



**Grantham Park Townhomes
Association, Inc.**

Resident Handbook

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Welcome to Grantham Park

We are pleased you have joined our community

As the owner of a home in an association, you are also a member of a deed-restricted community. The homeowner's association documents you received at closing govern the operation of the Association and outline certain restrictions to the use of all property located within the community. Please take a minute to read this handbook. It is an informal guide to assist you with some of the covenants and to address some frequently asked questions by new homeowners.

There are numerous benefits to living in a well-managed HOA. It is always a good idea to actively participate in activities and to attend and vote at HOA meetings. Listed below are some top benefits:

Helps maintain property values

The HOA helps preserve and enhance property values by ensuring the proper upkeep of homes by overseeing repairs such as broken fences and external damages. The HOA helps preserve the appearance of the neighborhood through uniformity and holding everyone to the same standards and expectations. With everyone working together as a community, we can protect and enhance the property values in our community.

Increased Community Engagement

The most important element of any community unsurprisingly is giving homeowners a place to express themselves, focusing on community moderation by keeping the community a safe place where homeowners respect each other's opinions. We help to moderate the community in order to prevent trolling, bullying, and offensive or inappropriate behavior.

Increased Community Pride

Community activities and events are encouraged. They help bring neighbors together through such things as volunteering to help the elderly in the community with repairs, delivering their groceries, holiday themed festivals, food trucks, or coordinating a neighborhood yard sale.

Rules and regulations deter nuisance activity. Each homeowner is held to the same set of standards for the upkeep of the exterior of their home.

Any food truck will need approval from the board. A community volunteer will be needed to oversee it, with the understanding that the HOA will not be responsible for the clean-up nor any expenses.

Insights on Community Safety

There are ways to help keep your family, your neighbors, and yourself safe in your community.

Know the people within your neighborhood. Being able to recognize who lives in your neighborhood goes a long way in identifying a suspicious person in the area. This awareness will make the neighborhood a much tighter community and help keep everyone safe.

A great way to improve the community and strengthen bonds is by getting to know your neighbors, being respectful of your neighbors, celebrating Neighbor day, addressing concerns and issues directly with your neighbors, and letting your neighbors know when you will be out of town. Neighbors can be like family.



Keep your vacation date off social media. With social media being such a large part of our lives today, it's only natural to share the excitement of an upcoming event. However, by doing so, you are essentially setting yourself up as a target for burglars.



Timers are great, especially on nights you won't be home. Just because you aren't home doesn't mean that you should keep all the lights off. Setting up these timers for lights to go on and off helps deter burglars.



Never leave anything out in plain sight inside your parked car, even if the doors are locked. Thieves can break through the windows to take your belongings if they feel motivated enough. So, don't give anyone any reason to target your car.



Getting a reliable security system installed can greatly help to improve neighborhood safety.

Access to amenities

Grantham Park's amenities are a swimming pool and playground.

Well-Maintained Common Areas and Amenities

The HOA has the responsibility for maintaining the common areas and amenities. This includes common area manicured and over-seeded lawns, freshly painted walls at the pool house, lighting, and clean play areas.

Added layer of support in dealing with neighborhood property issues

HOAs often partner with municipal code compliance departments to ensure adherence to the rules.

Architectural Controls

Residents are required to submit for approval any modification projects to the exterior of their homes. The Architectural Control Committee (ACC) reviews each submittal to ensure consistency and continuity with original community design standards.

Financial stability

A well-managed HOA has a reserve study in place and funds available for future common area repairs and capital improvements, thereby reducing the likelihood of needing a special assessment. That is the number one benefit of living in a well-managed HOA.

The following is a summary of the rules of Grantham Park, but please refer to the complete list of covenants you were given at closing. A copy of the covenants may also be found on our website.

Website [http:// granthampark.org](http://granthampark.org)

Management of your Association

Grantham Park HOA

Every homeowner is associated with the HOA

HOA Board

These elected volunteer officials are responsible for all operations of the association and for ensuring that the community governing documents are followed and enforced.

The elected volunteers oversee maintaining, preserving, enhancing, and protecting the community. Officers are elected every 2 years. On even years 2 offices are filled, and then 3 offices on odd years.

Contact# (678) 379-7571

Elysia Bonner

Property Manager for Grantham Park

ebonner@cmacommunities.com

Community Management Associates

1465 Northside Drive #128

Atlanta, GA 30318

800.522.6314 toll free | 404-835.9255 direct | 404-835-9200 fax

The Property Manager manages the day-to-day operation of the HOA and enforces the community's by-laws and Covenants, Conditions and Restrictions (CC&R) while the Board of Directors with modifications of existing rules, enforcing standards in the community, and protecting the Association by helping maintain the value of homes.

