

Morgan's Crossing 2020

Spring Clean-Up, General Reminders & Information

March 23, 2020

In an effort to keep the community informed and to answer questions about what is expected from a Homeowner, we have listed a number of items that each Homeowner should address. A Quick Guide of the covenants is included with this packet for reference. If there are any questions about maintenance items not addressed in this list please contact any Board Member.

For all exterior modifications, you must submit an ACC Application and receive written approval before starting any project. The ACC guidelines and application is located on the MCHOA website:

www.morganscrossing.org (Community Documents)

Community Documents in their entirety: (Refer to Article V, General Covenants, Restrictions and Architectural Controls) – Located on the MCHOA website: www.morganscrossing.org

ACS will continue to monitor and send notice of violation as required, keeping Homeowners informed of items that need to be addressed. Violations should be corrected, or approved repair plan/extension in place by May 31, 2020 to avoid any future violations that may lead to fines.

ACC violations – COMMUNICATE

- Should you receive a violation you must contact ACS directly. **www.atlantacommunityservices.com**
 - 1. Log into your ACS property Acct and enter the date you corrected the violation, anticipate correcting the violation, or request an extension and upload any photos – OR -
 - 2. Email Cara@atlantacommunityservices.com and list your property address in the subject line; In the body of the email give the date the violation was corrected, the date you anticipate the violation will be corrected, or if you need an extension to correct the violation. You may also attach any photos.
- If you do not respond and the violation has not been corrected, you may be subject to fines.
- ACS inspectors do not know exactly where your property line is, so if you receive a violation that is not on your property, please be courteous and contact ACS to make them aware.
- Inspections take place on various days within the month and once the inspection has been completed there is a turnaround time (3-4 days) on when the violations are dated and mailed.
- If you receive a violation and the violation was already corrected before you received the letter please log into your property account on the ACS website or email Cara @ACS directly and let her know.

FENCES /GATES –

- Repair, Pressure Wash, Seal or Paint as needed.

GRASS –

- Add dirt, seed or sod to bare areas; for bare areas under trees you can raise canopy or mulch the area if grass will not grow;
- Grass should be cut, edged, and trimmed along curb, driveways, sidewalks, landscaping, etc.
- Parking on the grass or in natural areas is not permitted.
- Yards should be treated for weeds throughout the growing season. *If you have a treatment plan from a company and you receive a weed letter, that company will come out and spot treat for you. By spring yards should have already been pretreated to minimize weeds.
- Grass/other vegetation clippings need to be removed from the street.

WEEDS-

- Lawns and Landscape beds need to be tended to on a regular basis and treated with appropriate products throughout the season, to control and eliminate growth and spread of weeds on your property and your neighbors.

HOUSE –

- Pressure Wash, Paint as needed.

LEAVES -

- Clean-up leaves around the property and out of the street.
- Do Not dispose of any leaves or trash in the storm drains.
- Clear leaves and debris from storm drain openings.

LANDSCAPE BEDS –

- Natural areas should be weeded and defined with vegetation or mulch around the edge;
- Landscaping beds should be weeded and mulched with pine straw or hardwood mulch.
- Trim bushes, trees and shrubs. Please trim any vegetation back even with the curb and tree branches that may hang over the curb at least 12' up so that it may not hit vehicles traveling on the street. It is not permissible to leave your grass clippings, other yard debris in the street, you must blow or pick-up debris.

TREES/SHRUBS –

- Trees 4" in diameter or Less may be removed without ACC approval.
- Tree canopies may be trimmed up without ACC approval.
- Trees, Bushes, Shrubs are to be trimmed back even with the curb.
- Tree branches that overhang the street must be trimmed up to a minimum height of 13'6" from the street. (this is D.O.T. min. restrictions for public roadways)
- All other Tree removal must have written approval by the ACC/MCHOA Board prior to removal, ACC application is required.

