

## **Rules and Regulations of Long Point Property Owners Association**

Approved Date: TBD

Revision Date: TBD

### **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.*

*The Board of the Association will treat every homeowner in a fair and courteous manner and on an equal basis for all.*

### **CONTACT INFORMATION:**

- **Long Point Property Owners Association**
  - **1 Johnny Mercer Boulevard, Savannah, GA 31410**
- **LPPOA Email**
  - **longpointpoa@gmail.com**
- **LPPOA Website**
  - **Longpointpoa.org**
- **Front Gate**
  - **(912) 897-7552**
- **LPPOA Management Company**
  - **Sentry Management**
  - **119 Canal Street, Suite 102, Pooler, GA 31322**
  - **(912) 330-8937 (Option 7)**
  - **savannah@sentrymgt.com**

### **LONG POINT ACCESS:**

*Long Point is a private, gated community, and entry by the general public is prohibited. Persons seeking entry must be identified at the gatehouse to determine their purpose.*

1. All entering vehicles - belonging to residents, guests of residents, employees and commercial vehicles - must be registered and/or identified at gatehouse.
2. Entry for illegal or prohibited purposes with or without a decal will be denied.
3. Use of the guest pass system to obtain entry for commercial purposes is prohibited.

### **COMMON PROPERTY USE:**

*The common amenities of the community include the entryway lagoon, dock, playground, picnic areas, pool, and gazebo areas. Each area or location has specific rules and regulations for its use.*

1. Residents are responsible for their guests and for ensuring their guests comply with the Rules and Regulations while in Long Point.
2. Vandalism is prohibited. Vandals may be prosecuted.

3. All owners/residents and guests must comply with the rules and regulations governing the specific amenity.
4. Boating, rafting, wading and swimming are prohibited in all lagoons within Long Point.
5. Reserved use of common property may only be on written request by the party wishing to use the property, on a form provided by the Association, and with approval of such request by the LPPOA Board. Common property shall, in general, be available without charge; however, certain property may be rented for private use under terms and conditions and at charges approved by the Board of Directors in accordance with the terms and conditions as set forth in Article VIII, Section 28 of the Declaration.
6. Persons or parties requesting reserved use of common property must agree to indemnify and hold harmless LPPOA, its directors, officers, and employees; of and from any and all claims, losses, expenses or liability, including a claim for wrongful death, together with all expenses and attorney fees incurred by LPPOA which arise from such use. A statement to this affect shall be included on any request form for reserved use of common property.
7. If at any time, beer, wine or alcohol should be served by anyone on Long Point property, the persons providing the beer, wine, or alcohol agree to hold harmless and indemnify LPPOA, its directors, officers, and employees of and from any and all claims for personal injuries, including wrongful death, and property damage sustained by anyone as a result of any act of commission or omission of any person who has consumed any such substance, including all expenses and attorney fees incurred by LPPOA which arise from such use.
8. Users of common property are responsible for any damage to such property, and for cleanup and trash removal from the property as a result of their specific use. If there is a clear record of property damage, or the potential for property damage, or failure to comply with this section by a user, the LPPOA Board may require an appropriate deposit before authorizing further use of any common property.
9. The discharging of firearms or any type of weapon (e.g., pellet gun, air rifle, paintball gun, bow and arrow or other devices discharging projectiles) on common property is prohibited. No person in possession of a firearm or any other weapon on his or her person is authorized in Long Point buildings, with the exception of duly authorized government personnel in the performance of their official duties.
10. The discharge of Fireworks is prohibited in the Common Areas without written Board approval, and only allowed on Lots so long as all Georgia laws and municipal ordinances are followed.

**OWNERS'/RESIDENTS' RESPONSIBILITY:**

*Certain rules are established to sustain a high level of community quality and general appearance that are the owners'/residents' responsibility.*

1. Residents are responsible for their guests and for ensuring their guests comply with the Rules and Regulations while in Long Point.
2. Open fires on common property is not permitted.
3. Owners/residents must clean up after their pets.
4. Fishing in the entryway lagoon and designated fishing areas at Long Point is permissible for owners/residents in good standing and their accompanied houseguests only. Fishing is