Included Responsibilities of the Property Manager:

Creating rules and regulations, which include architectural standards for the community

Collecting dues and issuing closing letters for re-sale and refinancing purpose

Paying invoices and filing taxes

Holding Annual Meetings

Ensuring corporate registration is filed with the Secretary of State, and insurance is paid

Ensuring electricity invoices are paid for common area lighting

Helpful Contact Information

Driver Information:

Driver's License 770-720-3693

Driver's License Appointments 678-413-8500

**Out-of-state drivers have 30 days to obtain a Georgia driver's license.

Tag Office 678-493-6400

Business Information

If the business is located in one of the five municipalities, contact that city by telephoning the City Hall.

Voter Information

Voter Registration 770-479-0407

School Registration

Children must be five years old on or before September 1 to enter kindergarten and 6 or older on or before September 1 to enter the first grade in Cherokee County. To register your child for school, you will need a certified birth certificate, a vision, hearing and dental screening from a physician or health clinic, and immunization records on Georgia State Form 3032. For more information, or to register your child, please contact Cherokee County District 770-479-1871

Nearby Schools

Bascomb Elementary School
1335 Wyngate Pkwy, Woodstock GA
770- 592-1091 Public K-5

Carmel Elementary School
2275 Bascomb Carmel Rd, Woodstock GA
770- 926-1237 Public K-5

Boston Elementary School
105 Othello Dr, Woodstock GA
770- 924-6260 Public K-5

Etowah High School
6565 Putnam Ford Dr, Woodstock GA
770- 926-4411 Public 9-12

E.T. Booth Middle School
6550 Putnam Ford Dr, Woodstock GA
770- 721-5500 Public 6-8

Library System

Sequoyah Regional Library System Locations:

RT Jones Memorial Library 770-479-3090
Ball Ground Public Library 770-735-2025
Hickory Flat Public Library 770-345-7565
Rose Creek Public Library 770-591-1491
Woodstock Public Library 770-926-5859
Cherokee County Law Library 678-493-6175

Utilities

Electricity

Cobb EMC 770-429-2100
Georgia Power 888-660-5890

Natural Gas

Atlanta Gas Light 800-427-5463
Gas South 877-332-5442
True Natural Gas 877-746-4362

Water

Please contact your local city hall or the Cherokee County Water Authority at 770-479-1813.

Sanitation

Trash Taxi of Georgia 770- 975-0926

Cable

Comcast 800-266-2278
AT&T 888-757-6500

Telephone

AT&T 888-757-6500 or (Outside GA) 800-288-2020
Comcast 800-266-2278

Services

Health Services

Cherokee County Health Dept. (Canton) 770-345-7371
Environmental Health 770-479-0444
Northside Hospital-Cherokee 770-224-1000
Northside Hospital-Cherokee EMERGENCY 770-224-1000
Health Dept. (Woodstock) 770-928-0133
WellStar Health System 770-793-5000
Piedmont Mountainside Hospital 706-692-2441

Police & Fire

GA State Patrol 706-692-4835
Sheriff's Department 678-493-4200
County Marshal 678-493-6200
Fire Marshal 678-493-6290
Cherokee Office of Emergency Management 678-493-4001

Government

City Halls

Ball Ground 770-735-2123
Canton 770-704-1500
South Cherokee Holly Springs 770-345-5536
Nelson 770-735-2211
Waleska 770-479-2912
Woodstock 770-952-6000
City of Acworth 770-424-8247 www.Acworth-ga.gov

County

General Information 678-493-6000
South Cherokee Annex 770-928-0239
Animal Control 678-493-6200
Animal Shelter 770-345-7270
Business License 770-721-7810
Building Permits 770-721-7810
Commissioner Office 678-493-6000

County Attorney 678-493-6000
County Extension Office 770-721-7803
District Attorney 770-479-1488
Engineering 678-493-6077
Family Violence Center 770-479-1804
Fire and Emergency Services 678-493-4000
GIS & Mapping 678-493-6050
Humane Society 770-592-8072
Marriage License 678-493-6160
Planning and Zoning 678-493-6101
Probate Court (24 hrs) 678-493-6160
Post Office 1 800-275-8777
Property Tax 678-493-6120
Public Transportation (CATS) 770-345-6238
Recycling Center 770-516-4195
Senior Services 770-345-2675
Septic Tank Inspections 770-479-0444
Tax Assessor 678-493-6120
Tax Commissioner 678-493-6400
Vital Records 770-928-0133
State Child Support Enforcement 404-921-1490
Family & Children's Services 877- 423-4746
Forestry Commission 770-720-3525
GA Dept. of Labor 770-528-6100
GA Public Service Commission 404-656-4501
GA Dept. of Transportation 770-387-3640
Immigration 800-375-5283
Secretary of State 404-656-2881
Secretary of State Northwest Region Office 404-654-6076
Social Security 800-772-1213
State Govt. Directory Assistance 404-656-2000
Veteran Services 770-720-3538

