

After recording, please return to:
Rodgers Creek property Owners Association, Inc.
3255 Rodgers Creek Road # 6045
Ellijay, GA 30540

DOCH 005559
FILED IN OFFICE
8/29/2018 02:09 PM
BK:2123 PG:321-321
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

**Rodgers Creek Property Owners Association, Inc.
3255 Rodgers Creek Road # 6045
Ellijay, GA 30540**

RULES AND REGULATIONS OF RODGERS CREEK POA

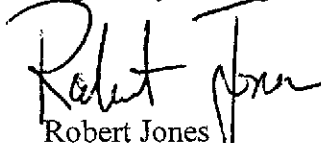
As authorized by the Declarations of Covenants, Conditions and Restrictions for Rodgers Creek Property Owners Association, Inc., as filed at the Gilmer County Court House, Ellijay, Georgia, Book 228, Page 271, dated 1 September, 1988.

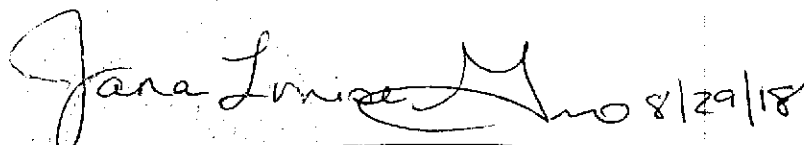
Subject: Amendment(s) to the above listed document.

This amendment(s) is to replace and supersede the amendment(s) filed on 11/22/2010, DOC # 006952, Book 1642, Page 184-185, located in the Gilmer County Courthouse, Ellijay, Georgia, 30540.

Item 0306-6, All Candidates for Office must have all dues and assessments paid to date of election, and remain paid for the entire term of Office. No person and his or her spouse, or son or daughter or spouse of the same may serve on the Board of Directors or be a Member at large at the same time.

Signed by on August ~~29~~, 2018


Robert Jones
Treasurer, RCPOA



Notary
Comm. exp. 7-23-2022

After recording, please return to:
Rodgers Creek Property Owners Association, Inc.
3255 Rodgers Creek Road # 6045
Ellijay, GA 30540

DOC# 006287
FILED IN OFFICE
11/1/2017 11:02 AM
BK:2067 PG:230-230
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

**Rodgers Creek Property Owners Association, Inc.
3255 Rodgers Creek Road #6045
Ellijay, GA 30540**

RULES AND REGULATIONS OF RODGERS CREEK POA

As authorized by the Declarations of Covenants, Conditions and Restrictions for Rodgers Creek Property Owners Association, Inc., as filed at the Gilmer County Court House, Ellijay, Georgia, Book 228, Page 271, dated 1 September 1988.

Subject: Amendment(s) to the above listed document.

This amendment(s) is to replace and supersede the amendment(s) filed on 11/22/2010, Doc #006952, Book 1642, Page 184-185, located at the Gilmer County Court House, Ellijay, Georgia 30540.

Item 0306-11 Rodgers Creek Property Owners Association, Inc. finances operate on a fiscal year basis from August 1 to July 31 of each year. All dues and assessments are collected and due by September 1 of the previous year for the following year.

Signed by on October 31, 2017

Cristie Jones

Cristie Jones
President, RCPOA



Jennifer W. Jones

Jennifer Jones
Notary Public

My commission expires, May 18, 2021

Rodgers Creek POA Inc.
3255 Rodgers Creek Road
Ellijay, GA 30540

These amendments are to replace and supersede the amendments filed on 08-26-2013, Doc.# 005565 Filed in Office BK:1825 PG20-21 Glenda Sue Johnson, Clerk of Superior Court Gilmer County.

Amendments to rules and regulations and bylaws for the Rodgers Creek Property Owners Assoc. as of 08-11-2014. These changes were voted on and filed to be added, and effective immediately in the best interest of the membership as their duties to vote on, and address change as each office holds responsibility to carry out during his/her term of office.