- permitted from common property only. Fishing in the private lagoons is restricted to those owners living on that specific lagoon and their accompanied houseguests only.
5. Household garbage and refuse must be maintained in suitably covered containers and kept in an enclosed service area. Curbside pickup is not permitted.
  6. Trash of any kind must not be placed or discarded on unimproved lots or Long Point common property. Except when allowed to be placed curbside, yard/landscape trash placed in trash cans or paper bags must not be visible from the street. Yard/landscape trash must be placed curbside no earlier than one day before the scheduled Chatham County pickup. (As of this writing, that occurs every Thursday.) Receptacles must be removed from the curb within one day of the trash pickup and must be stored so as not to be visible to others.
  7. Chatham County collects bulky items once per month. (As of this writing, that occurs the fourth Friday of each month.) Bulky items include: furniture, appliances, cardboard and other large items that cannot be placed in a container. Plastic bags may be used to contain these items. Mixing of bulky items and yard waste will result in no collection. Bulky items must be placed at the curbside no later than 7 a.m. on the collection day.
  8. Under no circumstances is the Long Point mailing list to be shared with or sold to any other entity.
  9. In order to promote harmony in the workplace and protect employees and volunteers, abusive conduct toward an Association employee, committee member, or other volunteer in the conduct of Association business is prohibited. Abusive Conduct may be defined as, but not limited to, abusive language, insults, threats, unwanted advances (physical or otherwise), or assault or battery. Any complaints about a representative of the Association shall be made to the LPPOA Board, or to the extent appropriate, the Association management company.
  10. The LPPOA maintains a list of email addresses and contact information on the Association's website, for those residents who choose to be listed. This contact information is viewable only to those who have website accounts with the Association. Residents who want access to the website can have accounts where they hide their information from the online directory, should they so choose. In any case, businesses are prohibited from using email addresses gathered from the Association's website for any purpose. Commercial or political distributions are prohibited, as are any messages that solicit business.

**PARKING:**

*Control of parking is essential to maintain the aesthetics of the community and to ensure emergency vehicle access.*

1. Short-term, secondary street parking is permissible only when driveway space is not available. No overnight parking on streets is permitted.
2. Blocking driveways of others, mailboxes or fire hydrants is not permitted.
3. Vehicles are not permitted to park within a car length of the lagoon edges. Golf carts may park off-road adjacent to the lagoons.

**PRIVATE PROPERTY USE:**

*The General Declaration of Covenants and Restrictions, the Architectural Guidelines and Review Procedures, and the Rules and Regulations limit the use of private property.*

1. Owners of undeveloped lots shall maintain their property in a natural condition unless permitted to do otherwise. No trees and no under growth, including smaller trees and shrubs, may be removed without a ARC approval as required in the Declaration. No grading or introduction of fill dirt may occur without an approval.
2. Owners of developed lots are responsible for maintaining improved and/or developed property so that when viewed from the street or adjacent properties it will appear neat and well kept. Although natural landscaping is authorized for residential property, it is not intended that residential property be used as a nature preserve. Weeds, dense underbrush, fallen limbs and fallen or diseased trees and shrubs must be removed.
3. Owners of improved property are responsible for maintaining the rights-of-way and easements adjacent to their property, including the maintenance of roadside strips between lot lines and the street.
4. Political messages on signs, flags, or banners are prohibited.

### **VEHICLES:**

*The control and registration of vehicles, including motorized scooters, mopeds and golf carts operating on the streets and roadways is essential to safety.*

1. Drivers must comply with the “Uniform Rules of the Road” which may be found in the Official Code of Georgia Annotated (OCGA) 40-6-1 through 40-6-397.
2. All licensed and unlicensed vehicles must obey all traffic regulations.
3. Operators of motorized vehicles, including scooters, mopeds and golf carts, must possess a valid operator’s license, in compliance with Georgia state law.
4. Golf carts must yield to licensed vehicles, pedestrians, and bicycles.
5. Golf cart capacity limits must be observed, and all passengers must be seated.
6. All vehicles must be equipped with a horn, headlights, and taillights. Operators must have their front and rear lights on after sunset.
7. The owner of any cart failing to comply with any of the above provisions is subject to suspension of membership privileges and/or fines.
8. Neither The LPPOA, nor any management agent, officer, director or employee thereof shall be deemed a guarantor or insurer of the safe and proper operation or registration of golf carts, and all persons using golf carts within Long Point shall fully indemnify and hold harmless the aforesaid entities and persons for and from all losses, damages, causes of action and liability arising from or connected with any death, injury or damage to property occasioned by such person’s respective use of golf carts.

### **ADDITIONAL KEY COVENANTS:**

Following are selected key Covenants. For the exact language, please refer to the *Declaration of Covenants and Conditions*.

1. Noxious or offensive activity, including, but not limited to, disturbing the peace, endangering others, excessive noise, littering and destruction of property is prohibited on, in or upon any premises.
2. Overnight parking by property owners or guests of commercial vehicles or equipment, or any other prohibited vehicle, on any part of a residential lot or unauthorized Long Point common property is prohibited. Parking of commercial vehicles, boats, trailers of any kind or similar vehicles in any unenclosed or continually open garage, carport, driveway

or parking area on any lot, parkway or common properties is prohibited, subject to the exceptions contained within the Declaration of Covenants and Conditions.

