

# **Summary of New Resident Information**

Last updated November 2009

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.**

## **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. It is only available from Mailbox Makeovers Inc. Over 80% of the neighborhood voluntarily purchased the new mailbox as of July 2009.

The price of the mailbox selected is \$340 professionally installed. 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 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 \$330 HOA fees are due February 15<sup>th</sup>. Late fees of 10% are applied February 16<sup>th</sup>.

**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.