Item #0306-6. Any member brought up and found guilty of stealing funds from the membership intentionally, can no longer run or hold office, whether an officer or member at large, to represent the members. It is a conflict of interest as the membership, said member to be found guilty of theft against said membership, and found guilty in the Gilmer County Court System where the RCPOA is located in the state of Georgia. They are not to hold positions on the board while owning the current lot(s) or any future lots. Any member who has or may in the future be found guilty of this crime will be noted not to hold any office in the membership for the entire term the membership is in existence. Their name will be added to the list of members unable to serve. These members will retain their right to vote on any matter for the membership to vote on. As is noted in the covenants that any member who owns a lot(s) is given that right.

Any Board Officer that has been found in dereliction of his/her duties, and voted by the Board to be removed from his/her office, will not be allowed to run for or hold Office in any capacity again. The Officer will be noted formally in Minutes of the Board meeting and officially signed documents of the Board Officers.

Item #0306-7. Any member bringing suit against the Rodgers Creek Property Owners Assn., but then deciding to drop the suit after the membership retains representation for an unfounded suit will not be able to serve as an Officer or Member @ Large on any future Board of Directors, as this becomes a conflict of interest and costly to the entire membership. The exception would be, if they pursue a case and are found to win in a court of Gilmer County by any judge serving in the district court to be valid in the suit there will not be any prejudice against said member for said case.

Item #0306-8. As per vote of a previous Board of Directors by unanimous vote the following change is in effect and filed as such: Any lot(s) owners related through kinship or marriage can serve the

membership on the Board of Directors at the same time provided that the related persons do not hold more than one position of Officer and one position of Member @ Large during any term being held by the members regardless of how many lots may be owned by kinship whether through birth or marriage. It is the Board of Directors responsibility to replace positions that are left vacant for any reason that may arise during a given term. The replacement may be a member who is a lot owner and relatives as long as the guidelines are followed listed above. Under no exception, will a husband and wife or a parent and child hold more seats than one Officer position and one Member @ Large position at any time. This is to include but not limited to in-laws that may be members. Signed by current elected Board of Directors and signed by each as a unanimous vote to be added to amendments and filed with the Clerk of Superior Court of Gilmer County.

Item #0306-9. Effective through majority vote on the ballots from the 2013 election count, the new term of Office is set for a three year term for all members who are elected to serve on the Board of Directors. This changes the term from one year to three years. If any Officer resigns or is relieved of their title for any reason, the Board has the duty and right by the covenants and bylaws to replace the Officer, whether by placement by the Board or through an election ballot (at the Board's discretion) for the position to be filled until said term is complete.

Item # 3606-10

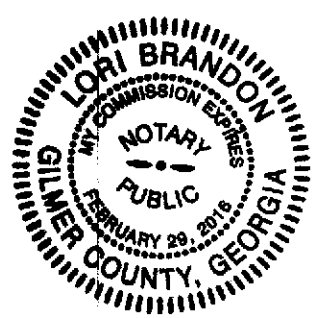
Any Board Officer that has been found in dereliction/neglect of his/her duties, and voted by the Board to be removed from his/her office, will not be allowed to run for or hold Office in any capacity again. The Officer will be noted formally in Minutes of the Board meeting and officially signed documents of the Board Officers.

Any amendment to this document is to be filed as an amendment and a copy be kept with the Gilmer County courthouse on public file. This document is to be available to members to view on the website with the covenants and bylaws along with any and all amendments previously made. A copy is to be held by the President and Secretary of the Board and handed down to each new Board of Directors.

President – Cristie Jones Cristie Jones Date: 9-3-2014

Vice President/Secretary – Donna Stewart Donna Stewart Date: 9-3-14

Treasurer – Jenni Jones Jennifer W. Jones Date: 9-3-2014



L B J
9.3.14

Cross Reference TO:
Deed Book 1246 page 151

DOCH# 005565
FILED IN OFFICE
08/26/2013 02:51 PM
BK:1825 PG:20-21
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

Rodgers Creek POA Inc.
3255 Rodgers Creek Rd. Ellijay GA 30501
WWW.Rodgerscreekpropertyownersassn.com

Amendments to rules and regulations and bylaws for the Rodgers Creek Property Owners Assoc. as of 8/10/2013.