Media

Newspapers

Atlanta Journal/Constitution 800-933-9771
Cherokee Tribune & Ledger News 770-479-1441

Notices

HOA notices can be found at the mail kiosk, on the website, Grantham Park Facebook group and if an email address is provided, a copy will be emailed.

Annual Meeting

All homeowners will be provided with advance notice of the Annual Meeting and are encouraged to attend. The Annual Meeting is routinely held in December, when conditions allow.

Be Aware!

No walking is allowed in the retention pond area or drainage channels. Please don't remove the rocks from drainage channels. The HOA is not liable if you get hurt in the common area. Use of the common areas is at your own risk.



Fireworks and guns are prohibited in the neighborhood.

The display or discharge of firearms or fireworks in the community is prohibited.

No Exception

If personal property is left on the common grounds for more than 24 hours, the board can remove and discard it. If you realize you have accidentally left something behind, notify the Property Manager immediately.

HOA policy prohibits grilling on your front porch as it is a Fire Code violation, and you must obey all the state laws.

Neighborhood/Home Security

Any siren or device for security purposes should have a fifteen-minute shut off feature. No horn, whistle, siren, bell, amplifier, or other sound device shall be located, installed or be maintained upon the exterior of any lot.



When Should I Call the Police?

It is important that you call 911 in an urgent emergency such as:

- You hear or witness a shooting
- An intruder is in your home
- Your home and/or your neighbor's house is on fire
- You witness or are involved in a car accident
- A life-threatening situation
- You see a sparking electrical hazard
- Any threat of immediate danger

Building Structure

The lots cannot be subdivided, and the property lines cannot be changed except by the board.

The following are not allowed:

- Adjustments or work that might alter the structural soundness of any of the buildings or land.
- Changing the outside appearance of your home without a written pre-approval
- Enclosing or screening the front porch or patio.
- Installing a pool or spa on the unit lots.
- Trampolines or play equipment in your front yard.

Vehicles Parking



Homeowners and residents must park only in a garage or in the driveway serving their residence and not on the streets, sidewalks, or grass within Grantham Park. No owner or occupant may keep or bring onto the Community more than 3 personally owned vehicles per lot at any time.

Vehicles may only be parked in the designated parking spaces or in other areas authorized in writing by the Board. **NO Campers, Boat Trailers, Trailers or Commercial Vehicles** may be parked on the community.

If you must temporarily park in the street for loading or unloading, **USE YOUR FLASHERS**. Flashers must be on, and you can remain on the street no longer than 15 minutes. If you find it necessary to park elsewhere for a short time (i.e.: delivery, work being performed on your unit) please park your vehicle at the overflow utility drive parking located off of Derby Ct.

Speeding



For the safety of others, following the speed limit is very important and can prevent injuries.

Please remember the speed limit is 25 on the street and 15 on the utility drive

Visitor Parking is for visitors only and is not meant to be used as long term parking.



Occupants are not visitors. Any vehicle parked in visitors parking found to not be a visitor will be ticketed and towed. If your account is past due, you and your visitors forfeit access to parking in any common area on the property.

Visitors or working trucks in your driveway

You can park your vehicle at the overflow utility parking pad or at the pool parking area if the pool is open. NOT in Visitor Parking!

The overflow, pool parking, or visitor parking is not an extension of your property or your driveway.



According to Section 40-6-144 of the Georgia Code, it is illegal to block a sidewalk with a vehicle.

Sidewalks are for walking, not parking

Local ordinances say, in fact, that the land up to and including the sidewalk is considered part of a public easement. A vehicle cannot block a sidewalk and the grass easement. This could result in a ticket plus a fine.

For safety reasons, we all must be considerate of people that use the sidewalks and the cars that go flying down our streets.

Driveways



Pressure washing your driveway at least once a year can help to remove grime and dust stuck in a crack that you can't reach and those hard to remove stains. It is inexpensive to rent a pressure washer from Home Depot or Lowe's and will save on expensive repairs to your driveway.

