

RESOLUTION OF THE BOARD OF DIRECTORS
SEASONS AT PENDERGRASS COMMUNITY
ASSOCIATION, INC. Board Resolution on Community Standards
and Rules and Regulations

WHEREAS, pursuant to Article 7, Section 7.1 of the Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for Seasons at Pendergrass ("Declaration"), the Seasons at Pendergrass Community Association, Inc. ("Association"), acting through the Board of Directors, may, without a vote of the members, promulgate, modify or delete reasonable rules and regulations applicable to the Community which shall be binding upon all Owners and Occupants; and

WHEREAS, the Board of Directors of the Association has determined it to be in the best interest of the Community to adopt a set of rules, regulations, standards, policies and procedures for the general welfare and harmony of the Community;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors for the Association, hereby adopts and sets forth the Seasons at Pendergrass Community Association, Inc. Community Standards and Rules and Regulations attached hereto and incorporated herein by reference.

SO RESOLVED AND ADOPTED by the Board of Directors of Seasons at Pendergrass Community Association, Inc. and entered in the Association records this day of , 2022.

**SEASONS AT PENDERGRASS
COMMUNITY ASSOCIATION, INC.**

By: _____
President

Attest: _____
Secretary
[Corporate Seal]

**SEASONS AT PENDERGRASS
COMMUNITY ASSOCIATION, INC.**

**Community Standards
And
Rules and Regulations**

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INTRODUCTION

Seasons at Pendergrass is a planned community organized and governed by legal documents designed to maintain a high quality of life, promote harmony and maintain property values in the Community. These legal documents include the Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for Seasons at Pendergrass (“Declaration”), and Bylaws of Seasons at Pendergrass Community Association, Inc. (“Bylaws”). In addition to these documents, Article 7, Section 7.1 of the Declaration provides that the Board of Directors of the Seasons at Pendergrass Community Association, Inc. (“Association”) may, from time to time and without a vote of the members, promulgate rules and regulations applicable to the Seasons at Pendergrass Community.

All owners and occupants within Seasons at Pendergrass are legally bound by the covenants and conditions contained in the legal documents for Seasons at Pendergrass, as well as by all design standards and rules and regulations promulgated by the Board of Directors. The role of the Board is to *preserve, protect and enhance* the value of the properties in Seasons at Pendergrass by enforcing the legal documents for the community.

The following *Community Standards and Rules and Regulations* are provided to amplify and supplement our Community’s covenants. Homeowners are encouraged to study these rules and regulations as well as the covenants. Note that in the event of a conflict, the Declaration will control.

GUIDELINE #1: Lot Maintenance

Pursuant to Article 5, Section 5.2 of the Declaration, each Owner is responsible for maintaining his or her Lot, and all structures, landscaping and other improvements located thereon in a manner consistent with the Community-Wide Standard, unless such maintenance responsibility is assigned or assumed by the Association. The following rules shall apply to any maintenance which is the responsibility of the Lot Owner:

1. Each Lot must be kept in good repair, which includes exterior painting and/or pressure washing as needed.
2. No exterior alterations may be made unless and until plans and specifications therefore are submitted to and approved by the Architectural Review Committee ("ARC") in accordance with Article 6 of the Declaration.
3. Unit Owners are responsible for the prompt removal and replacement of all dead trees and shrubbery provided that, if such a tree is more than four (4) inches in diameter as described in Article 7, Section 7.9 of the Declaration, the Owner must obtain ARC approval.
4. All 6ft trees or taller must be trimmed to be able to pass underneath it with no bare spots under the tree.
5. Lot Owners are responsible for replacing and refreshing mulch, Approved mulch colors at the Community are red, brown or black. No other mulch colors are permitted on the Lots.
6. Ensuring that the lawn is generally kept alive and attractive. During the summer months the lawn should be cut every 2 weeks and free from weeds and bare spots.
7. Planting beds may be edged with concrete edging, rock, stone or brick. No plastic or wire edging may be used. All Lot Owners must obtain ARC approval prior to installing any landscape edging.
8. All Fences must be approved by ARC prior to installation on any Lot. No chain link or barbed wire fence shall be permitted on any Lot. In order to be approved by ARC, all fences must be in neutral earth tones that compliment the color of the home on the Lot.

GUIDELINE #2: Clotheslines, Garbage Cans, Windows, Etc.

