

CHALFONT HOMEOWNERS ASSOCIATION, INC.  
**COMMUNITY WIDE GENERAL STANDARDS**

As homeowners our job is to maintain our property and ultimately enhance the value of our home. Maintaining our home regularly will make that job easier and more cost effective. The Community Wide Design and General Standards are created to help us with that job and give us a guide to the standards of our neighborhood.

**Failure to comply with the Community Wide Architectural and General Standards may result in fines. Team Management completes a monthly drive-thru and sends out any maintenance/violation notices. Notices received must be addressed within 10 days.**

- **Basketball Goals** – City of Brookhaven does not allow basketball goals to be located in the street/right of way.
- **Chalfont Front Entrance** – The HOA maintains the front entrance landscaping, lighting, pediments, fence and irrigation system. The Home for Sale sign is the only sign permitted continuously at the front entrance. Open house signs are permitted the Friday before the weekend open house and should be removed at end of open house.
- **Dues** – Chalfont HOA dues are paid on or before January 1<sup>st</sup> and again on or before July 1<sup>st</sup>. Dues received after the 15<sup>th</sup> are subject to a 10% late fee. Dues should be made payable to Chalfont HOA and mailed to:  
Chalfont HOA c/o Team Management  
P.O. Box 62528  
Phoenix, AZ 85082-2528
- **Holiday Decorations/Holiday Lights** – Should be removed from the exterior of the home no later than two weeks after the holiday.
- **Homeowners Directory** – Phone numbers and email addresses are only shared with homeowners and Team Management. Homeowners are prohibited from using directory information for solicitation of any kind.
- **Initiation Fee** – New homeowners are subject to a onetime initiation fee of \$750 payable to Chalfont HOA prior to closing. Closing statement requests should be submitted to Team Management.
- **Insurance Coverage** – Per Chalfont Covenants the HOA carries liability and property insurance for the front entrance as well as coverage for Directors and Officers on the Board.
- **Noise Level** – City of Brookhaven Code states no noise between 11pm at night and 7am in the morning.

- **Paint Disposal** – Dekalb County will collect dry open paint cans with normal trash pickup. Paint cans must be no larger than a gallon and paint must be completely dry.
- **Parking** – Vehicles may not block mailboxes or driveways during delivery hours. Vehicles may not block fire hydrants 24/7 per Brookhaven City Code. There should be a maximum of two cars parked in driveways. Cars parked in driveways should be moved at least every 24 hours. On street parking should be limited to temporary parking; long term parking is prohibited. No commercial vehicles or vehicles with logos are permitted in driveways or on the street overnight per Brookhaven City Code. Boats, jet-skis, trailers, campers, recreational vehicles etc. are only permitted if stored in the unit's garage.
- **Pets** – All dogs in Chalfont outside their home or fenced yard must be on a leash at all times. Any dog seen without a leash may be reported to Dekalb County and/or City of Brookhaven. Dogs may not be left in their backyard if the owner is not home. When walking your dog please have waste bags with you for cleanup. No agricultural pets are permitted. Breeding of pets is not permitted. Chaining or tethering of a pet is not permitted. Pets should be spayed, neutered and up to date on all their shots for their protection as well as the homeowner.
- **Potholes** – If a pothole is seen in Chalfont please contact the City of Brookhaven at 404-637-0540 or email [streets@brookhavenga.gov](mailto:streets@brookhavenga.gov)
- **Security** – If there is any suspicious activity noticed, immediately call City of Brookhaven 911. Then notify the Board members to alert neighbors. Please remember to keep garage doors closed, home doors locked and cars in the driveway locked.
- **Signs** – No commercial signs permitted in the neighborhood. There may be no more than 3 political signs per yard posted 30 days prior to the election and then removed no later than 5 days after election.
- **Speed Limit** – The speed limit in Chalfont is a maximum of 25mph. Please be mindful of small children, walkers and walkers with their pets when driving through the neighborhood.
- **Stream Buffer** – The City of Brookhaven regulates the stream buffers. Homeowners that back up to the stream on Newbridge Trace, Bankshill Row and Daventry Way please be aware – **There is a 75 ft. buffer of all state waters prohibiting construction of any kind.** Homeowners with lots that back up to the steam are only permitted to remove dead or diseased trees, grind stumps in place, remove underbrush, remove invasive species such as Ivy, Wisteria, Kudzu, garden or landscape within said area. Any type of machinery, concrete, removal of tree stumps or building of a retaining wall within the 75ft. buffer is prohibited. For more information please contact Land Development, City of Brookhaven 404-637-0576.
- **Street Lights** – Please report any outage of street lights in Chalfont to Georgia Power 888-891-0938.

- **Trash Cans/Yard Equipment/Non-Outdoor Items** – Trash cans must be stored in the garage or an area that is not visible from the street. Please remember open trash cans that are not properly stored attract rodents. Yard equipment must be stored in the garage. Household items such as clothing, bedding, rugs, indoor furniture, appliances, tools etc. are not permitted outside the home. Grills and firewood are only permitted at the rear of the home. Planters and patio furniture are permitted.
- **Trash Collection, Recycling and Yard Waste** – Trash, Recyclables and Yard Waste are picked up every Thursday by Dekalb County Sanitation Dept. A Green Trash Can and A Blue Recycling Can are available to each home by Dekalb County Sanitation Dept. For more information on sizes available and how to receive the special cans please call 404-294-2900 or sign up at [www.keepdekalbbeautiful.org](http://www.keepdekalbbeautiful.org) Call to schedule pickup of large bulky items such as appliances, furniture and construction materials. Trash and Recycle cans may be placed at the end of the driveway the night before pickup day and must be returned to the garage by evening of pickup day. Yard waste must be placed in bio-degradable bags and put at the end of the driveway for pickup. Tree limbs should be no longer than 4’
- **Tree Maintenance** – Pruning of trees on your property is recommended annually. If a tree hangs over and into adjacent property the adjacent homeowner may prune the tree. Please keep areas near your home, water meters, HVAC units, and underground electrical boxes clear of overgrown landscaping.
- **Water Restrictions** – Dekalb County announces water restrictions typically in the summer based on a drought caused by extreme heat and lack of rain. For updates please refer to [www.dekalbwatershed.com/waterrestriction](http://www.dekalbwatershed.com/waterrestriction)
- **Window Treatments** – All windows visible from the street should have consistent and appropriate treatments. Appropriate treatments include Wooden blinds, Custom Blinds, Plantation Shutters, Fabric Panels/Drapes or Custom Drapes.