Oil Stains



Oil stains in the driveway are the owner's responsibility and it's important to maintain a clean and stain-free driveway. An oil stain, transmission fluid and gasoline can leave behind spots that make your driveway look greasy or discolored. This is not something that the HOA covers and will be fined.

No vehicle maintenance may be performed.



A vehicle shall be considered “disabled” if it does not have a current license tag or is obviously inoperable. Said vehicle will be towed at the owner’s expense.

Satellite Dishes



All dishes need to be installed on the back of your unit at roof or eaves level. Please contact the Board before installing your dish for specific guidelines. No transmission antenna of any kind may be erected anywhere on the Community without written approval of the Board of Directors or the ACC.

Trash Pick Up



Trash pickup is done by Trash Taxi on Tuesday, except when a holiday occurs on Monday or Tuesday. Then your trash will be picked up on Wednesday. Please do not leave your trash can on the curb after **8 am on Wednesday**. Please always keep trash can out of street view (in garage, or the back of your property, out of street view, not on the front porch).

Bring Them In

If you are going to be on vacation or away, please contact a neighbor or the board so someone can move your trash can to your rear yard out of street view. This will also prevent the homeowner from being fined as we continue to improve the look of our community.

Termite Bonds and Pest Control



The Association provides for the Termite Bond.

Each homeowner is responsible for all other pest control. Having your home treated quarterly helps prevent pests like ants, spiders, rodents, roaches and fleas.

Pets and Dog Debris Issue



For the safety of people and other neighborhood pets, all dog(s) must be on a leash. Each homeowner can have up to 2 dog(s) or cats. As a homeowner, dog(s) waste is one of the most common problems of a pet-friendly association. It is essential to be considerate of your neighbors. The HOA requires all homeowners to pick up after their pets and properly dispose of their waste. The HOA provides pet waste stations and bags throughout the community to encourage rule compliance.

Should you see a homeowner not picking up after their dog(s), take a picture, include as much identifying information as possible and email ebonner@cmacommunities.com. This will stay as an anonymous complaint.

Landscaping



The landscaping company providing our services is responsible for the grass mowing, leaf blowing, edging, and trimming bushes. This service occurs weekly during the growing season, currently on Wednesdays when weather permits and when necessary, during the winter on our common areas. If the provided landscaping service does not cover an area, or you elect to maintain it yourself, you must keep it free of weeds and regularly cut back. Watering the front and back lawn is the homeowner's responsibility. Trees and shrubs cannot be cut down or removed without permission from the HOA.

Tifway 419 is an improved hybrid Bermuda/ Turf-type tall fescue – Fast becoming the grass of choice for many homeowners in cool-season and transition-zone lawns, turf-type tall fescue grasses have excellent heat, drought, and shade tolerance.

This is not something that the HOA covers and will require ARC approval.

Architectural Control

All exterior modifications to your home must be approved by the Board. If you desire to make additions or changes to the exterior of your home, you first notify the Board of the changes you wish to make, fill out the proper documentation forms and submit them for approval before any work can be performed.

You must also get required permitting from government authorities when needed. If you do not get permission, a fine of \$50.00 per day will be levied on your account. (This includes anything that is visible from the exterior, such as fencing). See ARC request form at the end of this handbook.

ARC Policy

Policy must be consistent with the Community-Wide Standard originally established by the Builder.

Fences and decks stain colors – approved colors below.

Yard edging i.e., rocks, natural color rocks, brick natural or red

Absolutely no hanging items, plant pots chimes etc.

Only one pot on the front porch

Mulch, red or brown only

No Shepherd hooks in the front

No items over 42 inches

Presentable patio furniture

No items hanging from siding.

No yard flags.

No tree planted in the front unless it won't get over 6 ft tall and no aggressive rooting.

No door wreaths, except holidays

No flags except the American Flag, correctly displayed.

Doors and shutters must match, and they must go with a current color plan.

Door hardware must be polished brass (Numbers, Door handles etc.)

Only white trimmed storm doors are approved.

No more than 5-yard lights able to be seen from the road

All hedges and bushes need to be trimmed below the windowsill.

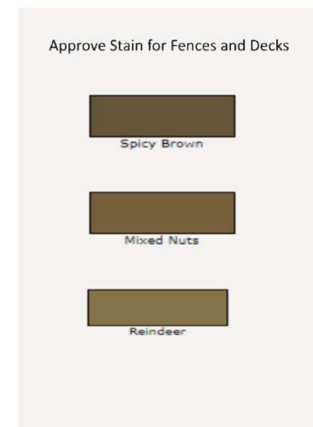
No changes to outdoor siding, brick or stone **Do not nail, screw, or make holes.**

No changes to the roof

Nothing hanging from the gutters or downspouts.

