



May 2017 Information Notice

1. **New Construction** - You must get written permission from the Association before adding anything on your property that was not there when you bought it, per our CC&R. This includes storage buildings, fences, rolling gates, awnings, carports, etc. Please submit drawings and other details to the Board for approval. Failure to get prior Board permission could result in having to remove unauthorized additions at your expense. You also must check with the City to see if a Building Permit is required prior to any construction.
2. **Modifying Common Areas** – Common area starts at the front foundation of your townhouse and includes the grassy area in the rear between the fence and the street. Changes made to any Common Area adjacent to your townhouse requires prior written permission; this includes adding or removing plants or trees and/or alterations to Common Area in any manner. Failure to get Association permission may result in having to remove unapproved changes at your expense and/or the imposition of fines.
3. **Visitor Parking** - The Visitor Parking Permit program allows qualified homeowners to rent one (1) unassigned parking space in the Visitor lots; however, we are still enforcing our decades old Parking Rules. We are towing vehicles which abuse our Visitor Lots. *(See Parking Rules on the website)* **Any unauthorized vehicle parked in our visitor lots or which has expired registration will be towed at the owner's or operator's expense.**
 - a. **Using Visitor Parking temporarily** – If you are having work done on your home and need to allow the contractors access, or have company in from out of town and they need to park under your carport, we do allow you to park temporarily in the Visitor Lots. Please call the Office and let us know how long you need to park in Visitor lot, and the description and license plate of the vehicle.
4. **HOA Easements** – Several people with 2 story homes are parking vehicles between their carports and the Fire Lane stripe. Please keep in mind that this is an Association easement and is not a parking spot. Your property does not go all the way to the street. Continuing to park cars across the HOA owned easements may result in towing.
5. **Inoperable or Stored Vehicles** – Neither the HOA nor the City of GP allows inoperable vehicles within the subdivision. We have notified homeowners with inoperable or stored vehicles that they must be removed from our property. Failure to remove stored/inoperable vehicles from your property will result in fines.
6. **Trash Days are Monday (Tuesday, if Monday is a holiday) and Thursday** - All trash must be:
 - a. **(if set out the night before pickup day) in tied bags and inside of closed and secured trash cans** (35 gallon nonmetallic with tight fitting lid). Homeowners must keep their trash cans and lids off of Common Area, out of the streets, and properly stored under carport or in back yard until the next trash day. Trash cans that repeatedly end up in the street or on Common Areas will be collected as trash.
 - b. **(if set out the morning of pickup day) In tied trash bags or sealed boxes to keep trash from spreading.**
 - c. **Loose trash in a trash can will not be picked up.**
 - d. **ALL broken glass items must be in a box and securely closed to prevent injury to our crew. DO NOT PUT BROKEN GLASS OR ANY SHARP OBJECTS IN PLASTIC TRASH BAGS or you will be fined!**
 - e. Homeowners who set out their trash on non-scheduled days or who place loose trash at the end of their carports are in violation of our Declarations, Section 8.3 (f) and (l), Restricted Activities. **Repeat violators will be fined.** Putting your trash in Common Area is a violation of our Declaration, is classified as Dumping, and will result in fines.

- f. **We do not pick up remodeling or construction materials/debris.** You will need to haul these items to the City dump; come by the Office for a copy of the water bill before going to the landfill.
 - g. **Please do not use clear leaf bags for trash;** they are made for leaves and will tear open easily if used for trash. Regular trash bags are preferred, tied/secured properly. Contractor bags are too big.
7. **Common Areas** – Common Areas within the subdivision are for the enjoyment of all homeowners and are not to be used:
- a. to park **any vehicles** while moving, while washing your car, or while doing home repairs, etc.
 - b. for any form of Dumping (including trash bags),
 - c. as a place to leave children’s toys, wading pools, lawn chairs or other furniture,
 - d. for loitering or impromptu parties (these will be reported to Police)
 - e. as a depository for your trash, food wrappers and drink cups, emptying of car ashtrays, or for empty liquor or beer bottles or cans. We will fine those who continually trash our common areas.
 - f. for any motorized vehicle, like dirt bikes, go cars, or 4 wheelers.
8. **Speed Bumps** – We have added speed bumps around the subdivision to slow traffic down on our streets. Some individuals are trying to bypass these by driving either completely or partway on the grass. If necessary, we will install posts at each speed bump to prevent this.
9. **Speed Limit** - The posted speed limit on our property is **10 MPH**, not 30 or 40 MPH. **Please slow down on HOA property.** We have kids playing near the streets and many carports have blind spots when backing out.
10. **Association Easements and Gates** – Any homeowner with chain link gates across their carport needs to **keep them secured and closed.** We have too many open gates blocking Fire Lanes. Violators will be fined.
11. **Contractors** – Please have contractors park as far out of the Fire Lane as possible or use our Visitor Parking. If you are having several days of contractor work done, please call the Office to avoid the towing of their vehicles.
12. **Suspicious activity** – If you see suspicious activity anywhere within the subdivision immediately report it to the Police, even if you are unsure if it is relevant. We need to take charge of our own neighborhood!
13. **Homeowners Insurance** – Your insurance policy renews every year so we need proof that you have renewed it. Please provide a copy of the most current Declaration page to the Office.
14. **Dogs in the common areas.** City Codes require that all dogs are on a leash and under control at all times, no matter the size the dog. You are required to clean up after your dog(s) per our rules and City Ordinances. We have placed Pet Sanitation Stations in a few areas, please use them. If you see someone who allows their pets to foul our common areas and do not pick it up, please report them to GP Animal Control. Repeat offenders will also be fined by the HOA for Health violations, per our CC&R.
15. **Trees in Your Back Yards** – These trees are your responsibility to maintain. Please keep them within the confines of your own yard and off of your neighbor’s property and/or common areas/easements.
- Please read our Governing Documents, General Information, and Parking Rules found on our website**
www.gpmcha.org

The Association’s CC&R, Rules and Deed Restrictions are legally binding on all owners, tenants, occupants, visitors, invitees and licensees.