These changes were voted on and filed to be added, and effective immediately in the best interest of the membership As there duties to vote on, and address change as each office holds responsibility to carry out during his/her term of office.

Item #0306-6 Any member brought up and found guilty of stealing funds from the membership intentionally, can no longer run or hold office, weather a officer or member at large, to represent the members. It is a conflict of interest as the membership, said member to be found guilty of theft against said membership. And found guilty in the Gilmer County Court system where the RCPOA is located in the state of Georgia. They are not to hold positions on the board while owning the current lot(s) or any future lots. To date as of 10/1/2011. Kelly Cassidy found guilty by the Gilmer Courts threw a plea of guilty is longer able to serve on said board of directors. Any member who may in the future be found guilty of this crime will also be noted not to hold any office in the membership for the entire term the membership is in existence. And there name will be added to the list of members unable to servc. But these members do keep their right to vote on any matter for the membership to vote on. As noted in the convince for any member who owns a lot (s). there for giving that right.

Item #0306-7 Any member bringing suit against the Rodgers Creek Property owners Assn. And decides to drop the suit after the membership retains representation. For a unfounded suit, will not be able to serve as a officer or member at large on any future board of directors. As this becomes a conflict of interest. Costly to the entire membership. Although If they pursuc a case and are found to win in a court of Gilmer county by any judge serving in the district court to be valid in the suit there will not be any prejudice against said members for said case.

Item #0306-8 As per vote from a previous board of directors by unanimous vote the change is in effect and filed as such: that any lot owners related threw kin or marriage can serve the membership on the board of directors at one time. Provided that the relatives do not hold more then one position as office and one position for member at large at one time, during any term being held by the members regardless of how many lots may be owned by kin weather threw birth or marriage. With this in mind It is the board of directors responsibility to replace positions that are left for any reason that may arise during a given term, may be replaced by a member who is a lot owner and relatives as long as the guidelines are followed listed above. Under no exception. Will a husband and wife or parent and child hold more seats then one officer position and one member at large position at any time. This is to include but not limited to in-laws, that may be members. As mother in law, daughter in-law ect. Set only as example. Signed by current elected Board of directors listed and signed by each as a unanimous vote to be added to amendments and filed on the date listed above.

Item#0306-9 Effective threw majority of vote on the ballots from the 2013 election count the new term of office is set for a 3 year term for all members who run and are elected to serve on the board of directors for the Rodgers Creek Sub division. Changing the term from the one year term to a 3 year term. If any member is to quite or be relived of there title for any reason the board has the job and right by the convince and bylaws to replace the member at their discretion. Until said term is complete, Whether by placement threw the current board of directors or threw a election ballot for the position to be filled. At the boards discretion.

Any amendment to this new listed items is to be filed as a amendment and a copy be kept with the Gilmer County court house on public file. As well as be available to members to view on the web site with the convince and bylaws along with any/all amendments previously made. And a copy to be held by president and secretary to be passed on to each new board of directors.

President- Cristy Jones *Cristy Jones*
Secretary- Donna Stewart *Donna Stewart*
Treasurer-Deborah Bolduc *Deborah Bolduc*
Member at large-Charles Stewart *Charles Stewart*
Member at large- Charles Noble *Charles Noble*
Member at large- Wilfred Bolduc *Wilfred Bolduc*

DOC# 006952
FILED IN OFFICE
11/22/2010 11:01 AM
BK:1642 PG:184-185
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

Rodgers Creek Property Owners Assn., Inc.
3255 Rodgers Creek Road #6045
Ellijay, Georgia 30540-4787
www.rodgerscreekpropertyownersassn.com

Rules and Regulations of Rodgers Creek POA

As authorized by the Declaration of Covenants, Conditions and Restrictions for Restrictions for Rodgers Creek, as filed at the Gilmer County Court House Ellijay, Georgia. Book 228, Page 271, dated 1 September 1988 and revised 10/11/2010

Item-0306-1. The following abbreviations shall be constructed as meaning the same thing as their terms:
R.C.P.O.A.: SAME AS : Rodgers Creek Property Owners Association, Inc.

