

BASIC RULES AND REGULATIONS GEORGETOWN PARK

Latest Revision 1.1.24

We are so happy that you have chosen to make your home in Georgetown Park. This is a beautiful, well-maintained neighborhood, and we try very hard to make everyone feel welcome. We love the continuity of our neighborhood but invite individuality also. We would greatly appreciate everyone's cooperation in keeping the regulations listed below that have helped us maintain the beauty and property values of our neighborhood.

Homeowner Maintenance

Article IV Section 4(b) of the Covenants Conditions and Restrictions of Georgetown Park Property Owners Association, Inc, dated June 27, 2014 states: "In the event that the Board of Directors of the Association determines that any Owner has failed or refused to discharge properly his obligations with regard to the maintenance, repair and/or replacement of items for which he is responsible, the Association shall give Owner written notice of the Association's intent to provide such necessary maintenance, repair and/or replacement, at Owner's sole cost and expense. Owner shall have _____ days (to be stated in letter based on estimated time it should take to repair) within which to complete said maintenance, repair and/or replacement. If Owner does not comply, the Association may provide any such maintenance, repair and/or replacement at Owner's sole cost and expense and said cost shall become a lien against the Lot." Article IX Section 1 states "Each Owner shall comply strictly with the By-Laws and the administrative rules and regulations. The Board of Directors may impose fines or sanctions as provided for in Article VII. Failure to comply with any of the same shall be grounds for an action to recover sums due..."

Lawn Maintenance

- You shall comply with all City of Valdosta Ordinances and shall maintain a well-manicured lawn that is mowed, fertilized, edged, watered on a regular basis, and free of weeds and pests. Your front beds must contain shrubbery or evergreen plants that are pruned and well maintained. *City Ordinance No. 20101-37* establishes that any grass taller than eight inches is considered a public nuisance.

- All beds shall be kept free from grass, weeds, and mulched with pine straw, pine bark, brown mulch (**not** redwood) or brown river rock (shades of brown). Neither white rock nor light gravel is acceptable.

- Edging for your beds/borders should be natural stack stone, brick or landscaping stone.

- Plants should be traditional southern plants. No exotic plants or plastic plants/flowers.

- The City has established a watering schedule [*City Ordinance 2011-1*]. Odd number Lots water on odd days (Monday, Wednesday and Friday) and even numbered Lots on even days (Tuesday, Thursday and Saturday) between 12 am - 10 am and 4 pm - 12 am. No

watering on Sunday. The exception is the watering of personal food gardens; new and replanted plants or turf and hand watering with a hose.

- All lawns must be watered within 24 hours of neighborhood-wide spray treatment for mole crickets, fire ants, or other pests.
- Pursuant to City Regulation, no tree may be removed without approval from the City Arborist and no owner shall remove any living plant or tree from any lot without submitting a landscaping plan and receiving written approval from the Architectural Control Board.
- It is your responsibility to ensure that all trash and clippings are disposed properly, and clippings, leaves and debris are not blown into the street. There is to be no dumping of lawn trimmings, fallen leaves or other trash or refuse anywhere on Georgetown Circle or Windemere.

Home Renovations and Maintenance

- No Owner shall decorate or change the appearance of any portion of the exterior or landscape of a Residence unless such decoration or change is first approved, in **writing**, by the Association's Architectural Committee. Please provide paint chips, roofing materials, siding samples, etc. with your request to make a change. Painting a sample of your paint on the outside of your house is required.
- All roofs must be replaced or updated with architectural or plain shingles. NO tin or tile roofing materials are permitted.
- No Owner shall do any construction or renovation which, in the reasonable opinion of the Committee, would jeopardize the soundness and safety of the Properties, alter the uniform appearance thereof, or reduce the value thereof. Owner will maintain what is commonly known as traditional architecture ["traditional" meaning the style of the home is not contemporary or trendy.]
- Any owner who wishes to add, build, change or update any type of structure (including but not limited to storage or garden shed, gazebo, or porch) to the back yard of the property must first submit a request with detailed plans included to the Association's Architectural Committee for review and approval before beginning any work. All structures must be well maintained and replaced if their condition deteriorates.
- No portable garages are allowed. Home owners are not allowed to enclose their garages so that it becomes another room for the home.

- Be aware of city utility easements that run between the back yards of the inside homes and along the property lines behind the outside homes when planning any additions to existing homes or new construction in the back yards.

- Homeowner must keep the home in good repair.

- Fences and gates must be well maintained natural wood structures. Fence height may be no lower than six (6) feet and no higher than eight (8) feet. Any change must be **pre-approved in writing, by the Association's Architectural Committee.**

- If you wish to stain your fence, your color selection must be **pre-approved in writing by the Association's Architectural Committee.**

- No household items or clothing are to be hung or attached to the fence or an exterior wall so as to be visible from the street or neighboring property, including but not limited to yard equipment, such as rakes, hoes and/or swimsuits, towels, rugs or mops.