**POOL AND PAVILLION AREA RULES:**

*By order of Chatham County Health Department all members and guests must adhere to the pool rules. If a violation is cited, it may cause the pool to close for an extended period of time and may result in fines and/or suspension of privileges.*

1. No glass containers allowed in the pool or deck area. Broken glass in the pool may cause the pool to close for as long as a week. The homeowner responsible may incur costs (generally \$1,000+) associated with the draining and re-filling of the pool.
2. The gates to the pool area must remain closed at all times. Do not prop the door open in any way. Do not allow someone in who does not have a fob.
3. Swimming alone or after dark is not permitted.
4. Pets are not allowed on the premises.
5. Training pants with snug-fitting rubber pants or effective swim diapers are required for any infant/child not toilet trained. Fecal contamination will cause the pool to close for 24 hours while water treatment is conducted. The Association reserves the right to charge owners responsible for the cost of water and cleanup.
6. Respect other residents and their guests. If something dangerous or disturbing is occurring, please use common sense. Not all behaviors that should be avoided at a pool can be written here. Board members, community management and pool management company staff (lifeguards) have the right to ask anyone to leave the pool at any time at their sole discretion.
7. Children under 12 must be accompanied by an authorized person 18 years or older. During unguarded hours, those under 18 may not be in the pool area without a parent present, and that parent must have a signed unguarded hours access waiver on file with the Association. All adult household members must be registered using the Association approved form.
8. Guests must be accompanied by a homeowner. The homeowner is responsible for the conduct of their guests.
9. Private Pool parties are not permitted at Long Point unless approved in writing as required in the Declaration of Covenants and Conditions, and payment for the rental and/or additional guards as may be required.
10. Rules of Conduct for Pool and Pool Area:
  - a. Abide by all Lifeguard / Attendant instructions whether listed or unlisted on these rules.
  - b. No Diving.
  - c. No running, horseplay, pushing, shoving, etc. allowed.
  - d. No profanity or abusive language.
  - e. No loud music.
  - f. No skateboards, bicycles or rollerblades in the pool area.
11. Please properly dispose of all trash and leave the pool area clean. In case of spills on the tables or pool deck, please wash down area to keep insects and stains at a minimum.
12. Umbrellas should be closed before you leave the area. Strong gusts of wind may cause damage to the umbrellas.

13. The final ten minutes of every hour (including before closing) will be designated as adult or adults with infants swim. Persons under the age of 18 must exit the pool at this time.
14. Visibly intoxicated persons will be asked to leave by the Board, community management, or pool management.
15. No smoking (Including cigarettes, cigars, pipes, e-cigarettes, vapes, etc.).
16. Any personal items left at the pool will be put in the LOST & FOUND. Items left in the lost and found for more than 14 days will be donated.
17. The bathrooms must be left in good condition after use. Young children should be supervised by parents.
18. Patrons must vacate pool at first sound of thunder **or** first sight of lightning. 30 minutes must pass after the last lightning and thunder strike before patrons may re-enter pool area.
19. Residents will sometimes need to leave the pool so the staff may make time for vacuuming/ maintenance.

#### **TENNIS / PICKLEBALL / BASKETBALL COURTS:**

1. (Need to determine if there are any existing rules for the courts area)

#### **COMMUNITY DOCK / BOAT RULES:**

1. (Need to coordinate with Lynn Pitts/Dock Master to get input and any documentation or other items he would recommend included)

#### **ANNUAL DUES / ASSEMENTS:**

1. Late Assessment Fee Penalties
  - a. LPPOA Quarterly Dues are due January 1, April 1, July 1, and October 1. Payments not received by the last day of each of those months are considered late and will incur an additional \$25 late charge, as well as begin to accumulate interest. Properties that are two quarters past due will continue to accrue interest and have liens filed at the owner's expense, and those that are three quarters past due will be turned over to attorneys for legal action and collections.
2. Assessment Non-Payment and Barcode Deactivation, with Reactivation Fee
  - a. A Long Point property owner with an outstanding dues balance greater than the required quarterly payment amount in effect at the time of violation\*\* for more than 90 days will automatically have his or her vehicle barcode(s) deactivated. Reactivation will only occur after the property owner pays a \$25 reactivation fee per barcode, the entire outstanding dues balance, and any associated finance charges\*\*\* charged to the account.
  - b. \*\* this amount is exclusive of monthly finance charges which are applied to outstanding dues balances that are greater than 30 days old from the date of the original invoice.
  - c. \*\*\* finance charges start accruing 30 days after the invoice date on the dues invoice.
3. Suspension of Privileges and Barcode Reactivation Fee

- a. Long Point Property Owners Association reserves the right to suspend the rights and privileges of Members upon violations of the Covenants, Bylaws, or Rules. Suspended members are subject to a barcode reactivation fee.

