



July 2023 Residents Information Notice

1. **New Construction** - You must get written permission from the HOA before adding or changing anything on your property that was not there when you bought it. This includes storage buildings, fences, rolling gates, awnings, carports, grading/modifying the back yard, etc. Please submit drawings and other details for written approval.
2. **Modifying Common Areas** – Common area starts at the front foundation of your townhouse and includes all grassy areas in front and in the rear between the fence and the street. Changes require prior written permission; this includes adding or removing plants or trees, adding borders or lights, and/or alterations to Common Area in any manner.
3. **HOA Dues** - HOA dues increased by \$5 starting in January 2023. Current dues for 2023 are \$202 without guard light and \$192 with guard light. Please make sure you are paying the correct amount to avoid late fees.
4. **Wet Wipes** - Do not flush wet wipes or other paper products; they end up blocking the sewer lines. If you flush wet wipes, or other questionable items, you will be billed for removing them.
5. **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. Violators will be fined.
6. **Pet Sanitation Stations** -We have Pet Sanitation Stations in several 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.
7. **Visitor Parking** - The Visitor Parking Permit program allows qualified homeowners to rent one (1) unassigned parking space in the Visitor lots. We are towing resident's vehicles which abuse our Visitor Lots. *(See Parking Rules on the website)* **Any unauthorized vehicle parked in our visitor lots 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 or 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.
8. **HOA Easements** – Several people with 2 story homes are parking vehicles between their carports and the Fire Lane stripe. This is an Association easement and is not a parking spot.
9. **Inoperable or Stored Vehicles** – Neither the HOA nor the City of GP allows inoperable vehicles within the subdivision. Failure to remove stored/inoperable vehicles from your property will result in fines.
10. **Trash Days are Monday and Thursday (or the following day if a holiday)** - All trash must be:
 - a. **(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 and 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. **(morning of pickup day) In securely 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.**
 - f. **We do not pick up remodeling or construction materials/debris or move-out trash.**
 - g. **We cannot pick up electronics like TV's, monitors, computers, or car batteries/tires.**
11. **Common Areas** – Common Areas are for the enjoyment of all homeowners, but:
- a. **NO vehicles of any kind** are allowed on the grass in front or side of your property for any reason. Only HOA utility vehicles are allowed on the grass. NO vehicles are allowed on the grass while moving, while washing your car, or while doing home repairs, etc.
 - b. No Dumping allowed (including trash bags)
 - c. Do not leave children's toys, wading pools, lawn chairs or other furniture on common areas.
 - d. No loitering or impromptu parties (these will be reported to Police)
 - e. Common areas and visitor parking lots are not a depository for your trash, food wrappers and cups, emptying ashtrays, or for beer bottles or cans. We will fine those who continually trash our common areas.
 - f. **No motorized vehicles, like dirt bikes, go cars, or 4 wheelers allowed on common areas or streets.**
 - g. **Bouncy houses or blow up swimming pools/water slides and/or basketball goals are prohibited in the common areas which include all parking areas.**
12. **Speed Bumps** – Some individuals are trying to bypass these by driving either completely or partway on the grass. They are here to slow traffic down to a reasonable speed.
13. **Speed Limit** - The posted speed limit on our property is **10 MPH! Please slow down on HOA property.** We have kids playing near the streets and many carports have blind spots when backing out.
14. **Gates** – Any homeowner with gates across their carport needs to **keep them secured and closed.** We have too many open gates blocking Fire Lanes. Violators will be fined.
15. **Contractors** – Please have contractors use our Visitor Parking. If you are having several days of contractor work done, please call the Office to avoid towing. If they park in the Fire Lane, they can be towed.
16. **Suspicious activity** – If you see suspicious activity anywhere within the subdivision immediately report it to the Police.
17. **Homeowners Insurance** – Please provide a copy of the most current Declaration page to the Office.
18. **Aggressive dogs** - If you have an aggressive dog make sure it is securely contained on your property, that gates are locked and that it cannot get out. Repeated problems with aggressive dogs will result in them being removed, per the CC&R.
19. **Back Yards** – These are your responsibility to maintain. Please keep trees within the confines of your own yard and off of your neighbor's property and/or common areas/easements. **All tree limbs and shrub trimmings must be no more than 3 feet long and securely tied in bundles for pick up.**
20. **Driveways** - Please keep driveways trimmed and free of weeds and remove all vines growing on or through the fences or onto your homes. They will eventually damage the fences or your brickwork.
21. **In-between fences** - **Fences between properties are Owners responsibility; these fences are co-owned by adjoining homeowners.** Please have these fences replaced if missing pickets, falling down, posts rotted, etc..
22. **Loud Music** - Please be considerate of other people and lower the volume when on HOA property. Not everyone has the same musical taste.

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 binding on all owners, tenants, occupants, visitors, invitees and licensees.