1. All garbage cans should be placed out the night before trash day and removed from view of the street by the following day. Will allow trash can hider fences to be the same color of house or installed fence. Must have ARC approval.
2. All rubbish, trash and garbage shall be regularly removed from all Lots and shall not be allowed to accumulate.
3. Exterior clotheslines are prohibited on any Unit
4. No window air conditioning units may be installed.
5. The side of all window treatments which can be seen at any time from the outside of any structure located on a Lot must be white or off-white and free from dama

GUIDELINE #3: Flags, Banners, Yard Signs, Windsocks

1. The American Flag and the current flag of the State of Georgia may be displayed on any Lot. All American and Georgia Flags must be displayed in accordance with the established traditions set forth for displaying the American and Georgia Flags.
2. Christmas flags may not be displayed before Thanksgiving Day and must be removed by January 7th.
3. All other holiday and seasonal flags may be displayed three weeks before the holiday and must be removed no later than one week after the holiday.
4. All holiday and seasonal flags must be hung from a pole that is physically attached to the dwelling or a steel garden yard stand.
5. No other flags are permitted.
6. All Yard signs will need approval before display. Exception to school related signs with a 30 day time frame to display in the yard.
7. Political signs are Prohibited

GUIDELINE #4: Exterior Decorative Objects

The Declaration requires ARC approval before any object or thing is erected or placed upon a Lot which would alter the exterior appearance of that Lot. The ARC thus has authority to regulate the objects within this Guideline.

If any decorative objects are placed in the front or side yards, a request **must be submitted** for **all** exterior decorative objects, both natural and manmade. Exterior decorative objects include items such as bird baths, bird feeders, bridges, wagon wheels, sculptures, fountains, pools, antennas, benches and porch swings, flowerpots, free standing poles of all types and items attached to approved structures. Objects will be evaluated on criteria such as location, proportion, color and appropriateness to the surrounding environment. Neatly maintained front porch flower pots that coordinate with exterior home colors and containing evergreens/flowers **do not** require approval from the ARC.

Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flower pots must always be neat and healthy. Halloween decorations may begin to be displayed on the last weekend in September and must be removed no later than one week after the holiday. Christmas decorations may begin to be displayed one week before Thanksgiving and must be removed no later than January 7th.

GUIDELINE #5: Pet Management

1. No dog is allowed off a Lot Owner's property unless leashed and under the physical control of a person and Pets should not be left uncontrolled or unattended.
2. Pet owners and/or any person walking, watching or otherwise in control of a pet in the Community are responsible for cleaning up the pet's waste while walking them in Common Property or on other homeowner's property.
3. No more than two (2) dogs shall be permitted on any Lot.
4. No exterior Dog pens shall be erected or maintained on any Lot.
5. No animals, livestock or poultry of any kind may be raised, bred, kept or permitted on any Lot.
6. Pets, including any dog, cat or other animal shall not bark or howl for extended periods of time, wander in neighbor yards, dig in neighbor yards, or Common Property or otherwise, in the Board's discretion, create any health or safety risk for the Community or a disturbance to the Community.
7. If, in the sole opinion of the Board, any animal becomes dangerous or an annoyance or nuisance to the Community, such animal shall be removed from the Properties.

GUIDELINE #6: Nuisance

Noxious, destructive, offensive or unsanitary activity shall not be carried on upon the Community. No Owner or Occupant may use or allow the use of the Lot or any portion of the Properties at any time, in any way, which may endanger the health or property of other Occupants, unreasonably annoy, disturb or cause embarrassment or discomfort to other Owners or Occupants, or, in the Board's discretion, constitute a nuisance. The intention of this provision is to grant the Association and aggrieved Owners and Occupants a right of redress for actions, activities or conduct which unreasonably disturbs or impairs the peaceful and safe enjoyment of the Community. In this regard, specific unauthorized and unreasonable annoyances or disturbances shall include, but not be limited to, the following:

1. Any fighting, screaming, shouting, excessively loud talking, whistling, or playing of music or television, raucous behavior or insobriety either outside of a Lot at any time or within the dwelling on a Lot if such conduct can be heard in the normal course of activities on any other Lot(s);
2. The use of any alarm, equipment, or device, mechanical or otherwise, which creates or produces excessively loud sounds or any vibrations either outside of a Lot at any time or within the dwelling on a Lot if such sounds can be heard or vibrations felt in the normal course of activities on any other Lot(s);

