

SEA PALMS NORTH COTTAGES RULES AND REGULATIONS REMINDER

Lawn Maintenance

All property owners, including vacant lot owners, are asked to properly maintain lawns by mowing grass regularly and controlling weeds. Please keep driveways and curbing in front of your residence weed free and edged.

Pet Policies

Please be sure pets do not cause a disturbance or annoyance to your neighbors. All pets must be held or kept leashed at all times that they are in the Common Area and all owners of pets shall be responsible to immediately collect and properly dispose of the wastes and litter of pets.

Parking

Parking of vehicles is only allowed in owner's driveway. When parking on the street is necessary, it must be for short periods of time only and not obstruct vehicular traffic. Parking of contractor trucks overnight is prohibited. Boats, trailers, and recreational vehicles must be parked in garages. Nothing should be parked in the streets 24/7 including basketball hoops, soccer nets, etc.

Garage Doors

Please do not leave garage doors open for extended periods of time. Doing so has led to island residences being targeted by thieves and generally detracts from neighborhood curb appeal.

Trash Containers

Please be sure all trash containers are screened from view and maintained in accordance with the rules and regulations of the Board of Directors.

Lift Station

In order to avoid problems with the lift station, please do not flush anything other than toilet paper. Items such as wipes and paper towels have caused mechanical problems resulting in stoppages and costly repairs.

Homeowners Dues

Annual homeowners' dues are due and payable no later than March 31st. If not paid by that date, a past due fine will be charged to owner each month after March 31st until paid.

Fines

Homeowners will be charged a fee for violating any of the above HOA rules.

Building plans/renovations

Please remember to submit plans to the Board if planning a change to the exterior of your house or building on one of the lots.

Association Management by:

Renae Kirk, Sand Dollar Shores Properties, Inc.

165 Follins Lane, St Simons Island, Georgia

(912) 638-4603 or (877) 638-4601 Renae's cell (912) 258-1152

Email: renaekirk@bellsouth.net

Assistant, Ariel Lawless (912) 230-4176