawn mowing and edging, shrubbery trimming, and upkeep of beds and islands. In no event shall any lot owner or occupant permit the accumulation of garbage, trash, or rubbish of any kind on a lot.

Pets

- No animal of any kind except for dogs, cats, and other usual household pets may be kept on any property.
- Animals may not be kept, bred, or maintained for any commercial purpose.
- Animals must not endanger the safety or health of residents or unreasonably disturb them.
- All permitted animals are to be kept and maintained in accordance with local animal control ordinances. These ordinances require that any animal not on the property of its owner must be on a leash.
- Any cat that is outdoors while not under direct control must be sterilized.
- No pet enclosure is to be erected or placed on any property.
- Persons walking dogs on leashes are to remove all solid waste of the pet from residential property and common grounds.
- Feeding of any stray animals in the neighborhood is strictly forbidden.

Vehicles and Traffic

All State of Georgia motor vehicle laws apply while driving in Nelson Hill. While Nelson Hill is not a gated community, it is hereby reminded that all vehicles in the community shall be operated in a safe and prudent manner so as not to endanger any person or property.

- The speed limit is twenty-five (25) mph unless otherwise posted.
- All traffic signs (e.g., stop signs) are to be obeyed.
- All vehicles must be parked in the garage or drive way. In the event that there is insufficient parking available, vehicles can be parked on the road having two wheels on the lawn and two wheels on the road, creating a safe passage for emergency vehicles to pass through.
- Driveways and mailboxes are not to be blocked.
- Overnight parking is temporarily allowed not to exceed twenty-four (24) hours on Common Areas. Vehicles will be towed at owner's expense past 24 hours.



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Nelson Hill HOA Dues

- Annual dues are assessed on the first of January each subsequent years and should be paid by January 31st of each subsequent year.
- A late fee of \$10 will be assessed on February 1st.
- The annual assessment may be increased each year by not more than 10% above the maximum assessment of the previous year without a vote of the membership of the Association.
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Walls, Fences, and Hedges

- It is the responsibility of the property owner to maintain a wall or fence. In the event of default on the part of the owner or occupant to do so and such failure continuing after ten days written notice thereof, the NHHOA without liability to the owner or occupant in trespass or otherwise, may enter upon the property and cause said wall, fence, or hedge to be repaired or maintained to secure compliance with these restrictions and may assess a charge to the owner of the property for such work. The owner agrees by the purchase of the property to pay such statement immediately upon receipt, and all such payments by the association may be secured by a lien for the benefit of the NHHOA in the same manner as general assessments paid the association under the Master Declaration.
- All fences must be uniform to complement the look of the neighborhood.
- All neighbors share a “party wall”.
 - Fence that divides adjoining properties or lots and in which each of the properties or lots owners share rights.

Pond Privileges & Restrictions

- Fishing is restricted to Nelson Hill residents or their immediate families, who is also fishing.
- No fishing is permitted except by rod and reel, or pole, hook and line.
- Fishing follows “catch and release” rule
- No gas or other petroleum-powered boat or other water craft is permitted on the pond except with approval of the NHHOA to conduct water treatments by authorized vendors.
- Activity around the pond must not disturb the peace, quiet, safety, comfort, and enjoyment of occupants of the surrounding property.



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NHHOA Rules Enforcement

In accordance with the CC&Rs, the NHHOA, acting through its BOD, is charged with the responsibility of enforcing the CC&Rs, bylaws, and rules and regulations. To ensure compliance for the benefit of all property owners, the NHHOA will investigate all alleged violations. A property owner wishing to report a violation should submit a written complaint, either mail or electronically, to the NHHOA.

If the BOD determines that a violation exists, the following procedures will be followed:

- Courtesy Reminder Notice

Upon a violation of a use restrictions rule, a COURTESY REMINDER NOTICE will be issued to the property owner citing the violation and stating the corrective action that must be taken and the time allowed.

- First Written Notice

If, after the time allowed for correcting an infraction cited in a courtesy reminder, the violation has not been corrected or if there is another violation, a FIRST WRITTEN NOTICE of disciplinary action will be issued to the property owner. With this notice, a fine for the offense will be levied.

- Second Written Notice

If, after the time allowed for correcting an infraction cited in a courtesy reminder, the violation has not been corrected or if there is another violation, a SECOND WRITTEN NOTICE of disciplinary action will be issued to the property owner. With this notice, a fine for the offense will be levied.

If the infraction involves the maintenance or appearance of property, the NHHOA may, as its option without liability to the owner or occupant in trespass or otherwise, enter upon a property and cause any weeds, grass, and landscaping to be cut, pruned, or removed, as the case may necessitate, and may remove or cause to be removed such garbage, trash, or rubbish as has accumulated thereon. Additionally, the association may do anything necessary to secure compliance with these restrictions so as to place the property in a neat, attractive, healthful, and sanitary condition. Any costs incurred for securing such compliance, including the cutting, trimming, pruning, or removal of weeds, grass, landscaping, or such garbage, trash, or rubbish as may be removed, may be charged to the owner occupant of the property for the cost of such work. By purchase or occupancy of property, the owner or occupant agrees to pay such statement immediately upon receipt thereof, and such payments made by association may be secured by a lien in the same manner as general assessments paid the association.



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- Violations Requiring Immediate Attention

Some violations involve activities deemed to be serious enough to require immediate corrective action. In these cases where safety or peace and quiet are compromised by the actions of a property owner or visitor, the process of notifications and response times will not be applicable. A VERBAL NOTICE to the offender will take the place of a written notice, and a failure to immediately comply will result in a fine assessment. The amount of the fine will be determined by the nature of the infraction. Willful and purposeful acts of vandalism committed by Stone Creek residents or their guests causing damage to property or annoyance to other residents or guests will result in an immediate VERBAL NOTICE and a fine to the property owner in an amount deemed appropriate by the NHHOA BOD

Fines & Fine Schedule

The BOD has authority to establish amounts of fines for violations of rules and regulations. A fine must be paid within a period of ten (10) days from the date of assessment. Each property owner, by acceptance of a deed or contract for deed, agrees to pay the NHHOA any specific assessment for fines as may be imposed in accordance with Article II, Section 3 of the Master Declaration of Covenants, Conditions, and Restrictions of the NHHOA. Pursuant to Article VII, Section 7 of the Declaration of Covenants, Conditions, and Restrictions of the NHHOA, all such assessments, together with simple interest at the rate of eighteen percent (18%) per annum, costs and reasonable attorney's fees shall be a continuing lien upon the lot against which each assessment is made.

Appeals

Within the period of time prescribed for corrective action in a courtesy reminder or a written notice, the property owner may submit a written appeal to the BOD or request a hearing before the BOD to appeal the action. Any assessed fine will be postponed until it is upheld or dismissed through the appeal process. A ruling on a written appeal will be made within ten (30) days. If a hearing is requested, it will be scheduled within fifteen (30) days, and the property owner must attend and must submit an appeal to the alleged violation in writing. A panel consisting of members of the BOD will review the allegation and the appeal and make a determination as to the imposition, reduction, or dismissal of any disciplinary action. The property owner will have ten (10) days from the date an appeal ruling is made to pay any fine and all costs related thereto that may result from the appeal. A failure to make this payment will result in an increase in the fine as described above.



Rules & Regulations

Owners and Tenants

Property owners are responsible for the actions of their tenants and will receive any notice of rules violations by the tenants. Property owners will be accountable for ensuring that any required corrective action is taken within the time period allowed.

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