3. Any threatening or intimidating conduct towards any resident, guest or pet at the Community;
4. Any conduct which, in the Board's reasonable discretion, creates any danger or risk of injury to others or damage to property at the Community or which creates any threat to health or safety of any other resident or pet;
5. Any excessively loud play or playground activities either outside of a Lot at any time or within the dwelling on a Lot if such conduct can be heard in the normal course of activities in any other Lot(s);
6. Any conduct which creates any noxious or offensive odor either outside of a Lot at any time or within the dwelling on a Lot if such odors can be detected in the normal course of activities in any other Lot(s);
7. Any incessant or excessive pet noises, including dog barking, if such conduct can be heard in the normal course of activities in any other Lot;
8. Any construction or similar activities in a Lot that can be heard in other Lots between the hours of 9:00 p.m. and 7:30 a.m.;
9. Paintball wars or other similar activities; or
10. Any activity outside of a Lot or which occurs inside the dwelling on a Lot but which interferes with the peaceful use and enjoyment of other Lots or the Common Property by any other Owner, members of his or her family, guests, invitees, or Occupants of his or her Lot.

GUIDELINE #7: Recreational Equipment and Play

1. Play should be limited to a Unit or other designated areas.
2. Paintball wars are strictly prohibited.
3. Any other play which is destructive, causes trespass on other Units or the Common Property, or otherwise constitutes a nuisance or an annoyance is prohibited.
4. No hammocks or recreational equipment, including, but not limited to, Basketball goals may be placed, erected, or allowed to be maintained on any Unit except with written ARC approval.
5. Trampolines are prohibited.

GUIDELINE #8: Firearms and Fireworks

1. The use of firearms on the Common Property or within Seasons at Pendergrass, with the exception of any firearms used by an on-duty law enforcement officer, is strictly prohibited. The term "firearm" includes "B-B" guns, pellet guns and other firearms of all types, regardless of size.

2. The display of fireworks on any Lot or Common Property is strictly prohibited, except for organized displays of the same by the Association. For the purpose of this provision, fireworks shall only include those fireworks as defined by O.C.G.A. § 25-10-1, as amended.

GUIDELINE #9: Vehicles and Parking

The following guidelines shall apply to the parking of vehicles on Lots and are in addition to the parking covenants and conditions contained in Article 7, Section 7.4 of the Declaration:

1. Lot Owners are requested to keep their vehicles in their garage and to keep garage doors closed as much as possible when not in use.
2. Commercial vehicles or vehicles with commercial writing or tool racks should be able to be parked in a garage with the garage door closed or/and on the driveway without obstructing the sidewalk.
3. No Boat, Open trailers, RV, and ATV are permitted.
3. No vehicle of any type may be parked in the street at any time.
4. No parking on the grass is allowed.
5. No parking on sidewalks allowed.
6. All vehicles parked in open view and not in a garage must be operable and licensed, may not be unsightly, and must be driven on a regular basis.
7. No motorized vehicles shall be permitted on the sidewalks, walking trails or unpaved Common Property except as may be authorized by the Board.

GUIDELINE #10: Use of the Common Property, Greenspaces, Wetlands, Parks and Other Recreational Areas

1. There shall be no obstruction of the Common Property, nor shall anything be kept, parked, or stored on or removed from any part of the Common Property without the prior written consent of the Board or in areas designated for such use by the Board.
2. No Lot Owner, Occupant or their guests or licensees shall make any alterations, construction, place any item or landscaping or otherwise disturb any of the Common Property greenspace without first receiving approval from the Board of Directors. Any Lot Owner or Occupant who violates this provision does so at his or her own risk and shall be liable for any fines or costs incurred in any required corrections of the violation, whether such enforcement is by the Association or the appropriate federal, state or local governing authority.
3. No Lot Owner, Occupant or their guests or licensees shall operate any type of drone or any other type of powered aerial vehicle capable of operating without a human operator that can fly autonomously or be piloted remotely on the Common Property or anywhere within the Community except the airspace located directly above such Owner's Lot.

GUIDELINE # 11: Pool Rules

Hours of operation are from 8:00 a.m. to 9:00 p.m.

The pool is available for use by members who pay dues, along with their non-resident guests. Residents must be present at the pool with their guests. Maximum number of 4 guests allowed per household.

A valid pool FOB is REQUIRED for entry. Sharing of FOB is NOT allowed. Opening the gate for anyone who does not have a FOB or FOB is not working is NOT ALLOWED.

