**HAIRSTON BRIDGE PROPERTY OWNERS ASSOCIATION**

**AMENDED AND RESTATED ASSOCIATION RULES AND REGULATIONS FOR HOMEOWNERS**

**PREPARED BY THE BOARD OF DIRECTORS**

INTRODUCTION

The social success of a townhome community depends, in large part, on the rules, regulations and restrictions that govern how residents are expected to conduct themselves. Typically, the declaration subjects all homeowners to general covenants, while the bylaws and house rules and regulations provide specific guides for day to day living. Without these restrictions and a means to enforce them, the community living experience could become chaotic indeed. Your Board of Directors has adopted the following "ASSOCIATION RULES AND REGULATIONS" hereinafter referred to as "rules and regulations" to enhance the enjoyment and tranquility for all persons living in the community.

These Rules and Regulations do not supersede or change the Bylaws or CC&Rs in any manner. They do have the same status of law and enforceability.

**Wherever the word "owner" appears, if used in this document, it will include any and all tenants and/or occupants. All rules and regulations herein will apply to all tenants and/or occupants.**

Owners shall be responsible for tenants / occupant's actions or misconduct and adherence to the Rules and Regulations of the Association. Each owner shall be responsible for providing tenants with a current copy of the Association Rules and Regulations.

The monthly maintenance assessments by the Property Owners Association on common property will depend, in large measure, on the care and consideration exercised by each owner and their guests. If the maintenance costs are high and the current budget is not sufficient to meet these costs, each owner's assessment will have to be increased accordingly.

Water is metered and paid by each individual homeowner for their individual lot and not by Association monies; homeowners are encouraged to conserve water consumption at all times. When watering lot areas, the water should not be left unattended, please do not over water your yard.

MAKE INQUIRIES OR REPORT VIOLATIONS TO: **HAIRSTONBRIDGE@YAHOO.COM**

**NOTE:** Do **not** take your complaints directly to the Board Members. No Board Member may make a unilateral decision regarding any matter which has not been decided by a quorum of the Board Members.

All the rules and regulations herein may be changed or added to at any time by the Board of Directors with due notice and in compliance with the "Open Meeting Act" CC 1357.100-1357.150. Any consents granted hereunder may be revoked for due cause.

**RECEIPT OF THIS DOCUMENT SHALL CONSTITUTE FORMAL NOTICE.**

Board of Directors

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**ENFORCEMENT OF RULES AND REGULATIONS**

In order to enforce the CC&Rs, Bylaws, Articles of Incorporation and Rules and Regulations, the Board of Directors may levy, assess, and collect reasonable fines and costs as established by the Board of Directors. The fines will be assessed against the Homeowner for violations by the Homeowner, members of his or her family, invitees, licensee, tenants or lessees of such Owners. (Whenever the word "**Owner**" is used in this document, the word "**tenant**" shall also apply.)

THE STANDARD FINES TO BE LEVIED IN THE CASE OF VIOLATIONS ARE AS FOLLOWS:

**1. SCHEDULE OF NOTICES**

A. First Offense: Warning Letter to Owner

B. Second Offense: Hearing Letter to Owner, Possible Fine

C. Third Offense: Hearing Called by Board of Directors plus Fine

D. Reoccurring Offenses: Enforcement in Accordance with the Determination of the Board at the Hearing.

**2. SCHEDULE OF COSTS**

A. First Violation --- First Notice $00.00

B. First Violation --- Second Notice $50.00

C. First Violation --- Third Notice $100.00

D. First Violation --- Additional Notice $150.00

E. Fines - Subsequent Violations by Previous Offenders as Determined by Board of Directors

1. The list above is not intended to be all-inclusive. Additions may be made as required. Fines etc. may vary and may increase depending upon the circumstances. Fines etc. may be at the discretion of the Board of Directors; the amounts shall be predicated upon the severity of the violation and may include legal action. A clerical fee may also be assessed in addition to the fine for processing the violation notice.

2. Homeowners are responsible for damage caused to the common area.

3. All legal fees or costs incurred by the Association to enforce violations or collect fines will be the responsibility of the homeowner.

4. It is each Owner's sole responsibility to inform their tenants of all Rules and Regulations. The Owner is also responsible for any and all damage caused by their tenants.

5. Anyone wishing to report an alleged violation of the Rules and Regulations or CC&Rs may do so by contacting the board of directors via the association email hairstonbridge@yahoo.com. Violations should be reported in writing. The identity of the person reporting the violation will not be disclosed to the Owner involved.

