



Northwalk Homeowners Association Inc.

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***Supplemental Guidelines, Restrictions, Rules and
Procedures***

Issue 1.1

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1 Introduction

1.1 Purpose

This document is a collection of additional rules and restrictions as approved by the Northwalk Board of Directors. Pursuant to Article VIII, Section 8.03 of the Declaration, the Board of Directors has the authority to promulgate reasonable rules and regulations. In accordance with this section, all rules and restrictions contained herein shall be consistent with the rights and duties established by the Declaration of Covenants, Conditions, Restrictions and Easements for Northwalk.

1.2 References

This document is based upon and is in support of the following:

- Declaration of Covenants, Conditions, Restrictions and Easements for Northwalk
- By-Laws of Northwalk Homeowners Association, Inc.

2 Community Covenants

This chapter contains rules and restrictions related to existing community covenants. As prescribed by the Declaration of Covenants, Conditions, Restrictions and Easements for Northwalk (known as the Declaration), the Board of Directors may propose, approve, and enforce reasonable rules and regulations governing the use of the Lots and Common Area(s). All such rules and restrictions must be consistent with the rights and duties established by the Declaration.

2.1 Motor Vehicles, Trailers, Boats, Etc

As allowed by Section 11.07 of the Declaration, the Northwalk Board of Directors has approved the following rules and regulations.

2.1.1 Trailer & Boat Storage

Storage of trailers and/or boats is not allowed within the Northwalk subdivision other than within the homeowner's garage and/or basement. This includes, but is not limited to, boats of all kinds, campers, trailers of all sizes, recreational vehicles.

The following exceptions are allowed:

- The homeowner is allowed a temporary period (up to, but not more than 48 hours) during which they may keep the above referenced vehicles on the property in preparation for use or for it to be returned to off-site storage.
- The homeowner may petition the HOA Board of Directors in advance for an extension of the temporary period. The homeowner must provide reason and length of time.

The penalty will be defined by the Northwalk Board of Directors and may change based upon the number of prior offenses.

2.1.2 Commercial Vehicles

The parking and/or storage of commercial vehicles is not allowed within the Northwalk subdivision other than within the homeowner's garage and/or basement. A commercial vehicle is described as, but not limited to, any vehicle which requires any combination (one or more) of the following:

- Has a gross vehicle weight rating or gross combination weight rating of 10,001 or more pounds;
- Is designed or used to transport more than 8 passengers (including the driver) for compensation; or
- Is designed or used to transport more than 12 passengers, including the driver; or
- Is used in transporting hazardous materials in a quantity requiring placards.

The following exceptions will be considered:

- An exception may be granted by the Architecture Control Committee (ACC) for temporary storage of commercial vehicles as a part of planned and approved property improvement and/or construction.

The penalty will be defined by the Northwalk Board of Directors and may change based upon the number of previous offenses.

2.1.3 Tractors and Other Commercial Equipment

The parking and/or storage of commercial tractors and other commercial equipment is expressly prohibited within the Northwalk subdivision other than within the homeowner's garage and/or basement. This includes, but is not limited to, backhoes, bobcats or other similar digging equipment, wood chippers, stump grinders, and other similar equipment as identified by the Northwalk Board of Directors..

The following exceptions will be considered:

- An exception may be granted by the Architecture Control Committee (ACC) for temporary storage of commercial equipment as a part of planned and approved property improvement and/or construction.

The penalty will be defined by the Northwalk Board of Directors and may change based upon the number of previous offenses.

2.1.4 Vehicle Parking Restrictions

Parking of vehicles in grass or yard areas is prohibited. Vehicles should be parked routinely in the garage or paved driveway areas only. Exception, temporary parking of vehicles in your yard or grass areas for guests to a specified function is allowed but not encouraged.

The penalty will be defined by the Northwalk Board of Directors and may change based upon the number of previous offenses.

3 Policies and Procedures

This chapter contains policies and procedures related to existing community covenants and Board of Director operations. Pursuant to Article VIII, Section 8.03 of the Declaration, the Board of Directors has the authority to promulgate reasonable rules and regulations. In accordance with this section, all rules and restrictions contained herein shall be consistent with the rights and duties established by the Declaration of Covenants, Conditions, Restrictions and Easements for Northwalk.

3.1 Request for Copies of documents of the association

The Board must receive a written request. There will be a 15 cents per page charge if a board member makes the copies requested. If the homeowner is making the copies themselves, a board member must be present. Maximum of 30 day response time is required from the board to respond with copies or coordinate a time to allow the homeowner to make copies. As a reminder to all, the minutes are stored in the Yahoo files area and are accessible free 24/7/365 as a member of the Yahoo group for Northwalk.

3.2 Architectural Control Committee "ACC" submittal procedures

All ACC submittals should be in writing and be placed in the HOA mailbox located in front of the pool area. Submittals should have a full detailed description of the project being submitted including photos, dimensions, materials used, colors, location on property, expected project timeframe, etc. The ACC will have 10 business days to respond with an acknowledgement that the submittal has been received and under review. **Do not proceed with your submitted project until the ACC has notified you in writing of their review results or penalties and fines will occur.**