



Welcome to Bridgewater Subdivision!

The Bridgewater Homeowners Association would like to welcome you to the area, and thank you for choosing to become a part of our neighborhood. If you are not familiar with our homeowners association, we would like to take a moment to welcome you and give you a brief overview of the organization.

Bridgewater Subdivision has a total of 70 single family detached style homes and is located off Bart Manous Road nestled in the Hickory Flat community of South Canton. Surrounded by farmland on nearly all sides, there is a sense of peace and spaciousness. And yet the community is only minutes away from schools, churches, eateries and shopping areas. The community was established in 1999.

Our subdivision is a covenant community and no solicitation is allowed. We are also a Neighborhood Watch Community and we look out for each other. If you see anything that appears strange, please call 911, if necessary and report it to one of your Board of Director members.

The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. It is also a function of the board to administer and maintain compliance with the established covenants and bylaws of the Association. The Board does not have the authority to revise the established covenants in any manner other than by the process defined in the association bylaws. This Board consists of a president, vice president, secretary and treasurer. There are also committees for beautification, common area, architectural control, and social planning.

Social events such as the annual spring yard sale and fall cookout/block party provide the residents with the opportunity to meet their neighbors. We also have two homeowner meetings a year, generally - spring and fall. Also, from time to time we will place a newsletter in your mailbox that contains current information and events.

Each homeowner is assessed \$22.00 by January 15th each year for Homeowner Association dues and they are due by April 15th of that year. The dues are used solely to provide for the needs of the subdivision like corporate and property taxes, insurance on and improvements of the common areas, maintenance of website and communication supplies. These assessment notices will be placed in your mailbox in early January, so be on the lookout and plan for them in your budget.

To help maintain the quality of our neighborhood, you can find a copy of our Covenants and By-Laws online at <http://www.bwhoa.net/documents.html>. See the attached page for a brief summary of these documents. If you do not have access to a computer and printer, please let us know and we will provide a paper copy for you.

We hope you find our neighborhood a great place to live. We look forward to meeting you, and encourage your participation in our activities and functions at Bridgewater.

AGAIN WELCOME!

Please visit our website at www.bwhoa.net for documents, forms, and communications		
Patrick Hayes, President partrickhayes43@gmail.com 678-598-0608	Rick Ford, Vice President rickford@comcast.net 678-493-4827	Lisa Harman, Secretary lisa_harman@comcast.net 678-779-4535

2015-2016 Board of Directors

SUMMARY OF COVENANTS AND BY LAWS

This Summary does not constitute a complete list or understanding of the covenants and by laws so we recommend that you read the full documents and let us know if you do not understand your responsibilities as a homeowner.

1. There are architectural guidelines which will assist you in your future planning. These guidelines address the most common questions only. Any construction and changes to your existing residence is subject to final approval by the architectural control committee. An Architectural Change Form must be submitted and approved prior to any work being performed to the outside of your residence or on your lot. This includes, but is not limited to, buildings, garages, antennas, signs, swing sets, mailboxes, flags, trellises, fences, curbing, paving, pools of any kind, structures over 2 feet tall, etc. You can find contacts and this form on the website or from any board member. When in doubt, please contact us. You will be notified within 10 days of submission as to approval status.
2. Boats, boat trailers, motor homes, busses or commercial vehicles of any similar item are not allowed to be stored on any lot for a period of more than 24 hours unless kept inside. This includes junk, junk parts and parts vehicles.
3. Trash cans and other refuse shall be stored out of site from the street and should be put out the night before or the day of trash collection. Trash cans should not be left in the street or driveway past the day of collection.
4. Outdoor clothes lines are not permitted on any lot or common area.
5. No obnoxious, offensive or illegal activities are permitted on any lot or common area.
6. Each owner (or resident) is responsible for maintaining their lawn, shrubs and natural areas of their lot.
7. Hunting is not allowed in the subdivision (lots and common areas included).
8. Motorized vehicles are not allowed in the common area.
9. The speed limit in our subdivision is 25 miles per hour. The hills tend to make us want to go faster. Please drive slowly and cautiously for the safety of our residents.
10. Each homeowner is responsible for payment of their annual assessments (homeowner dues) by April 15th of each year. Interest is applied to late payments and first mortgage liens can be filed with the county for failure to make payment.

Your help and participation with the above summary (and the entire set of Covenants and By Laws) is necessary to help reduce the workload on the volunteer Board of Directors and to help maintain the beauty and the property values of the subdivision.

If you have any questions, doubts, or concerns, please contact one of the board members below.

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