6. Failure to pay the fines in the time as set forth herein may result in the filing of appropriate legal action. In addition, voting rights and the right to use the any amenities may be suspended.

ASSOCIATION RULES AND REGULATIONS

GENERAL COMMUNITY

**I. AREA DEFINITIONS**

* Common Area

Common areas are those outside your property lines & back fence, including the recreation area, walkways, lawns, landscaping

2. Owner Area

Owner or home areas are all structures, exterior and interior surfaces of perimeter walls, ceilings, floors, roofs, windows, and doors of each home.

3. Exclusive Use Areas

As defined by O.C.G.A. Title 44 of the Georgia Code. Chapter 3, Article 6

**II. COMMON AREA**

Any common sidewalks, driveways, or passageways shall not be obstructed or used by any owner for any purpose other than entrance to and exit from the homes.

Any damage to fence, front island, mailbox area, or any other common area property caused by an owner, his family or guests, or employee contractors shall be at the expense of the applicable owner.

Children eight (8) years and under must be accompanied by an adult when in the common area.

After dark, no unsupervised children under the age of 16 are allowed in the common areas. Any damage to the general common areas or common personal property caused by a homeowner or a child or children of a homeowner or their guests or the guests of a homeowner shall be repaired at the expense of the homeowner.

Loitering is always strictly prohibited.

**III. PROTECTION OF COMMON AREA**

1. Baseball, football, and other ball games shall be restricted to **rear** yards of individual property and restricted from open lawn areas and are not allowed in driveways. No type of ball playing against walls (including driveway walls) is allowed. Damage caused said activities shall be the responsibility of homeowner. Due to community asphalt area being a public street where cars have priority bike and skateboard riding is prohibited and should be done at nearest park or recreational facility for safety of riders. Any accidents or injuries will be the responsibility of the homeowner.

2. Tree climbing is prohibited. The responsible homeowner will be billed for the cost to replace any tree broken, damaged or killed by climbers.

3. Children under eight (8) years of age must not be left unattended in any common area.

4. Homeowners are responsible for any common area damage caused by them, or a member of their household, their tenants, their guests, or pets.

5. Articles of clothing, linens, towels, or bathing suits are not to be hung on patio fences, gates, landings, balconies or from windows.

6. Climbing on walls and fences is strictly prohibited.

7. Driveways shall be properly maintained, and free of oil and grease

8. Front walkway and rear patio areas must be maintained to preserve and protect the attractive appearance of the community. Plants must be trimmed to prevent growth which extends over walls into the common area and when the plants detract from the surroundings. Plants for patios should be selected with discretion to prevent problems. Homeowners will be billed for any damage to walls or walkways by branches or roots from patio plants.

10. All homeowners must promptly repair and maintain their home to the extent it affects any other home. All external installations such as doors, windows, water, power, sewage, and gas are to be maintained at owner expense and with the approval of the Property Owners Association Board of Directors.

11. It is prohibited to discard any item onto the common area. This regulation shall include all discards out the front gate, over the back or front fences or discarded out any window.

12. No owner may modify or add to the exterior of their home without prior approval of the architectural committee and Board of Directors and shall be in compliance with county code.

13. No owner is permitted to paint, repair, maintain, alter, or modify any railing or any installation of the common area.

14. Business usage of any home is strictly limited to phone activity only.

16. Garage/estate sales are to be requested and authorized by Board of Directors.

**IV. MAINTENANCE OF PROPERTY**

**LOT** **MAINTENANCE**

Pursuant to Section 3 of the CC&Rs the homeowners are responsible for their respective lots and Buildings (improvement). "Each owner of a Lot shall be responsible for maintenance of his Lot and improvements thereto including the equipment and fixtures therein, the interior and exterior walls, the ceiling and roof, the windows-and doors thereof, in a first class, clean, sanitary, workable and attractive condition. Windows on the lots may be covered by shades, drapes or shutters only and may not be painted or covered by foil, cardboard iron security bars or other similar materials. Each owner shall also be responsible for the repair, replacement, and cleaning of the windows and glass of his Lot both exterior and interior. Each owner shall also be responsible for cleaning and maintaining any exclusive easements to his Lot over the common area and shall maintain air conditioners for the use of individual Lots, if any, which lie wholly or partly within the common area".

The association is held entirely harmless for all past and future Lot and Improvement maintenance responsibilities.

