



**Laurel Ridge Association
P.O. Box 123
Lakemont, GA 30552**

GUIDELINES AND FEES FOR USE OF LONG LAUREL RIDGE DRIVE

Long Laurel Ridge Drive (LLR) is not a public road but is privately owned by the Laurel Ridge Association, Inc. (LRA). Costs for maintenance and repairs are paid by property owners that benefit from use of the road. These guidelines are intended to ensure safe conditions are maintained by users of the road.

The posted speed of **25 MPH must be observed at all times**. The road right-of-way owned by the LRA is 40 ft., regardless of the width of the paved surface. An easy rule of thumb is to measure the right-of-way as extending 20 ft. from the center of the road to either side. Within this right-of-way there is an easement for utilities. Mailboxes and road signage may be placed along the road within the 20 ft. right-of-way. Construction or other obstacles along the road such as fencing, decorative pillars, trees/shrubs are not encouraged or sanctioned by the LRA and could present a potential liability for property owners.

NO TRACK VEHICLES MAY USE LONG LAUREL RIDGE DRIVE AT ANY TIME FOR ANY REASON. Track vehicles literally chew up the asphalt roadway. If a track vehicle is needed to clear a property it must be transported over Long Laurel Ridge Drive on a flatbed truck. The cost of repairing any damage to the roadway from a track vehicle will be charged to the owner of the property.

There is a one-time impact fee of \$ 5,000 for any major construction, i.e., home, garage or addition, that requires multiple concrete trucks and/or heavy construction equipment. This fee must be paid to the Laurel Ridge Association, Inc. before construction commences. Before beginning construction, you should contact the LRA and sign a copy of the Construction Guidelines.

A yearly contribution for repairs and maintenance is assessed on any property that uses Laurel Ridge Drive to access their property. These fees are billed in December of each year and are due by March 1st.

If a tree falls into the roadway, it will be removed by the LRA to allow traffic on and off the mountain. If the tree originates within the right-of-way owned by the LRA, the removal cost will be paid by LRA. If the tree originates beyond the right-of-way, the property owner is liable for removal costs and must reimburse the LRA.

To ensure safe use of the road, as well as to facilitate seasonal maintenance, the sides of the road must be clear of any obstacles. **NO VEHICLE, TRAILER, RV, BOAT, OR ANY OTHER EQUIPMENT OR DEBRIS MAY BE PARKED OR LEFT ON THE RIGHT OF WAY OVERNIGHT. The LRA reserves the right to remove any unsafe items from the sides of the road at the owner's expense.**

Property lot number/address: _____

Property Owner Signature

Date