STREET LIGHTS/POWER BOXES –

- Keep trees/bushes/shrubs trimmed away;
- Homeowners with street lights and utility boxes on their property must make sure that all trees, bushes and shrubs are trimmed back a min. of 3 ft. from these utilities.
- If you see a street light out, call Jackson EMC to give them the number off the pole.

MAILBOXES –

- Repair and Paint as needed;
- Mailboxes should be glossy black with gold pineapple ;
- Address numbers should be Gold painted or similar Gold stick on numbers may be used to replace.
- Mailboxes should have red flag, and doors are attached appropriately.
- Keep all bushes, shrubs, etc trimmed away from the box so that the mail carrier can easily access your mailbox.

DRIVEWAYS, SIDEWALKS, PORCHES –

- Pressure wash as needed; complete any other maintenance your porch may require.

PLAYGROUND EQUIPMENT –

- Playhouses, trampolines, etc should be cleaned/ pressure washed, in good state of repair, etc. as needed.

General Reminders/Information on Commonly Asked Questions: Refer to Article V for All General Covenants, Rules and Restrictions located on the MCHOA website: www.morganscrossing.org

SIGNS –

- Political signs may be put up 2 wks. Prior to an election and taken down the day after the election;
- Small signs supporting youth or school programs may be put up for the season and then removed;
- Graduation banners may be displayed up to two weeks prior to Graduation and then removed within one week after ceremony.
- *Graduation banners are ok at the entrances, however they must not block line of sight and you must use extra care not to damage underground wires or sprinkler systems.

STREET PARKING/Facility Parking Lots –

- Street parking is NOT permitted on a regular basis. It is for occasional guests only.
- Vehicles must be parked on driveways.
- Facility parking lots are private and only for Homeowner parking when facilities are open.
- Facility parking lots are available to Homeowners as offsite parking, with written permission from the HOA Board for occasional gatherings.

RECREATIONAL VEHICLES/BOATS/TRAILERS -

- Cannot be stored on the property; Must be stored inside garage or offsite. Cannot be seen from the street or from neighboring properties.
- Campers and Boats are permitted up to 24 hrs., before and after use.
- One time seasonal extension for de-winterizing/winterizing for boats and recreational vehicles, may be permitted with prior written approval. You must contact ACS first.

TRASH/RECYCLE CANS -

- Cans are permissible at the curb up to two days early for community pick-up currently scheduled on Tuesdays for Gwinnett and Monday for Hall.

- Cans must be brought in Tues. night. * On occasion trash is delayed, so cans must be brought up the same day it is collected.
- Cans must be stored out of sight from the street.
- Lawn debris and other items scheduled for pick-up may be set out up to two days prior.
- Recycle bins that do not have lids – Homeowners need to make sure all recyclables are secured inside the bin. Recycle bins are to be put out the morning of scheduled pick-up days. Any recycle materials that blow, fall, or end up in the street must be picked-up.

DUMPSTERS/PODS –

- Dumpsters and storage containers are permissible on a limited time basis, for clean-up or projects, with written approval prior to delivery.
- You must include them in the ACC application (if doing a project)

HOBBIES/BUSINESSES/ACTIVITIES-

- No activities are permitted that may be detectable outside the home by sight, sound, smell and/or cause disorderly, unsightly, unkempt conditions or involve people frequently coming onto the property.

DOGS –

- All dogs must be leashed at all times when outside of their property. All dogs must adhere to the county's laws and regulations.
- Do Not leave your dog unattended for extended periods of time; this may result in excessive barking.
- Do Not allow your dog to go onto other neighbors' property

DIRT BIKES/ATV/OFF ROAD VEHICLES –

- Are not permitted to be ridden on the property, community streets, or in the community parking lots.
- Must be stored inside the garage or off site.

GOLF CARTS –

- Must be at least 16 years old with a valid driver's license
- Golf Cart must be street legal, licensed
- Must meet each county's rules, regulations and laws