**FENCES ETC.**

No awnings, ornamental screens, screen doors, sunshades or walls of any nature shall be erected or maintained on or around any portion of any structure or elsewhere within the development except such as are installed in accordance with the original construction of the development, and any replacement thereof, or as are authorized and approved by the Association. All fences shall be wood no taller than 6 feet in height and well maintained at times.

**TERMITES**

Homeowners are responsible for the total treatment and repair of termites and termite damage.

**VI. REFUSE REMOVAL AND TRASH**

Proper disposal of trash is essential to the health of our occupants. Trash and litter in the common area will have a negative effect on property values. Trash shall be deposited inside of a plastic trash bag inside your trash containers. Boxes should be cut and flattened when disposed of. Furniture and other large household items **must not** be disposed of by placing at curb side. The trash company will not empty the bins when large pieces of furniture have been placed in them. Residents must make other arrangements for disposing of these items. Trash containers shall be removed from curb and placed **out of sight on the same day** the refuse company removes the trash. Violators will be fined for repeated offenses.

I. Trash is picked up regularly, except holidays, and then it is picked up the **following day**. Trash, to be removed must be placed inside the trash containers and placed at the curb.

2. Homeowners and tenants are encouraged to pick up papers and debris from the community when observed and to keep the front of their respective homes **clean at all times**.

3. If you will be away for an extended period, cancel all newspapers and deliveries or request the service of a friend or neighbor to pick them up for you to discourage vandalism or attract undesirables. Newspapers and other such items accumulating in the driveway send a clear signal to vandals that your home, for the moment, is unattended.

**TRASH**

1. Trash is picked up every **Wednesday** by the DeKalb County Sanitation. (If Wednesday occurs on a national holiday, pickup is usually a day later than regular pickup.)

2. Trash containers **may not** be placed on the street earlier than 5:00 p.m. on the evening preceding pick-up.

3. Empty containers must be removed from public view by **midnight** of the day of pick-up.

4. Storage of trash containers in the common area (outside of your home) is prohibited.

5. Residents are requested to pick up any blowing or leftover trash not removed by trash pickup.

6. Do not place trash containers on landscaping. Set on driveway at curb or in gutter provided trash does not extend into the street.

7. For “**bulky/large**” item(s) pick-up and you have **“NOT”** placed a formal request with the DeKalb Sanitation Dept., please contact them immediately at **(404) 294-2900** for a scheduled special pick up. All bulky items are collected by special collection vehicles and are included in the residential annual assessment fees. **Bulky items include furniture, mattresses and box springs, household appliances, playground equipment, lawn mowers, hand tools, accessories etc**. and/ or other items not collected on the weekly servicing days. The collection period is between **5-7 business days**.

**PATIOS AND PATIO COVERS**

1. Enclosed patios are authorized with Board approval only.

2. Any additional trees may only be potted. They may not be planted in the ground due to extensive destruction to foundations and concrete caused by the roots.

3. You may landscape your patio area to your own preference as long as trees, plants, shrubs, and ground cover (both living and solid structural material) do not cause damage to buildings, fences, etc., do not affect the natural slope for drainage, and do not obviously disrupt the character of the community. (Request a consultation with a professional landscaping service for suggestions on replacement plants which do not grow too large for designated area or cause root damage to fences, walls, pipelines, sewage system, pavement or foundations.)

4. Patio covers, and enclosed patios must be kept painted and in good repair.

**VII. RENTALS**

Immediately any homeowner choosing to rent his home or currently has a home rented in Hairston Bridge **must** notify the Board of Directors within 10 days of the name(s), email and phone number of the homeowner and the tenants.

Owners shall provide new occupants with a copy of association Rules & Regulations. They can also be found on the Associations website **www.haristonbridge.com**

**VIII. OPEN HOUSE**

One (1) "Open House" sign may be placed in front of the home while home is on the market for sale or rent after board has been notified and provided appropriate information and given approval.

**IX. PETS**

The county and city ordinances pertaining to dogs apply to this project. They provide, in part, that dogs **must** be kept on a leash or confined within the owner's property. If any pets become a general nuisance, restrictive action will be taken. All animals shall be the exclusive responsibility of the owner of the home. The owner is responsible for cleanup of animal's waste products **immediately**. Dog owners are required to curb their pets. In case of an accident, dog excrements must be removed with scoops from streets, driveways and green areas. Damage to shrubbery, etc., by animals will be at the expense of the owner. Control should be exercised over the noise made by pets.