Covenants: same as Declaration of Covenants, Conditions and Restrictions for Rodgers Creek

Item- 0306-2 It is hereby authorized that a letter of warning shall be mailed , via U.S.P.S. mail, to any property owner(s) being in violation of the RCPOA covenants. Said letter will state the violation, and give a reasonable time for the property owner(s) to correct the violation. Failure to do so shall be cause for a fine to be assessed and fined by the amount set by the board for said restriction. The penalty is at set rate for each offense with filing fees of \$35.00 and 10% interest also applied. The RCOPA will file a lien on lot(s) the don't address the offense within the time allotted.

Item- 0306-4 Absentee voting shall be permitted. On ballots sent out for each lot eligible to vote. Please note there will not be any "proxy votes permitted in RCPOA.

Item-0306-5 Owner(s) of each lot shall have one vote per lot, with a maximum of 3 votes per lot owner(s) Dual ownership of a lot shall be considered as a partnership. In event of ownership by a corporation or such entity, the same rights shall apply. Each member shall request, in writing, a absentee ballot for the lots they wish to represent. Giving adequate time for the requested ballots to be returned to them before ballots are due the 2nd week end of September to be counted. Returning the ballot to the secretary with a minimum of 3 business days for certifying the ballot to be counted.

Item 0306-6 is removed from this document.


Item 0306-7 is removed from this document.

Item 0306-8 In March of 1996, the PCPOA voted that driveways and culvert locations must be approved by The board of directors to confirm that proper drainage be maintained. Not to disturb the natural flow. And not damage the RCPOA roads or adjacent property. Run-off from yards and driveways may not be redirected away from the natural flow. This is filed in the attorneys of records office, and made official.


Item 0306-9 No Mobil homes over eight(8) years of age may be placed in Rodgers Creek Subdivision without the exception of homes inspected by PCPOA board of directors and following the Gilmer county rules. No travel trailers may be used as a residence except with a valid building permit for construction of a permanent residence.

Item 0306-10 has been removed from this document.

Item0306-11 RCPOA finances operate on a fiscal year basis, from January 1 to December 31 of each year. All dues and assessments are collected and due by September 1 of the previous calendar year for the following year.

Signed by:  dated 11/22/10

Witnessed by Stan Conrad title vice president date 11/22/2010

Notarized: Deborah A. Bolduc  dated 11/22/10
Commission expires 2/23/2014



Rodgers Creek Property Owners Assn., Inc
3255 Rodgers Creek Road #6045
Ellijay, Georgia 30540-4787
www.rodgerscreekpropertyownersassn.com

This letter is notice of the changes made to the document filed in Gilmer County Court House on 3/22/2006. Cross reference Document #004081 filed 3/22/2006 @12:57 pm Bk:1246, pg:151-152 filed with Glenda Sue Johnson, Clerk of Superior Court, Gilmer County, Ellijay GA.

This will confirm the choice of the elect board of directors and members at large ruled to reconstruct the rules and regulations document to the revised edition filed the same day of this amendment. Reflecting that the document created is now canceled and replaced by the this amendment, excluding the original bylaws and conveyance already filed for the RCPOA.

Let the minutes reflect the change is unanimous by the board of directors to the changes made to said document revisions.

Signed by the officers listed:


Desirae Landero-Santos President 

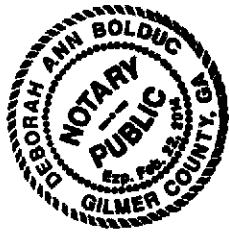
Steve Cowart: vise President 

Tammy Estes-Treasurer 

Witness  signed 11-8-10

Witness  signed Stephanie Stewart 11-8-10

Notarized: Deborah A. Bolduc  dated 11-8-2010
Commission expires: February 22, 2014



Rodgers Creek Property Owners Assn., Inc.
3255 Rodgers Creek Road #6045
Ellijay, GA 30540

RULES AND REGULATIONS OF RODGERS CREEK POA
As authorized by the Declaration of Covenants, Conditions and
Restrictions for Rodgers Creek, as filed at the Gilmer County Court
House, Ellijay, Georgia, Book 228, Page 271, dated 1 September 1988.