Any changes to the front yard must be approved by the ARC/ACC Committee.

Decks & Fences



Each homeowner is responsible for keeping their fence and deck in good condition. If you wish to stain your deck, please use a solid body deck sealer pre-approved by the board. Please contact the community manager for approved color for the fence. Only certain wood fencing is permitted in the community and chain link fences are prohibited.

Please keep fence and deck in good shape! This is not something that the HOA covers.

Exterior Maintenance of your Home

Damaged Garage Door, Exterior Doors and Windows



Maintenance of these items is the homeowner's responsibility. The HOA is not responsible for garage doors, windows, or doors. You may not enclose or screen the front porch or patio. You may not have objects taller than 42" on the front porch.

Absolutely no window air conditioners are allowed. The AC condenser must be in the back or side yard and screened so it is not visible from the street.

You must maintain the outside of your home, including painting the doors, shutters, etc. You can't change the outside appearance of a home without written pre-approval from the HOA. If you don't maintain them, the board can fix things and bill you for them.

Window Treatments

Unless otherwise approved in writing by the Board, window treatments must be white or off-white in color or lined in white color. Window treatments must be installed within the first 10 days of residing in the unit.

If the seals on your unit windows fail and they damage the siding on the adjoining unit, you are responsible for all repairs.

HOA is not responsible for that repair.

Signage



“For Sale” signs inside Grantham Park displayed by real estate agents or homeowners must comply with the covenants, stating not more than one “For Sale” or “For Rent” sign, such sign having a maximum face area of four-square feet; 2 feet by 2 feet, such sign may only be displayed in the front window, one security sign smaller than 6 inches by 6 inches (Place in the Windows) No sign in the yard.

Except as may be required by legal proceedings, no sign, advertising posters or billboards of any kind shall be erected or placed by an owner, occupant or other person or permitted to remain on the Community without prior written consent of the Board or its designee.

Rentals and Leases

If you wish to lease your home, a copy of the proposed lease, or any lease renewal, must be sent to the Board for approval by the HOA prior to the owner signing the lease.

A Leasing Program is in place and the cost for this program is \$199 per year per unit and is paid for by the owner. The owner is required to provide the Rules and Regulations along with the Governing Documents to their tenants. The owner is also responsible for any tenant violations. If you have any questions about the Leasing Program, please contact RMS:



Raecine Jones rjones@rmsassist.com

NO UNIT MAY BE USED AS AN AIR BnB

ALL OWNERS, RENTERS AND GUESTS MUST FOLLOW THE RULES. OWNERS CAN BE FINED, EVEN IF THE VIOLATION IS CAUSED BY A TENANT OR GUEST.

Insurance

Each homeowner shall maintain adequate personal insurance for his own benefit. Checking with a licensed insurance agent for proper coverage is recommended.

A copy of the HOA master policy certificate of insurance may be obtained from:

COVERAGE	DESCRIPTION	AMOUNT
Commercial General Liability	1,000,000	1,000,000
Fire	1,000,000	1,000,000
Theft	1,000,000	1,000,000
Auto	1,000,000	1,000,000
...

Kaye at R.E. Bullock. if anyone needs a certificate, they can email her at kaye@rebullock.net.

At Home Business

You may not run a business from home UNLESS you cannot tell from the outside, you aren't visited by clients or suppliers, it doesn't cause an increase in neighborhood traffic, and it doesn't result in an increase in insurance for the association. If a unit is company owned, they must inform the board of who is living there. The occupants can't change more often than every 6 months.

Fines and Enforcements

ALL OWNERS, RENTERS AND GUESTS MUST FOLLOW THE RULES. OWNERS CAN BE FINED, EVEN IF THE VIOLATION IS CAUSED BY A TENANT OR GUEST.

Fines and other sanctions for violations of the governing documents will be issued by the Board of Directors as set forth herein below.

Unpaid fines will constitute a lien against the violator's unit, and shall be collected as a specific assessment, pursuant to the Declaration. Any violation that causes either the Association to repair or replace or otherwise suspend the use of an Amenity will necessitate the Unit Owner being assessed the repair/replacement cost plus a 25% administrative fee.

Fining for Violations:

All owners will receive a warning letter. The 2nd letter will constitute a fine.

Fines will double per occurrence for visitor/parking violations, dog debris issues, fireworks, trash cans, parking on the street, driving on the grass, and parking on the grass.

