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## **Twin Brooks Declaration of Covenants 101**

To maintain our community safe, clean and beautify our subdivision please follow these HOA ordinances.

- Garbage Cans/Recycle Bins- Must be maintained only in the rear yard conceal from view by neighbors (Article VI-6.14).
- Mailbox- All mailboxes must be constructed of brick or stucco, whichever is consistent with the quality and design of the residence (Article VI-6.15)
- Landscaping- Lawns maintenance include mowing (edges) pruning and trimming trees (Article VI-6.16). Grass is not to exceed 12 inches per county ordinance (Gwinnett County Government- Grass & Weeds). Violations of such ordinances are prosecuted by the county and are subject to a penalty.
- Parking- For everyone's safety, TB regulations and per county law, no vehicle should be parked on the grass, sidewalk or against traffic (code 40-6-203).
- Commercial vehicles- No commercial vehicles, trailers, boats or like vehicles shall be permitted on any lot for more the 48 hours (Article VI-6.17).
- Recreational Equipment- Playground, recreational and construction equipment shall be place on the back of the lot (Article VI-6.18).
- Membership- Every home owner is automatically a member with rights to vote (Article III-3.03) and obligation to pay HOA dues which is \$50.00 annually (Article IV-4.01(a)). If dues are not paid on time, such amount not paid shall bear an interest of 18% and any attorney fees, failure to pay can and will lead to a lien on your property (Article IV-4.09).

If/when owner fails to maintain the property as stated by The Declaration of Covenants; a written notice will be issued to the owner giving him 30 days to resolve the issue. If the issue is not resolved by the owner within 30 days after receiving the notice, the association has the Right of Abatement (Article VII-8.02).