

# **Tanglewood Homeowners Association Rules and Regulations**

**Approved 09-18-2022**

**Amended 01-09-2023**

**Amended 05-16-2024**

## **Association Dues & Fees**

- Annual Association dues, currently \$50 per lot, are payable by September 30<sup>th</sup>.
- A one-time initiation fee of \$100 will be charged on all new construction and is due within 30 days of completion.
- Should a homeowner fail to pay by September 30<sup>th</sup>, the association shall charge a late fee amounting to \$5 per month.
- Failure to pay outstanding dues and fees can be subject to legal action.
- Any unpaid dues and fees will be collected at closing when a home is sold.
- The HOA board, acting on behalf of the association, reserves the right to place a lien on a delinquent homeowner's property and/or other legal recourse.

## **Payment Plans**

- Homeowners may request to enter a payment plan if they are facing financial hardship.
- Standard payment plans are restricted to a duration of six (6) months, though the HOA board can approve any payment plans that go beyond that.
- Should a homeowner default on their payment plan, the association reserves the right to take legal action.
- Homeowners may only enter a payment plan once every three (3) years.

## **Pets**

- The association only allows dogs, cats, and other common household pets. Poultry shall not be allowed. Each homeowner may keep up to three pets (excluding fish).
- All pets must be kept on leashes or in cages when outside of the home.
- Owners must clean up after their pets at all times.
- The HOA board shall keep a watchful eye on any pet with a history of aggression and/or noise nuisance in the community. Repeat aggressive behavior can result in the forced removal of the pet.
- Homeowners are not allowed to breed animals for commercial purposes.
- These rules also apply to pets of guests visiting a resident within the community.

### **Landscaping and Yard Maintenance**

- Homeowners must keep their lawns and yards in good condition at all times.
- Weeds must be removed when they develop.
- Trees must be pruned.
- Hedges and bushes must be trimmed.
- No trash may be kept on the lawn or yard.
- Any grass clippings or dead branches must be removed from the sidewalk, street, and driveway.
- Failure to comply will result in written notice to the homeowner. If the issue is not resolved, fines can be assessed to the homeowner.

### **Trash and Waste Management**

- Trash pick-up is every Friday.
- Homeowners must keep their yard, lawn, driveway, and sidewalks clean at all times. No trash must accumulate in these areas.
- Any accumulated yet uncollected trash must be stored inside the homeowner's house or garage, away from public view.
- Trash cans, containers or yard waste bags are to be stored in concealed locations and may be placed in open locations only for that period of time allowed by the city of Fulton in order to facilitate collection. All trash containers are to be removed from the street within 24 hours of trash collection.

### **Vehicle Parking**

- Residents are not permitted to park vehicles in their yards.
- This restriction includes parking on the grass, or any other location not designated as a parking space.
- Parking vehicles in yards can make a residential community look cluttered and unkept, potentially decreasing property values, and make the community less desirable to current residents and potential homebuyers.
- Known violators of this rule will be notified of the infraction by the Board of Directors, will be provided acceptable alternatives for parking, and, if the behavior persists, will be subject to a monetary fine that could increase with each subsequent incident.