- Window treatments are restricted to traditional window coverings including blinds, shutters, and white-backed curtains on the windows of house facing street. No towels, bed sheets, tapestries, paper or cardboard shall be used to cover windows in the house or garage door windows. All broken window slats and window treatments must be repaired. No decals shall be placed on windows with the exception of security alarm company or fire department notification of a child or pet in the house.

- The mailboxes and stands are the property of the Association. No changes may be made by the Owner. Contact the Board of Directors in writing, if mailbox is in need of repair. Owner is responsible for repair costs if at fault for damage.

- No statuary, fountains, decorative structures, benches or concrete items of any form in front or side yard, but may be placed on front porch or in front flower bed. Make your backyard your garden sanctuary.

- Holiday decorations must be limited to the front of your house or your backyard. No inflatable lawn decorations of any kind. You may place lights in your trees. Decorations may be displayed one month prior to the holiday and one month after the holiday. These guidelines govern decorations for any holiday.

- No sign of any kind shall be displayed on any House, Lot or Common Area except a "For Sale" or "For Rent" sign. No structure, to include but not limited to solar panels, a

satellite dish, basketball and/or soccer goals and structures for airing or drying clothes, shall be erected on the front or street side of any lot.

- No Resident of a Lot shall repair or restore any motor vehicle, boat, trailer or other vehicle upon any portion of any Lot or upon the Common Area except for emergency repairs necessary to move the vehicle to a repair facility.
- With the exception of the heating/air conditioning unit, all additional utilities, including propane tanks, water purifiers, etc. or any stored items or structures, must be placed behind the Residence or approved screening and not visible from the street. No structures shall be attached to the fence and visible to the street or to your neighbors.

Parking

- Georgetown Circle is a City Street. The City of Valdosta has established that no parking on the street is permitted on Georgetown Circle, with the exception of temporary parking by lawn service providers, delivery vehicles and maintenance or construction vehicles.
- The overflow parking area by the retention pond is reserved for guest parking and not for residents to use on a regular basis. Guests may park during the day without a permit; however, **overnight guests may park by permit only**. Each residence was issued two (2) parking permits for guest. Parking permits, or a card with owner's name, house number and phone number, need to be posted in the front window, to avoid being towed. These permits are the property of the Association and are to be returned to any Georgetown Officer if you move. If you are having guests and need additional parking, please contact your neighbors and ask if they will share their driveways or permits. If there are extenuating circumstances requiring more than occasional parking, an owner may write the board requesting permission to park stating the extenuating circumstances and an approximate timeframe.
- No parking in front yards as per *City Ordinance 20069-43 § 94-123*.
- No inoperable vehicles are to be stored in driveways or in the guest parking area.

No long-term storage of vehicles permitted in the overflow parking.

- Parking is limited to standard size vehicles. Commercial vehicles are not allowed. No vehicles with more than four wheels. **Vehicles must be parked squarely on the concrete to prevent ruts in the lawn and to protect the lawns.** If you need additional space in your driveway, please contact one of the Officers and they will assist you in this area.

- Parking of a boat, trailer or other vehicles are not permitted.

Pets

- Only normal household pets such as dogs and cats are allowed. No other animals such as livestock or poultry may be raised, bred or kept on any Lot, subject to City of Valdosta and Lowndes County ordinances.
- Preferably, no dogs over forty-five pounds. No more than two dogs per household [*City Ordinance 2009-9 § 11-6004*].
- All dogs must be on a leash [*City Ordinance No. 2008-9 §11-6013*]. It is not lawful for cats to roam off their owner's property.
- Any dog or cat found running or roaming are considered a "public nuisance animal" [*City Ordinance No. 2008-9 §11-6013*]. Also considered "public nuisance animal", any animal repeatedly making disturbing noises and threatening others.
- **If you walk your dog, pick-up any waste they leave.**

Trash Collection

- The City collects trash on Georgetown Circle each Monday. Please have all trash receptacles out before 5:00 a.m. and removed from the curb no later than 12:00 p.m. the day following collection as per *City Ordinance No. 2013-30*. For large items such as appliances and furniture, please call the City for a special pick-up.
- After trash collection, all containers should be stored out of sight, in your garage or in an appropriate area screened and concealed from view. See an Officer for approved screening.

Yard Sale, Moving Sale or Estate Sale

- None allowed, but in the case of a death or moving to assisted living facility, you may request approval in **writing** to the Board and requests will be considered on a case-by-case basis.

Enforcement

- Fines will be imposed for violations of the Covenants and Rules and Regulations. A warning letter will be sent stating the violation and will include the deadline for correcting violations and the fines that will be imposed. If not corrected within the timeline a \$50 fine will be imposed. A second letter will be sent and if not corrected a \$100 fine will be imposed, and if still not corrected a lien will be placed on the home plus all attorney fees and court costs.