

# Chattahoochee Cove Homeowners Association



Welcome to our community! The following information will help you understand the services provided by the Chattahoochee Cove Homeowners Association, as well as the rules and regulations.

Our fee simple townhomes were legally set up by the developer to operate more like houses. The yards surrounding our homes are individual private yards which are designated in the covenants as Limited Common Area. Each yard is for the exclusive use of each homeowner. Each homeowner is responsible for maintaining not only their home but also the yard area that surrounds their home. The HOA is only responsible for maintaining the streets and front entrance which are the general Common Area. The boundaries of the Limited Common Area for each home are shown on the plats recorded at Gwinnett County. Individual plats for each unit are also available on our website at [www.chattahoocheecove.org](http://www.chattahoocheecove.org). Because this provision in the covenants gives each homeowner exclusive use of their Limited Common Area (yard, deck, driveway), homeowners and their guests or contractors should not walk through other homeowners yards or driveways without their permission.

## HOA FEES

The 2024 association fees are \$150.00 per month. The fee breakdown is as follows:

General Operating Expense	\$21	per month
Road reserves	\$12	per month
<u>Total HOA Operation and Maintenance</u>	<u>\$33</u>	<u>per month</u>

Water/Sewer	\$84	per month
Lawn Service	\$33	per month
<u>Total Bundled Services added to Fees</u>	<u>\$117</u>	<u>per month</u>

Fees are due the 1<sup>st</sup> of each month, past due the 10<sup>th</sup>.

## WATER

There is one water meter for the community. Water and sewer is paid monthly out of HOA funds to Gwinnett County. Instead of imposing separate monthly assessments to homeowners based on each month's water bill, an estimated annual amount is bundled into the HOA fee. This amount is adjusted annually based on the prior year community water usage. When owners conserve water and promptly fix or report leaks it helps to reduce our water costs and our HOA fees.

## LAWN SERVICE

When our community was first established it was made clear by the builder and in the covenants that homeowners are responsible for maintaining their own yards. The community later voted to hire a single company to provide grass mowing and basic shrub pruning in the Limited Common yard areas, with the costs paid out of HOA funds and bundled into the HOA fee. This does not change the ultimate responsibility of homeowners for maintaining the Limited Common yard area surrounding your home. Neither the lawn service nor the HOA are responsible for weed removal, tree trimming, removing dead trees and shrubs, fixing bare patches of lawn, fixing erosion issues or retaining walls, kudzu, etc. in the Limited Common Area.



## TRASH

Trash fees are paid through the purchase of special Duluth trash bags which are available at all local grocery stores. Only trash placed in Duluth trash bags will be picked up. There is no other charge for trash pickup. You can also obtain a free recycling bin from the city which can be used for cans, plastic bottles, cardboard, newspaper, and more (see Duluth website for a complete list). Glass is not accepted in the recycle bins. For larger items the city dumpster is conveniently located just over a mile away. Use of the dumpster is free to Duluth residents, and requires a permit which must be renewed annually. Large items like mattresses and furniture will be picked up at the curb by appointment only. See the Public Works Department page at [www.duluthga.net](http://www.duluthga.net) for more information.

Trash and recycling is picked up on Mondays. Per Duluth ordinance trash cannot be placed at the curb prior to 6:00 pm the day before scheduled trash pickup. However to avoid overnight trash scattering from animals and wind it is recommended to not place trash at the curb until Monday morning.

## PARKING

The developer received permission from the city to install narrow streets in our community on the condition that parking and vehicle restrictions be included in the covenants. Per the covenants only two cars are allowed per unit, both must be parked either in the driveway or garage. Overnight parking on the streets is NOT ALLOWED. Commercial vehicles, boats, RV's, trailers, etc. are also not allowed. Exceptions to the parking rules are permitted only for short-term visits of a few days or less. Areas near intersections and fire hydrants are marked No Parking and cannot be used at any time.

## RENTING

Renting of units is not allowed. The covenants do allow the HOA board to give permission for short term leases in hardship situations. Hardship is not determined by financial status but is instead primarily limited to homeowners who have relocated due to job transfer or similar reasons and who were not able to sell their home in a timely manner at fair market price. The length of term of hardship leases is determined by the board and is normally limited to one year.

## PAINTING

Each homeowner is required to keep the exterior of their unit in good repair, including painting on a regular basis to maintain an attractive appearance. Homeowners in the same building should paint at the same time to receive a multi-unit discount and avoid mismatched color. Homes must be repainted the original color unless a different color is approved by the HOA board.

## COMMUNITY MEETINGS

The annual community meeting is held each November. The meeting includes the annual election of board members, and discussion of the next year's budget and fees.

## POLICE

The City of Duluth provides police service. 3276 Buford Hwy (770) 476-4151