No animals of any kind shall be raised, bred or kept in any home, or in the common areas or the association property, except that dogs, cats or other household pets may be kept in homes provided that no animal shall be kept for breeding or maintained for any commercial purpose and provided the number of dogs or cats shall not exceed two (2) in number at any given time**. Dobermans, Chows, Pit Bulls, German shepherds and Rottweiler at prohibited on the property at any time**. Current Homeowners or occupants presently in possession of a dog mentioned herein are herewith place on notice that they shall be held responsible and liable for the conduct of the animal(s) in their home.

New occupants or tenants renting a home at this community, after the effective date, shall not be permitted to bring any of the dogs herein mentioned onto this property.

**X. NOISE**

Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises and in using, playing or permitting to be used or played musical instruments, radios, phonographs, televisions, amplifiers and any other instruments or devices in such manners as may unreasonably disturb owners, tenants or occupants of other homes.

Homeowners are urged to exercise restraint in using noise - making tools and appliances during late night hours after 9PM or before 8AM on weekdays and after 10pm and before 9:00 A.M. on weekends.

Barking dogs shall be controlled by the animal's owner. Complaints received by the Board of Directors regarding a barking dog could result in removal of the dog at owners' expense.

All noise must be kept to a minimum throughout the community pursuant to CC&R's.

**XI. DISPOSAL OF TOXIC WASTE**

No owner or occupant shall dispose of any toxic material on the community in a manner which is inconsistent with local and federal law. The Board of Directors shall be empowered to levy a severe fine against the owner of the home whose occupants have been observed illegally disposing of any toxic material. Toxic materials include, but are not limited to, oil, antifreeze, solvents, gasoline, paint etc.

**XII. OCCUPANTS - NONOWNERS**

The occupancy in each home is limited to one person per each 300 feet of living space. Restrictions outlined in the Georgia State Minimum Standard Fire Code and Means of Egress Chapter 10 and Section 1001.2: Overcrowding and Life Safety Hazard Prevention Overcrowding or admittance of any person beyond the approved capacity of a building or a portion thereof shall not be allowed. It is the responsibility of the manager and the person in charge of a building, structure, or portion thereof not to allow an overcrowded condition or any condition which constitutes a life safety hazard to exist, and to take prompt action to remedy an overcrowded condition or life safety hazard when evidence of such a condition is noted, or when advised or ordered by the Fire Code Official or his/her representative. (Refer to 107.6) Enforcement performed by public health department and building department.

The homeowner shall be responsible for keeping the Board of Directors informed of any change in occupancy. Owners shall provide the Association with the names of all authorized occupants, their telephone number and email address.

**XIII. WINDOW COVERING**

All windows, storm doors etc. shall be properly covered with appropriate window dressing. Sheets, blankets, boards or other such items are specifically prohibited. Window dressing shall be of a reasonable quality and shall compliment the property. Curtains, drapes blinds etc., are recommended. Storm doors shall not have any coverings and shall be clean, within color of building color code and in good repair.

**XIV. PARKING AREA RULES**

**MOTOR VEHICLES AND PARKING**

This section includes what vehicles are permitted, what may be done with them, speed regulations and parking regulations.

1. Residents are to park their cars in their designated parking spaces. All common area and curb parking within the community boundaries are for the use of **guests and visitors** at **any** time, day or night. Residents can use the common parking area only for the length of time for mail pickup or if all your designated parking areas are occupied for temporary use i.e., deliveries or contactor work.

2. Parking signs are to be **strictly** adhered to at all times. Fire lanes are painted red and no parking is allowed at any time. Violators will be subject to automatic tow-away.

3. All thoroughfares are considered fire and emergency access roads. Parking on common areas other than in parking stalls is prohibited.

4. Parking in front of parking spaces is prohibited unless the vehicle is attended by a licensed operator while; a) Loading or unloading, b) Washing and/or waxing.

5. Double-parking is prohibited at all times.

6. All vehicles must park within designated lines in parking spaces.

7. The speed limit is whatever is safe, but not to exceed ten (25) mile per hour.

8. There shall be **NO VEHICLE REPAIRS** allowed in any parking spaces or common area.

9. Commercial vehicles may be temporarily parked in or off the streets while making deliveries only.

10. Storage of any motor vehicle, mobile home, R.V., camper, commercial vehicle, boat, trucks larger than 3/4 ton, or trailer in common area parking, parking space or on curb within community is strictly prohibited. Refer to CC&Rs.