The fine for a fireworks violation will start at \$350

Fines will double every 10 days for all other violations to the Governing Documents and Rules and Regulations.



POOL HOURS: 8AM – 10PM During Swim Season

Access to the pool is available to authorized card-carrying residents only.

See Pool Rules Page 28

Playground



Open from 8 AM till Dusk.

No children over 10 yrs old

All children must be accompanied by an adult over age 21.

You **cannot** have above-ground or in-ground pools in your yard. You can have spas, play equipment, with approval from the Architectural Control Committee. Playground equipment and basketball hoops are allowed but cannot be attached to the exterior portion of any house, with approval of the Architectural Control Committee.

Any recreational area or other areas or equipment located on the common property shall be used at the risk of the user, and the Association shall not be held liable to any person for any claim, damage, or injury occurring thereon or related to use thereof.

Security



The pool, playground and parking lot are under 24-hour monitoring.

Fire Extinguisher



We encourage all residents to have a fire extinguisher in their home.

Smoke Detector



Your alarms are overdue for replacement, according to the National Fire Protection Association, which recommends that you replace a detector when it's 10 years old and battery replacement once a year.

This is not something that the HOA covers.

HVAC Maintenance



Regular maintenance ensures the HVAC delivers consistent performance and lasts a long time. The HVAC keeps the environment within your property comfortable and clean. The HVAC system filters all kinds of dust, debris, germs, and cleans the air. Changing out your filter every 1 to 3 months will help to maintain indoor air quality. Look on the filter for recommendations.

This is not something that the HOA covers.

Water Heaters



They often work perfectly for a decade or more without any care, so they're easy to neglect. But a few minutes of water heater maintenance once a year pays off by extending the tank's life span and maintaining your water heater's efficiency and safety.

This is not something that the HOA covers.

Lighting



LED lights are up to 80% more efficient than traditional lighting such as fluorescent and incandescent lights. 95% of the energy in LEDs is converted into light, and only 5% is wasted as heat. Replace lights with LED lights.

This is not something that the HOA covers.

Exterior Lighting

Except for seasonal decorative lights between Thanksgiving and January 15th (See Seasonal/Holiday Decorations section below), all exterior lights must be approved by the Architectural Control Committee, as appropriate.

Garage Sale

No garage sale, yard sale, flea market, or similar activity shall be conducted in any portion of the community without written Board consent and if permitted, is subject to all reasonable conditions that the Board imposes. One community wide garage sale is held annually. A date is determined by the board, and emails are sent inviting community participation.

Grantham Park – Pool Rules

POOL HOURS: 8AM – 10PM

Access to this pool is available to authorized card-carrying residents only. Other individuals, excluding authorized guests, shall be considered trespassers, and will be prosecuted to the full extent of the law.

Do not allow other residents or unauthorized persons into the pool area. Only 6 people per household are allowed in the pool. **There must be 1 adult per 3 children.** Adults must control children from running and rough play.

All guests and children under 16 years of age must always be accompanied by the resident card user, and **the card user must be 21 years of age or older. Children under the age of 16 are not allowed in pool area without adult supervision.**

All infants/children not toilet trained & incontinent individuals must wear swim diapers & plastic swim pants.

NO GLASS CONTAINERS, SHARP OBJECTS, BIKES, SKATEBOARDS ETC allowed inside the fenced pool area.

DO NOT swim if the suction outlets are missing, broken, or not clearly visible from the deck
NO pool furniture can be placed in the pool.

NO food or beverage allowed within 3 feet of pool area.

NO smoking/ vaping allowed within the fenced pool area. Ashtray stand is available for use outside of entrance gate.

NO animals allowed within the fenced pool area.

NO person with diarrhea, illness, or nausea allowed in pool.

NO person with open lesions or wounds allowed in pool area.

NO climbing of fence to gain access to pool.

NO using side gate except in emergency.

NO running or horseplay within pool area.

NO leaving or propping the gate open.

Must leave pool area in the event of thunder and/or lightning.

Music is allowed at a moderate level with no inappropriate language.

Pool Violations:

1st Offense: Warning letter

2nd Offense: Pool Privileges will be revoked for the remainder of the season

3rd Offense: Offender will be arrested for trespassing

HOA REQUIRES persons to **close umbrellas** when done using.

Only 1 card per unit/address

Lost or damaged cards will be replaced by CMA, fee of \$25.

Overnight Parking IS NOT Allowed

Reserving the Common Area

The board will require the reason for such reservation:
Retirement, Birthday, Community Event



With prior approval of the board, a portion of the common area may be reserved for a large gathering. It must be a first come, first serve basis; so please plan well in advance. Contact the property manager (CMA) as soon as you can. This would include a portion of the common areas and pool parking lot; the pool cannot be reserved for any private event.