**LPPOA Fees & Fines:**

Fees will be reviewed annually and posted to the LPPOA Website.

**(The following examples for Illustrative Purposes only. Actual fees and fines still need to be verified / discussed / determined and submitted to the association for approval)**

<b>2024 LPPOA Fee's:</b>		
<b>Vehicle Fees (per vehicle):</b>	<b>Cost</b>	<b>Duration</b>
Annual Owner Guest Pass (Family & Friends)	\$25	1 Year
Weekly Owner Contractor / Vendor Pass	\$30	1 Week
Monthly Owner Contractor / Vendor Pass	\$50	1 Month
Annual Owner Contractor / Vendor Pass	\$125	1 Year
Realtor	\$5	1 Day
Daily Pass (4-wheel vehicle)	\$10	1 Day
Daily Pass (4-wheel vehicle w/Trailer or any vehicle over 4 wheels)	\$20	1 Day
Realtor	\$50	1 Year
Annual Pass (4-wheel vehicle)	\$125	1 Year
Annual Pass (4-wheel vehicle w/Trailer or any vehicle over 4 wheels)	\$200	1 Year
* Replacement or Transfer of Sticker	\$20	Per Occurrence
Commercial Fleet Pass	\$700	1 Year
<b>Architectural Review Fees:</b>	<b>Cost</b>	<b>Duration</b>
Tree Removal Arborist Fee	\$25	Per 3 Trees
New Construction - Conceptual / Application (credit towards final)	\$500	1 Time
New Construction - Refundable Deposit	\$1,000	Refunded at Completion

<b>2024 LPPOA Fine's:</b>		
<b>Fine Schedule:</b>	<b>Cost</b>	<b>Duration</b>
<b>Rules and Regulations, Architectural Guidelines, and Covenants Violations unless otherwise specified (per occurrence)</b>		
1st Violation	Warning	Per 1st occurrence
2nd Violation	\$25	Per 2nd occurrence
3rd Violation	\$50	Per 3rd occurrence
4th & Subsequent Violations	\$100	Per occurrence
<b>Non-Moving Vehicle and Golf Cart Violations (parking, unregistered golf cart, etc.)</b>		
1st Violation	Warning	Per 1st occurrence
2nd Violation	\$25	Per 2nd occurrence
3rd Violation	\$50	Per 3rd occurrence
4th & Subsequent Violations	\$100	Per occurrence
<b>Moving Vehicle and Golf Cart Violations (speeding, unlicensed driver, etc.)</b>		
1st Violation (Base)	Warning	Per 1st occurrence
2nd Violation (Base)	\$50	Per 2nd occurrence
3rd Violation (Base)	\$100	Per 3rd occurrence
4th & Subsequent Violations (Base)	\$250	Per occurrence
<b>Abusive Conduct Violations (per occurrence)</b>		
1st Violation	Warning	Per 1st occurrence
2nd Violation	\$100	Per 2nd occurrence
3rd Violation (Base)	\$250	Per 3rd occurrence
4th & Subsequent Violations (Base)	\$500	Per occurrence

Depending upon the totality of the circumstances and severity of the violation, suspension of membership privileges may be contemplated by the Board of Directors. Additionally, suspension of membership privileges will be contemplated by the Board of Directors for any member who receives three or more of the same violations.
Second and subsequent violations are defined as any further violation of the same Rule and Regulation, Architectural Guideline, or Covenant or for continued non-compliance after the initial warning was issued. Repeat offenses shall be considered within a rolling 36-month calendar for warnings and citations, unless otherwise specified.
Notification is complete upon one or more of the following: placed on vehicle or trailer, placed in members mailbox, sent to the email address on file with LPPOA, verbally given, hand-delivered, or deposited in U.S. Mail.

**Any violation of the above-listed Rules and Regulations shall be enforceable in the sole discretion of the Board of Directors by the use of reasonable monetary fines, the use of the Right of Abatement, or as otherwise described in the Declaration of Covenants and Bylaws.**

**These Rules are supplemental to the Declaration of Covenants and Bylaws. Please refer to the Declaration of Covenants and Bylaws for additional restrictions/standards.**