Residents must be able to show identification in the pool area. Periodic checks will be conducted. Accounts with delinquent HOA dues will be deactivated until payment is made. Replacement FOBs cost \$50.

The pool, clubhouse and surrounding areas are being monitored by cameras. Nontailgating is permitted.

All children under the age of 16 must be accompanied by a parent/guardian.

Underage Children must be supervised by a parent/guardian over the age of 18 at all times to ensure their safety.

NO running on the pool deck.

No diving in shallow water.

NO engaging in any rough playing.

NO throwing objects into the pool.

NO excessive splashing and other horseplaying is prohibited.

NO profanity of any kind is tolerated.

NO loud music from any type of devices must be played at a volume that will not disturb or otherwise cause a nuisance to the other guest.

NO smoking or vaping is strictly prohibited inside the pool area.

NO alcoholic beverages are allowed for anyone under the age of 21.

NO glass, sharp objects or hazardous materials allowed in or around the pool area.

NO trash should be left lying around the pool area. Break down trash and dispose of it in the designated bins.

Make sure you clean/wipe down tables after use and put the umbrella down before leaving.

NO bicycles or skateboards.

Only proper swim attire will be allowed in the pool. Street clothes are prohibited.

All persons must shower prior to entering the pool.

ALL NON-Potty Trained children must wear swim diapers.

NO violence on or around SAP property.

Offenders will lose pool privileges indefinitely and will be prosecuted.

Failure to comply with any of the rules mentioned above may result in immediate removal from the pool area and suspension of pool privileges. Thank you for your cooperation in maintaining a safe and enjoyable environment for all guests.

COVENANT ENFORCEMENT PROCEDURES

The enforcement power of the Association is set forth within the Declaration. The Board will follow the following procedures regarding enforcement.

Apparent covenant violations – as reported by any source – may be submitted to the Board or the Association’s managing agent to be referred for appropriate action. The first action will be confirmation that a violation exists. If substantiated, the homeowner in violation will be contacted, the violation explained, and be requested to provide corrective action in a reasonable time period according to the following policy:

1. Upon recognition of a violation, a letter will be forwarded from the Association or its managing agent advising the homeowner of the violation, stating the steps necessary to remedy the violation and a time period in which to either respond (in writing) and/or remedy the violation.
2. If there is no corrective action or completed corrective action, the particular violation will be forwarded to the Association’s attorneys. The homeowner will again be asked to remedy the violation and consequences for failure to take appropriate action will be documented. Failure to comply could result in any or all of the following sanctions, in addition to any other sanctions authorized by the governing documents:
 - suspension of the right to vote in Association matters;
 - suspension of the right to use the recreational facilities and/or Common Property;
 - recordation of notice of covenant violation with the superior court;
 - imposition of a fine on a per violation and/or per day basis;
 - correction of the violation by the Association with all costs charged to the homeowner; and/or,
 - filing of a lien for all fines and costs, including but not limited to legal fees, to correct the violation.
3. As a last resort, if the action is still outstanding, then it may be necessary for the Association to file a lawsuit in order to enforce the covenants.

FINING POLICY

SEASONS AT PENDERGRASS COMMUNITY ASSOCIATION, INC. FINE SCHEDULE

Fines for violations of the Association's Governing Documents, including, without limitation, the Declaration, Bylaws, and rules

and regulations promulgated thereto, will be issued by the Board of Directors of Seasons at Pendergrass Community Association, Inc. ("Association") as set forth herein below. If the violator does not pay such fine(s) within a time-period set by the Board, then the Owner of the Lot shall be responsible for the fine(s) imposed. All fines shall be the personal obligation of the Owner, a lien against the Owner's Lot, and are due and payable upon the sending of the Board's Notice of Violation as described below. Fines not paid within thirty (30) days from when they were first imposed may be collected as a past due assessment pursuant to Article 4, Section 4.7 of the Declaration.

The violations below are intended as a guide for common violations. This Fining Schedule is **not** an exhaustive list of all possible violations. Depending on the circumstances of a violation, the Association reserves the right to issue citations and fines for lesser or higher amounts than listed in this fine schedule at its sole discretion. In the event of a continuing violation of the Governing Documents with ongoing daily fines, each day the violation continues or occurs again constitutes a separate offense, and fines may be imposed on a per diem basis without further notice to the violator. Each violating Lot Owner and/or violator shall immediately contact the Association's Board of Directors after curing a continuing violation to schedule an inspection with the Association to confirm the violation has been cured to cease accruing daily fines.