11. Residents are responsible for removal any oil or grease marks on driveways or front walkways. Cost for any oil or grease marks, or damage to any common area having to be removed or repaired by the Association will be assessed to the responsible owner (see also Common Area Rules).

12. Homeowners or tenants are shall not place or leave objects, items, canopy or coverings in parking spaces anything outside of the primary authorized vehicle shall be prohibited.

12. Vehicle Code – Pursuant to Title 40 of the Georgia Motor Vehicles and Traffic code, all provisions of these codes are enforceable in the community by citation by the DeKalb Police Department, DeKalb Code Enforcement and Board-designated patrol security services.

All unauthorized and/or illegally parked vehicles are subject to automatic (**no warning given**) towing or immobilization by a private parking/security patrol company when contacted by the Board at the owner's expense and/or subject to penalty assessments of Fifty Dollars ($50.00) for each occurrence.

THE AFOREMENTIONED AUTOMOBILE AND PARKING REGULATIONS WILL BE **STRICTLY ENFORCED**.

**13. PARKING REGULATIONS**:

A. All homeowners/residents shall be responsible for their guests with regard to and other rules of the association.

B. No trailer, camper, recreational vehicle, boat or inoperative or unregistered automobile shall be parked in community. No toys, bikes, skateboards or other items or personal property is to be left or stored in the common area.

C. Speed limit is 25 miles per hour.

D. Bad mufflers lead to noisy autos and will not be allowed.

E. Loud music from automobile radios and tape decks are **not** permitted at **any time** within the community. Volume should be turned down when entering the community.

F. Oil must not be permitted to remain or accumulate in driveways, parking areas or aprons. In case of a leak, asphalt and/or concrete must be cleaned immediately.

G. Mechanical work on cars in the community is **not permitted at any time** except for emergency repair (flat tire, charge battery, add fluid).

H. The Property Owners Association (nor the Board of Directors) shall not be responsible for the maintenance, insurance, liability, theft, vandalism or any damage which may come to any vehicle. THE VEHICLE(S) OWNER SHALL BE TOTALLY RESPONSIBLE FOR ANY VEHICLE PARKED UPON THE PROPERTY OWNERS ASSOCIATION PROPERTY AND SHALL INCLUDE PERSONAL AND/OR PRIVATE PROPERTY.

I. Any Parking on the lawn or landscape is absolutely prohibited at all times.

J. Vehicles are specifically prohibited from parking in areas designated with red paint as "NO PARKING" or "VISITOR" areas.

**XV. ARCHITECTURAL RULES**

All alterations, modifications or additions to the exterior of your home **must have** the approval of the Board of Directors.

Permission to make any exterior modifications must be requested in writing; drawings, sketches and specifications must be attached in triplicate. and submitted to the Board of Directors and the County in writing for approval.

**1. SCREEN DOORS**

Storm Doors are permitted they shall be meeting with a singular clear center and color matching the door and shutters assigned to your building block.

Storm doors may be purchased and installed at the owner's expense, they shall be made of metal, have a door closer and must be in substantial conformity with already existing storm doors within the community. Said doors shall be constructed of a quality material. All owners shall be responsible for proper maintenance and repair of their own doors.

**2. EXTERIOR MODIFICATIONS**

Common area modification or additions are prohibited, except as authorized by the Board of Directors. This includes the home exterior, patios, balconies, landscape planter areas, walls, etc. Written architectural approval must be secured when exterior changes are desired. A sketch of changes must be submitted for Board review.

**EXTERIOR ATTACHMENTS**

No visible cables of any kind are allowed. **HOMEOWNER NEEDS TO INFORM CABLE, OR TELEPHONE COMPANY INSTALLERS OR OTHER VENDORS BEFORE ANY INSTALLATION.**

The following exterior attachments are not permitted without Board of Directors approval:

a) TV antennas, including Cable TV

b) Satellite dishes (receivers, outside of the per size and installation method approved by the Board).

c) Shutters

d) Air conditioning homes in walls, windows, or on roofs

e) Cyclone attic vents

f) Awnings

g) Exterior sun shades

h) Hinged iron security screen doors at front of home (must obtain type and model approved by the association)

i) Wrought iron security doors, window bars or gates

**PAINTING**

**NOTE:** To preserve the integrity and value of the community all buildings with the primary color of “**sky blue”** shall updates all exterior **shutters, front door and storm doors**, only to the color of **black.**

a) The repainting or refinishing of the exterior surface of any building or other structure by anyone is not authorized.

b) Any exterior brick surface in need of paint or repair should be reported to the Board of Directors immediately

c) All shutters, doors, door frames, gutters roof siding should be painted in accordance to authorized building block color. If you need your building color, please contact the Board of Directors for latest changes or color retirements.

