*MORGAN’S CROSSING QUICK REFERENCE:*   *GENERAL REMINDERS/INFORMATION*

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 notices of violation as required, keeping Homeowners informed of items that need to be addressed. Violations should be corrected, or approved repair plan/extension in to avoid any 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 to request an extension and upload photos
2. Should you have issues logging into your account or uploading photos, Email Erin@atlantacommunityservices.com with the issue you may be having.
* 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 and make a note.

**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**

**FENCES /GATES –**

* Repair, Pressure Wash, Seal or Paint as needed

# GRASS / WEEDS –

* 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. (Weekly during growing season) Grass/Weeds should be controlled along the edge of the pavement(asphalt) and concrete curb.
* Parking on the grass or in natural areas is not permitted.
* Grass/other vegetation clippings and debris need to be removed from the street.
* Lawns and Landscape beds need to be maintained 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. By spring yards should have already been pretreated to minimize weeds.

\* It is not permissible to leave your grass clippings, other yard debris in the street, or dispose on common ground. You must blow or pick-up debris.

**\* Do Not put ANY debris into the Storm Drains**

# LEAVES -

* Clean-up leaves around the property and out of the street.

# 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.

# TREES/SHRUBS –

* Trees 4” in diameter or Less may be removed without ACC approval.
* Tree canopies may be trimmed up without ACC approval.
* Trees and 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.

# STREETLIGHTS/POWER BOXES –

* Keep trees/shrubs trimmed away
* Homeowners with streetlights and utility boxes on their property must make sure that all trees and shrubs are trimmed back a min. of 3 ft. from these utilities.
* If you see a streetlight out, call Jackson EMC and provide them with streetlight pole number for repairs.

**HOUSE –**

* Pressure Wash, Paint as needed.

# 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 shrubs, etc trimmed away from the box so that the mail carrier can easily access your mailbox.

# DRIVEWAYS, SIDEWALKS, DECKS, PORCHES –

* Pressure wash as needed

\*Complete any other repairs or maintenance needed

**PLAYGROUND EQUIPMENT –**

* Playhouses, trampolines, basketball hoops, etc., should be cleaned/ pressure washed, in good state of repair.

# 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.
* All Vehicles must be parked on driveways. Parking on the grass is not permissible
* 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.

\*If trailer is to be used for repair or construction purposes, an ACC application must be turned in and approval is required prior to starting project.

# TRASH/RECYCLE CANS -

* Cans are permissible at the curb up to two days before regular scheduled pick-up day
* Cans must be brought in the same day it is collected.
* Cans must be stored out of sight from the street.

The homeowner is responsible for any recycled materials/trash that may blow, fall, or end up in the street and/or on neighboring property. All debris must be picked-up immediately.

# 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)

# PETS –

* All dogs must be leashed at all times when outside of their property.
* Do Not leave your dog unattended for extended periods of time; this may result in excessive barking.
* Please clean up behind your pet when walking through the neighborhood.
* Be mindful that Pet urine can cause damage to lawns.