A refundable security deposit of \$100 must be paid at the time of reservation. You are responsible for the cleanup of the area and any damage. Your use of community property is at your own risk.

This is a great option for your guests, birthdays, get-togethers, or other special occasions.

Seasonal/Holiday Decorations



Fall decorations can start October 1st and will need to be removed the day after Thanksgiving. After Thanksgiving, Christmas decorations can go up until January 15th. Please be sure not to hang anything off the gutters or put nails or screws into the siding or trim, please use plastic hooks and/or suction cups to avoid damage.

Some examples of decorations that can be used during the holidays are as follows: pumpkins, wreaths, Halloween/Christmas lights, and holiday door signs ONLY.

**Grantham Park
Individual Unit Information**

Property Address: _____

Owner(s) Name(s): _____

Mailing Address (if different from Unit

Home Phone _____

Cell phone _____

Business _____

Fax _____

E-Mail _____

Emergency Contact

Name _____

Work Phone _____

Home Phone _____

Information – Unit is leased or someone other than owner

Renter(s)

Name _____ email _____

Business Phone _____

Cell phone _____

Beginning of Lease Term _____

End of Lease Term _____

Vehicle Information (Owner and Renter)

Make/Model _____ License _____ Year _____ Color _____ Plate _____

Make/Model _____ License _____ Year _____ Color _____ Plate _____

Make/Model _____ License _____ Year _____ Color _____ Plate _____

GRANTHAM PARK ARCHITECTURAL COMPLIANCE REQUEST FORM

HOMEOWNER NAME(S): _____ UNIT: _____

Please find that I/we request to perform the following repairs/replacements or installation/changes in existing elements of the Grantham Park listed above: property, home and/or landscaping. It is understood that plans, specifications, drawings and color samples, where appropriate, must be provided which fully explain and relate the proposed nature, type, shape, height, materials, location and color of my request, including deletions to existing elements. A valid contact number and email address are provided with this request to ensure the Architectural Review Committee (ARC) can request additional information or discuss this request, as needed. It is agreed that if the requested items are performed in violation of Covenants, the Board has the right to require that the elements be returned to original condition and/or corrected/replaced/repared/re-installed at homeowner expense.

___ Requesting Repair or Replacement of existing elements (property, home or landscaping)

___ Install or Change existing element (property, home or landscaping)

Date work scheduled to begin:

Date work scheduled for completion:

Description: _____

Submit your request and supporting documentation to ebonner@cmacommunities.com. Changes must be scheduled to begin within 60 days of the request date. Changes which do not begin within 75 days of the date of the request are void and must be resubmitted to the ARC for additional consideration. A copy of this request will be returned with the ARC decision.

This section is for Architectural & Landscaping Committee Use Only

Date Request Received:

Committee Review Date:

Homeowner Notice Date:

ARC decision (decline/authorization/request for additional details):			

SIGNATURES:			
DATE:			

OLD BASCOMB DRIVE 40' R/W
 OLD BASCOMB COURT 40' R/W

SUBDIVISION ENTRANCE

LINTON DRIVE - 50' R/W

DERBY COURT - 50' R/W

LINTON DRIVE - 50' R/W

DERBY COURT - 50' R/W

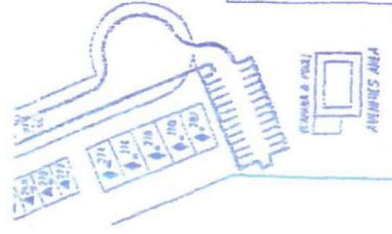
210 DAWN ROAD - 35' R/W

LEGEND

*	11' x 11' S.A.B.
★	12' x 12' S.A.B.
▲	13' x 13' S.A.B.
◆	14' x 14' S.A.B.

151	★
153	★
155	★
157	★
159	★
161	▲
163	▲
165	▲
167	▲
168	▲
171	▲
173	◆
175	◆
177	◆
179	◆
181	◆
183	◆

Grantham Park
 TOWNHOMES



NOTE: "Exterior Elevations, Interior Floor plans and Townhome Features" including but not limited to, the designs, colors, materials, styles, trim, landscaping, lighting, etc., are subject to change at the discretion of the developer.

Frequently Asked Questions (FAQ)

I wish to serve as a board member or volunteer within my community. What is available, and how would I apply?