Notice of Violation. The Association shall send the alleged violator a written notice identifying the violation and fine(s) and/or suspension(s) being imposed and advising the alleged violator of the right to request a hearing before the Board to contest the violation or the fine(s) and/or suspension(s) or to request reconsideration of the fine(s) and/or suspension(s) in accordance with the Enforcement Procedure described herein and as contained in the Association's Governing Documents.

Fine Schedule. Subject to the provisions of this Fining Schedule, fines will be imposed on the following basis:

- 1. Non-Continuing Violations Generally** (i.e. Failure to pick up after a pet, failure to have pet on a leash, move in/move out, etc.)

First Notice of Violation: \$25.00 fine per violation per occurrence.

Second Notice of Violation: Escalating fines starting at \$50.00 fine per violation per occurrence with each successive occurrence thereafter increasing in \$25.00 increments per additional occurrence.

- 2. Damage, Nuisance and Noise Violations** (i.e. Damage to Common Property, unreasonable noise and vibration, actions or activities that disturb or impair the peaceful and safe enjoyment of the Community, etc.)

First Notice of Violation: \$250.00 fine per violation per occurrence.

Second Notice of Violation: Escalating fines starting at \$500.00 fine per violation per occurrence with each successive occurrence thereafter increasing in \$250.00 increments per additional occurrence.

- 3. Drone Violations** (i.e. Flying of any type of drone in the Community, except in airspace above Owner's Lot,

including but not limited to the Common Property, etc.)

First Notice of Violation: \$250.00 fine per violation per occurrence.

Second Notice of Violation: Escalating fines starting at \$500.00 fine per violation per occurrence with each successive occurrence thereafter increasing in \$250.00 increments per additional occurrence.

- 4. Feeding of Wildlife, Feral Animals, and Domesticated Pet Violations** (i.e. Feeding or leaving out food for wildlife, feral animals, or domesticated pets on the Common Property or within the Community, etc.)

First Notice of Violation: \$250.00 fine per violation per occurrence.

Second Notice of Violation: Escalating fines starting at \$500.00 fine per violation per occurrence with each successive occurrence

thereafter increasing in \$250.00 increments per additional occurrence.

- 5. Unauthorized Owner Conduct on Common Property** (i.e., Unauthorized cutting, trimming, or damaging trees, shrubs, and other landscaping located on the common elements, unauthorized alterations to the common elements, damaging common elements etc.)

First Notice of Violation: \$250.00 fine per violation per occurrence.

*Second Notice of Violation: Escalating fines starting at \$500.00 fine per violation per occurrence with each successive occurrence
thereafter increasing in \$250.00 increments per additional occurrence.*

- 6. Continuing Violations Generally** (i.e. Unsightly and unkempt conditions, rubbish, trash, and garbage present, unauthorized signs, presence of unauthorized pets, presence of disabled and stored vehicles, boats, trailers, abandoned personal property, etc.)

*First Notice of Violation: \$25.00 fine per day for each day of a continuing violation for so long as each violation(s) continues, with
such fines to accrue until the Association confirms the violation(s) has been cured.*

*Second Notice of Violation: \$50.00 per day for each day of a continuing violation for so long as each violation(s) continues, with such
fines to accrue until the Association confirms the violation(s) has been cured.*

- 7. Unapproved Architectural Modification Violations** (i.e. Unapproved exterior modifications generally, etc.)

*First Notice of Violation: \$250.00 one-time fine and \$25.00 fine per day for each day of a continuing violation for so long as each
violation(s) continues, with such fines to accrue until the Association confirms the violation(s) has been cured.*

*Second Notice of Violation: \$500.00 one-time fine and \$50.00 per day for each day of a continuing violation for so long as each violation(s)
continues, with such fines to accrue until the Association confirms the violation(s) has been cured.*

- Nothing herein shall prohibit the Association from enforcing the Governing Documents by other means permitted in the Governing Documents and/or under Georgia law, including, but not limited to suspending an Owner's right to vote, exercising its right of abatement, recording a notice of violation in the county land records, and/or filing a lawsuit to enforce the Declaration and seek to recover all costs, including attorneys' fees and court costs, reasonably incurred in such action. The Association reserves the right to specifically assess any attorneys' fees incurred in connection with enforcing the Governing Documents against a violating Owner and his or her Lot, in accordance with Article 4, Section 4.7 of the Declaration.

