

Audubon Heights, Inc.



PO Box 98, Hahira, Georgia 31632

WELCOME PACKET

*THE PRIMARY PURPOSE OF THE AUDUBON HOMEOWNER'S ASSOCIATION IS TO
BUILD COMMUNITY AND ENSURE THE BEST QUALITY OF LIFE FOR ALL
HOMEOWNERS WHILE MAINTAINING AND ENHANCING PROPERTY
VALUES THROUGH ENFORCING THE COVENANTS AND
MAINTENANCE OF THE ASSOCIATION COMMON AREAS.*

Created 3/23/18

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Welcome to Audubon Heights

Dear New Resident,

On behalf of the Audubon Heights Homeowners Association (HOA) and the other homeowners of Audubon Heights in Hahira GA, we would like to officially welcome you to our neighborhood. We are so pleased that you have chosen to call Audubon Heights home.

Moving into a common-interest community, property governed by a HOA, can be a bit confusing and challenging ordeal, more especially for those who have never before been involved with a HOA. Audubon Heights HOA would like your experience here to be a positive and enjoyable one.

To help you, we have created this brief document to touch upon some key areas of interest for all residents. This document is not designed to replace or substitute the Audubon Heights' HOA governing documents rather providing a simple summary.

About Audubon Heights

Incorporated as a non-profit organization in 2002 and located in the heart of Hahira, the community was developed by Dr. Ben Moye with approval from Valdosta Planning Development. Audubon Heights residents enjoy their own private pond with open and wooded common walking trail areas (non-paved). Additionally, we have a community playground for children that we invite your children to enjoy.

Why Audubon Heights HOA?

Audubon Heights HOA was created by the developer (Dr. Moye) as a formal legal entity to maintain common areas of the Association and ensure quality and value of properties within the neighborhood. As a legal authority, the HOA is deemed to enact and enforce maintenance and design standards in addition to the standards established by the city.

Covenants

Audubon Heights is a covenant-controlled community. It is incumbent upon all residents to read and comply with the Covenants of the association called the Covenants, Conditions & Restrictions (referred as "Covenants"). By accepting the title to your home, one automatically accepts responsibility to abide by the covenants. The Covenants can be found on our website Audubonheights.com/Members Only.

The Association operates via a volunteer Board who oversees the development. Due to residing within Audubon Heights, we residents are bound by the rules and regulations set forth in the Covenants. Should a violation of these documents occur a homeowner or renter will be notified either verbally or in writing about the covenant violation with proper timeframe to resolve the issue. Should a violation go unresolved, a fine may be assessed and/or management company will be contacted for violation of renter. It is not the desire of the Board to fine a resident; however, violations that affect property values and/or neighborhood appearance must be resolved in a timely manner.

HOA Annual Assessments

Each homeowner (not the bank, mortgage company or renter) is responsible for paying the annual assessment also known as dues and/or fees. Starting 1 January 2019, annual dues are \$200 (may be payable bi-annually ... \$100 due by January 31st and \$100 due by July 31st). Due notices may be mailed in late November or the month of December.

HOA Communications

Audubon Heights HOA produces an association newsletter at least quarterly each year. At times a special edition may be published. Newsletters include vital and current topics of interest, upcoming community events, community policing info, and other relevant information. We use the newsletter, our Facebook page (Audubon Heights Hahira GA Neighbors), and website to communicate with homeowners. We would appreciate your taking time to complete the member directory. This will provide an email to send you further information about our community. Please know your email will not be shared with outside parties.

Audubon Heights HOA Board

The operation of our HOA is governed by an active Association Board of six members elected on 1 March 2018. The board was elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established Covenants of the Association. They have specific provisions regarding what can and cannot be done on residents' properties. It is imperative that residents take the time to read through the Covenants located on our website. The covenants were initially set up by the Developer at the inception of the Association and recorded with the Lowndes County Clerk's office.