Contact the Board or the Community Management Company and let us know you are interested. Volunteers are welcome and there are many opportunities to serve in the HOA.

I want to change the front landscape or structure of my unit?

Start by downloading the ACC application and follow the required steps.

The seal on my window leaks. Will the HOA repair or replace?

Unfortunately, this is the owner's responsibility.

May I approach a board member directly either in the common area or at their home?

Never go directly to a board member's home. A courteous conversation in the common area may be of help, but you can always contact the management company directly or email the board directly at the address found in your welcome book.

Can I unload or load items in my car from the street?

Yes, must be less than 10 minutes and must have flashers **ON**. This is for your safety and alerts other drivers to avoid an accident.

My landscape is dying. What is the process for replacement?

Contact the management company if you intend to make changes. An ARC form is required.

I am an owner, tenant/renter. How may I reserve the common area for an event?

Contact the management company directly with full details i.e.: date, time frame and parking requirements. You will be required to pay a refundable deposit and must clean up afterwards.

I am working on my unit interior and will need a dumpster. Do I need to notify the HOA?

YES, in advance.

Closing letter process when selling unit- your closing attorney will request a closing letter for you through:

www.homewisedocs.com.

How do I get access to the CMA Portal?

Please contact our property manager, Elysia Bonner, for accessing your online account and reviewing documents for the Association.

Why do we have "Danger Keep Out" signs all around our retention pond?

HOA Liability

While necessary in many communities, retention ponds can easily be considered an HOA's greatest liability and expense. Not only do they pose a constant drowning hazard for residents, but they also require continuous maintenance and planning

What is the purpose of a retention pond?

Retention ponds or "wet ponds" are constructed to treat and store storm water runoff. Retention ponds are permanent pools of standing water and eventually empty into a receiving water body. They improve water quality in surrounding bodies of water.

Why do we have a Retention Pond?

Properly maintained storm water detention basins are effective at removing up to 80% of the contaminants in storm water runoff. We make it our job to keep our pond functioning properly.

Why NO FOOD OR DRINKS IN THE POOL?

No food or drinks, including alcoholic beverages, are allowed in or near the pool. If you want to enjoy food or beverages, feel free to do so at the tables, minimum of 3 feet from the pool or outside of the pool. We don't want anything spilling and compromising the chemical balance of the pool water, making it unsafe.

Why NO PARTIES AT THE POOL?

As each resident can only bring a maximum group of six people, no parties, showers, or other gatherings are allowed at the pool. That also means no kegs, decorations, games, cakes, etc.

Why NO GLASS AT THE POOL, PERIOD!

The Georgia Department of Health strictly forbids glass near any pool in the State. It's for your safety!

Want to know what happens if glass breaks anywhere near the pool?

We would have to drain the pool, remove all the glass, and refill the pool. Then have the pool inspected and authorized to re-open by the Health Department.

This process takes time, would be very costly, and could mean the pool would be closed for weeks.

What happens if you break the HOA rules?

If a homeowner breaks an HOA rule they will receive a violation notice, and if not corrected, the owner may be fined.

Are HOA rules legally binding?

Yes, HOA can potentially fine or file a lawsuit against a homeowner who violates any restriction, covenant or rule, as well as hold the owner responsible for any attorney fees or cost incurred by the HOA.

What if I receive a violation letter?

If this is your 1st violation, take the steps to understand and address the violation. It is the duty of the association board to direct management to uphold and enforce all governing documents. If the violation has already been resolved, it will be noticed in your file. If this is your 2nd violation, communication is a key factor and can be done by contacting the community manager by email to address the violation. If the violation is not resolved, you might be fined.

Can you change HOA rules?

HOA rules are changed by the Board of Directors, not any one homeowner. All rules and regulations are outlined in the community's Bylaws and or CC&R's.

What happen if you don't pay your HOA fee?

If a homeowner does not pay their assessment, the homeowner will receive late notices, a pre-lien notice and ultimately the Board of Directors can vote to foreclose on the property.

Parking Rules

If a homeowner is delinquent on their HOA dues, can they allow their guests to park in Visitors Parking?

No. The homeowner loses access to visitor parking while their dues are delinquent. The guest's vehicle will be ticketed and possibly towed at the owner's expense.

Where do I park if I'm having work done to my property?

The community offers a small parking lot area to offset the limited or non-existent street parking. The utility driveway is located next to the Retention Pond on utility drive as an overflow for parking.

Why do I need to fill out an ACC form? It's my Property.

When you purchased your home, you agreed to be a part of the homeowner's association. In doing so, you are required to get approval for any changes made to your property, as listed in the governing documents.