Cross Reference to
DB 1246, Page 151
Filed at courthouse, 3-22-2006

Item 0306-1 The following abbreviations shall be construed as meaning the same thing as their terms:

RCPOA: same as Rodgers Creek Property Owners Association, Inc.

Covenants: same as Declaration of Covenants, Conditions and Restrictions for Rodgers Creek, as filed at the Gilmer County Court House, Ellijay, Georgia, Book 228, Page 271, dated 1 September 1988.

Item 0306-2 It is hereby authorized that a letter of warning shall be mailed, via registered mail, to any property owner(s) being in violation of the Rodgers Creek POA Covenants. Said letter shall state the violation, and give a reasonable time for the property owner(s) to correct the violation. Failure to do so shall be cause for a fine to be assessed in the amount of Five Hundred dollars (\$500.00), and thereafter a penalty at the rate of One Hundred dollars (\$100.00) per day shall be assessed plus costs and penalties. Rodgers Creek POA also reserves the right to file a lien on said property to collect the amounts due.

Item 0306-3 It is hereby authorized that a letter shall be mailed, via registered mail, to any property owner(s) being in violation of the Rodgers Creek POA Covenants, stating said property owner(s) are in violation of the Covenants regarding payment of their pro rata share of common expenses. And that a lien has been filed against their property in that amount, along with interest at the rate of ten percent (10%) per annum and costs and penalties, at the Gilmer County Courthouse, Ellijay, Georgia.

* Item 0306-4 Absentee voting shall be permitted. However, there shall be no voting by proxy permitted.

Item 0306-5 Owner(s) of each lot shall have one vote per lot, with maximum of 3 votes

per member. Dual ownership of a lot shall be considered as a partnership. In event of ownership by a corporation or such entity, the same rights shall apply. Each Member shall request, in writing, an absentee ballot. Such shall be mailed to the lot owner directly, by the Secretary. Then to be returned to the Association Secretary at least three (3) days before the date of the Annual Meeting for certification.

Item 0306-6 All candidates for office must have all dues and assessments paid to date of election, and remain paid for entire term of office. No person and his or her spouse, or son or daughter or spouse of same, may serve on the Board of Directors or be a Member at Large at the same time. .

Item 0306-7 In October 1994, the Association voted that no wood framed dwelling under 950 square feet shall be erected in Rodgers Creek subdivision, per letter on file in the attorney of record's office, and here made official.

Item 0306-8 In March 1996, the Association voted that driveways and culverts and locations thereof must be approved by Rodgers Creek POA and maintain proper drainage without damage to POA roads or adjacent property. Runoff from yards and driveways may not be redirected from its natural direction of flow. Per letter on file in the attorney of record's office, and here made official.

Item 0306-9 No mobile homes over eight (8) years of age may be placed in Rodgers Creek Subdivision. No travel trailer may be used as a residence except with a valid building permit for construction of a permanent residence.

Item 0306-10 Henceforward, a building permit from Rodgers Creek POA will be required before any construction is permitted, or any manufactured home is brought in to Rodgers Creek subdivision. A fee for covenant and restrictions compliance inspection, \$15.00, for initial site development shall apply. A fee of \$5.00 for any subsequent erection of a garage, shed, etc, will apply.

Item 0306-11 Rodgers Creek Property Owners Association finances operate on a fiscal year basis, from January 1 through December 31. All dues and assessments are collected and due by September 1 of the previous calendar year for the following year.

Signed by

Date

Russell Evans
President,
Rodgers Creek Property Owners Association

Robert Hughes
Vice President