

Summary of New Resident Information

Last updated October 2015

The Board's overall goal with these amendments and programs is to protect our investments and improve the quality of our community.

1 – Initiation fees for new owners adopted 2006

Many people move into Milford Chase each year. **At each real estate closing this amendment collects a one time \$200 initiation. A buyer's transfer fee of \$95.00 will also be collected at the time of closing.**

2 – Rental restrictions adopted 2006

The HOA Board now has the ability to limit and regulate the number of homes leased to 5% (22 homes out of 434). **All owners who wish to lease their homes, must apply with the management company prior to any renter moving in.**

3 – New mailbox standard adopted 2007

The new mailbox standard adopted in 2007 is black aluminum, fade resistant and more durable than the old wooden posts. Over 80% of the neighborhood voluntarily purchased the new mailbox as of July 2009. Brick mailboxes may be constructed **pending ACC approval only**. Specifications are available on another page of the website. Any mailbox that falls below the covenant standards is subject to a daily fine.

4 – Regular Operating Procedures:

1. Access card/keys to the pool and tennis amenities are **granted only to property owners that are current with all dues and fees.**
2. Lawns must be mowed, edged and neatly kept.
3. No tree removal or any external modifications without PRIOR ACC approval.
4. Keep all pets on a leash **at all times.**
5. Park in the driveway, not on the street.
6. No commercial vehicles in view overnight.
7. **Annual \$425** HOA fees are due February 15th. Late fees of 10% are applied February 16th.

Help keep Milford Chase safe! Get to know your neighbors, their vehicles and regular hours. Report any suspicious activity to the Cobb County Police. Please address all initial concerns and questions to Homeside Properties.