**XVI. NOTICES**

Posting of notices, advertisements and etc. are prohibited in community bulletin areas unless approved by the Board of Directors.

**XVII. MEETINGS**

The meetings of the association are held on the third Saturday of every quarter at the spot designated on the meeting notice sent out by the Board. Homeowners and tenants are welcome to all Board meetings. An open forum is provided at the opening of each Board meeting. Following the open forum, the Board of Directors conducts the business of the association. Homeowners are welcome and encouraged to stay for the entire meeting. However, so that the Board can conduct the business of the association without interruption or distraction, homeowners may observe but may not have a voice or contribute to the meeting unless specifically called upon by the Board member conducting the meeting.

**XVIII. CRIMINAL OR SUSPICIOUS ACTIVITY**

Homeowners are encouraged to be active participant in neighborhood watch. If you observe any suspicious or illegal activity, CALL THE POLICE IMMEDIATELY. (DO NOT CALL 911). Our precinct is the **TUCKER PRECINT: (678) 937-5301** Keep the police number at your telephone or in auto dial. You do not need to give your name. Give your report in calm, slow and precise language. If you observe or hear activity anywhere in the community at any time, notify the police, **DO NOT CONFRONT THE PERSONS INVOLVED.**

The Board of Directors should be contacted as soon as possible so that a central and complete record can be compiled of this activity occurring in the community.

**XIX. LIEN AND FORECLOSURE PROCESS RESOLUTION**

1. A notice of intent to file a lien is sent when an account is **90 days** past due. By this time several mailed communications have been sent, received and the owner non-responsive and is a last resort.

2. The account has ten days to respond; if there is no response, a letter is sent to the attorney requesting that a notice of an assessment lien be placed on the property.

3. The attorney verifies owner and home number by requesting legal vesting from Title Company.

4. The notice of an assessment lien is sent to the county recorder. Approximate length of time until a recorded lien is returned is seven to ten working days.

5. The attorney waits 20 days for response to lien notice, and then checks with the management company to see if the account is still delinquent. If so, without further direction, the attorney proceeds.

6. The notice of intent to commence legal action is prepared and the homeowner has 10 days to 15 days to respond.

7. The attorney checks with the management company for approval to proceed with the summons and complaint. (**Foreclosure**)

8. The summons and complaint are sent to the court for filing and then returned to the attorney for service. The complaint is signed by the Board of Directors.

9. The summons and complaint are served by the Sheriff or Attorneys Service.

10. Proof of service is returned to the court.

11. The homeowner has 30 to 35 days to respond to the summons; if there is no response, the homeowner is in default.

12. The property is sold through a foreclosure. Disbursements of funds are made in order of claim; i.e., first mortgage holders, second mortgage holders, etc.

**NON-OWNER-OCCUPIED RESIDENCES**

If you are a homeowner who decides to rent your home or to otherwise delegate your right of enjoyment", the following rules apply:

You are required to report the names, phone number and email address of the person who are living in your home to the Secretary of the Board of Directors, via the association email: **hairstonbridge@yahoo.com** within ten (10) days; your report should also include A and B as follows:

A. You are required to acknowledge in writing your tenant, lessee, or contract purchaser fully understands the CC&Rs, By-Laws and Rules and Regulation exhibits fully, and has received a copy of the Rules and Regulations of the Property Owners Association.

B. You are required to further acknowledge you (as a member of record of the Property Owners Association) will be held responsible for the actions of your tenants, including any penalty assessments for violations of the Rules and Regulations of the Association, as well as any costs for repairing damage to the common area or, other property caused by your tenants.

C. Provide tenant/owner emergency information on required form available on the Association website **www.hairstonbridge.com**

**FAILURE TO COMPLY WITH THE RULES IN THIS SECTION WILL SUBJECT THE HOMEOWNER TO A HEARING BY THE BOARD OF DIRECTORS AND PENALTY ASSESSMENTS OF $50.00 FOR EACH MONTH OF NON-COMPLIANCE**