

**Long Point Property Owners Association
Covenants, By-Laws, & Rules and Regulations
Update from Covenant Re-write Committee**

MISSION STATEMENT:

The Long Point Property Owners Association, Inc. is dedicated to maintaining, to the best of its ability, the value of the members' property and maintaining the neighborhood as an attractive, well-kept enjoyable, and harmonious environment by maximizing the value of the homeowners' dues and/or assessments. This includes the strict enforcement of The Declaration of Covenants, By-Laws, Rules and Regulations and Architectural Controls.

As you may be aware from past annual meetings, Long Point owners have been requesting a rewrite of our existing covenants for several years. This is due to the outdated and heavily amended existing document that now exceeds 170 pages!

We feel we are now ready to provide draft documents that will have broad appeal, for your feedback and input. We have been keeping in mind comments submitted from residents, input from the most recent annual meeting, as well as past attempts to re-write the covenants.

While it was our intent to also provide a marked-up version of the current covenants compared to these draft documents, we were not able to figure out a way to do so. Our current covenants are so old that we do not have a word version nor were we able to create one from the pdf. version that is available. Add to the fact that the current covenants have over a dozen supplements and amendments – there was just not a clear way to create a before and after version.

Our goals are simple. We wish to provide:

- **More clarity** by incorporating multiple amendments into a streamlined document that removes legacy developer language while being based on the current Long Point Covenants. The draft covenants are about 50 pages and are much easier to read vs. the current ones.
- **More Efficient and cheaper enforcement** options (achieved by adoption of GA Property Owners Act and a fine schedule with appeals process).
- **Reduced transactional requirements** by removing “board approvals” where it is no longer necessary and developing a published set of rules and regulations.
- **Improved Board transparency & accountability** by requiring documents and meeting minutes be easily available via our website. The current Board released a community website last year, www.longpointpoa.org, and are publishing all minutes and documents on the website, but we want to ensure this continues with all future boards.
- **Introduces a Community Appeals Committee** which will be a committee made up of neighbors who can hear appeals on violation variance requests that are not clear violations of covenants.

We are providing the following documents for your review and comments:

- Amended and Restated Declaration of Covenants and Conditions for Long Point Subdivision
- By-Laws of Long Point Property Owners Association, Inc.
- Rules and Regulations of Long Point Property Owners Association, Inc.

As you review these documents, please keep in mind the existing covenants are quite broad and comprehensive. These new draft documents are intended to provide a clearer understanding for owners, ensure we have a more balanced approach to enforcement, provide an appeals process, while also providing a clearer path to address community issues.

We understand a review and response is a huge time commitment for owners. We value all feedback and will make every effort to accommodate your thoughts into our final document before requesting a vote in the future after our community meetings.

Please provide all feedback to Longpointpoa@gmail.com

We will have a community wide meeting to discuss these drafts on April 24 at 6:00PM at the pool pavilion. Please join us. (if there is severe weather make-up date will be April 25)