

Long Point Property Owners Association Covenants, By-Laws, & Rules and Regulations

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 This is due to the outdated and heavily amended existing document that now exceeds 170 pages!

While 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, we feel we are now ready to provide draft documents that will have broad appeal.

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.
- **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 no longer necessary and developing as published set of ARC guidelines with pre-approved items.
- **Improved Board transparency & accountability** by requiring documents and meeting minutes be easily available via our website.
- **Introduces a Community Appeals Committee** which can hear and rule on any resident's request (i.e. tree removal, architectural requests, colors or plantings, covenant variance request, etc.) that is not a clear covenants violation.

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. They give the Board control over most things that affect the appearance and daily operations of the entire community. This includes changes to your property, conduct on common property and control of easements. While this has served our community in the past due to a reasonable and moderate approach to governance, there is a desire to update the documents for the benefit of the entire community.

These new draft documents are intended to provide a clearer understanding for owners, ensure we have a more balanced approach for 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 this summer.