GUIDELINES 12 : LEASING REQUIREMENTS

- 1. Lease cannot be less than 1 year.**
- 2. No Sub-Leasing allowed. Tenants are not allowed to rent or lease any part of the home.**
- 3. You must supply the HOA or its third-party leasing company with a copy of the lease on or before the lease's anniversary.**
- 4. There is a reasonable lease fee charged by HOA to manage the cost associated with handling the lease.**
- 5. YOU MUST hire a licensed landscape company to perform the yard maintenance on year-round basis.**
- 6. YOU MUST hire a licensed Weed company to perform the yard maintenance on year-round basis.**

You may hire the HOA landscaper that would give you several benefits.

- 1. Reduced rate for yearly maintenance.**
- 2. HOA would manage landscaper to make sure property is always well groomed.**
- 3. You would never receive a violation letter or fine for yard maintenance.**

Parking of Vehicles

Renters may only have 4 cars maximum.

Two cars can be parked in the garage & two cars in the driveway.

OR

If the garage is used for storage, then only two cars are allowed maximum.

Any cars parked in the driveway must not block the sidewalk.

Commercial vehicles or vehicles with commercial writing or tool racks should be parked in a garage with garage door closed.

Season at Pendergrass Community Association, Inc
MANDATORY APPLICATION FOR LEASING/HARDSHIP PERMIT

Homeowners desiring to lease their home are required to apply for and receive a “Leasing Permit”. The Board of Directors has the authority and every Owner has the obligation as stated in the First Amendment to the Declaration of Covenants, Conditions, Restrictions for Seasons at Pendergrass Community Association, Inc..

There are two types of Leasing Permits that may be requested: (1) “Leasing Permit” or (2) “Hardship Leasing Permit.” Please see the attached copy of the Amendment to Declaration of Covenants, Restrictions and Easements for an explanation of the two types of Permits available.

Homeowners shall apply for a Leasing Permit using this form:

- All applications for a Leasing Permit and leases shall be in writing on this form
- All lease applications must be complete in its entirety when submitting
- The Board of Directors will have thirty (30) days after receipt of the leasing application to review, deny, or approve the leasing application before any lease agreement is executed.
- Owner has read and agree to Guidelines Leasing Section. (Attach with this email)

LEASE INFORMATION:

TERM OF LEASE: START DATE: _____ END DATE: _____

TYPE OF LEASING PERMIT: Leasing Permit ☐ Hardship Leasing Permit ☐

PROPERTY INFORMATION: (please print)

PROPERTY ADDRESS:

OWNER CONTACT INFORMATION:

Owners Name	
Mailing Address	
City State Zip	
Cell Phone	
Alt Phone	
Email	

TENANT CONTACT INFORMATION:

Tenant Name	
Phone Home	
Phone Cell	
Email	

Manitory Services Required :

LANDSCAPER COMPANY INFORMATION:

NAME	
WORK PHONE	
MOBILE PHONE	
EMAIL	
COPY OF CONTRACT	<input type="checkbox"/> CONTRACT INCLUDED <input type="checkbox"/> CONTRACT NOT INCLUDED PROVIDE COPY OF LEASE WITHIN TEN (10) DAYS OF LEASE AGREEMENT

WEED COMPANY INFORMATION:

NAME	
WORK PHONE	
MOBILE PHONE	
EMAIL	
COPY OF CONTRACT	<input type="checkbox"/> CONTRACT INCLUDED <input type="checkbox"/> CONTRACT NOT INCLUDED PROVIDE COPY OF LEASE WITHIN TEN (10) DAYS OF LEASE AGREEMENT

By completing this application, the owner hereby agrees to obtain proof of residency of the tenant upon the renewal period of a lease, if a new lease is not executed. The lease is considered to be month to month but not in violation of the original lease so as long as it is the same tenants occupying the home. Landlord agrees to obtain a copy of the utility bill in the tenants' name on a quarterly basis. Failure to provide this information will constitute a violation of the permit and it shall hereby be revoked.

For Hardship Applications, please describe the nature of the hardship or extenuating circumstances which you would like the HOA Board of Directors to consider:

SIGNATURE OF OWNER _____

DATE: _____