

Return to:
AQPITWHOA, Inc.
PO Box 908713
Gainesville, GA 30501

**RULES AND REGULATIONS
FOR
A QUIET PLACE IN THE WOODS
HOMEOWNERS ASSOCIATION**

Revised February 2021

(These Rules and Regulations for A Quiet Place in the Woods Homeowners Association replace all previously filed Rules and Regulations filed with the Clerk of the Superior Court, Hall County, Georgia as referenced in Book 3514 Pages 198-201, Book 6901 Pages 482-483 and in Book 7219 Pages 752-755 and in Book 7484 Pages 293-297 of the Deed records)

**STATE OF GEORGIA
HALL COUNTY**

Welcome to A Quiet Place in the Woods, a private community with private roads and amenities. The recreational amenities at A Quiet Place in the Wood Homeowners Association, Inc. (AQPITWHOA, Inc.) are available for use by the members of the community, whose membership dues are current. A homeowner may transfer their rights to the use of the amenities to their tenants. A homeowner must register all tenants with the AQPITWHOA, Inc. Board to ensure they have permission to do so. These Rules and Regulations govern the use of the Recreational amenities and all Common Properties, as well as all matters pertaining to the Community. These Rules and Regulations are a supplement to the Restrictive Covenants of A Quiet Place in the Woods Homeowner's Association, Inc., and its By-Laws. When there is a conflict between these Rules and Regulations and the Restrictive Covenants and/or the By-Laws, the Restrictive Covenants will prevail, followed by the By-Laws.

It is every Homeowners responsibility to abide by these Rules and Regulations and to ensure that their family, tenants and guests do as well. Any violation by a family member, tenant or a guest shall be the responsibility of the homeowner and all penalties for such infractions shall be imposed upon the Homeowner. All fines for any infractions, fees, and/or the cost to repair any damages caused by the Homeowner (or family, tenants and/or guests), will be added to the Homeowner's Dues Account and be treated as delinquent dues until such monies are paid. AQPITWHOA, Inc. assumes no responsibility/liability for infractions to any of its rules.

GENERAL RULES

1. The AQPITWHOA, Inc. Board reserves the right to take any action deemed necessary to enforce these Rules and Regulations, including suspension of the rights of use of the amenities and/or fines for infractions.
2. Violations must be reported to the Board in writing and placed in the Suggestion Box, mailed to the PO Box, submitted on a Homeowner Concern form on the official AQPITW website, emailed or reported in person.
3. The AQPITWHOA, Inc. Board will take action as it deems necessary by the situation and as directed by its Governing Documents after a discussion at a duly called monthly or special meeting of the board. Unless otherwise stated, warnings will be given in writing for the first offense of a Rule and Regulation.
4. Any Homeowner's Dues Account that exceeds the equivalency of three (3) months past due will result in the past due amount being charged a \$50.00 lien fee and a lien will be recorded. A ten (10) day warning letter will be sent before this action is taken. If any Dues Account exceeds \$500.00 past due, two warning letters will be sent out and if the Account is not brought current or arrangements made for accelerated payment of the past due amount as prescribed in the letters, the Dues Account will be turned over for collection and a fifteen (15%) percent of the past due amount penalty will be added to the account. There will be no exceptions to either the lien rules or collection rules. Payment of dues to AQPITWHOA, Inc. is the responsibility of the homeowner only, regardless of what arrangements are made between the homeowner and their tenant.
5. Homeowners whose dues accounts have gone to a lien and/or collection are restricted from using any of the amenities or participating in any community activities until the dues are brought current. All gate Remotes and Amenity Access keys and fobs will be disabled until the Homeowner's account is current again.
6. All Residents, who reside in a property that is currently past due on the Dues Account, may not be the guests of any resident in regards to using the amenities.
7. Dues left unpaid during the sale of a home or lot will be the responsibility of the new owner. Check this account amount before you close on your new home.
8. No homeowner may serve on the AQPITWHOA, Inc. Board who is behind on their dues.
9. Only four guests, per household, are permitted at any of the Amenities (i.e. pool boat dock, clubhouse and tennis courts). Any additional guests are subject to a \$10.00 per person, per day, excess usage fee.
10. Littering and Dumping are prohibited.
11. There is a 10pm curfew for anyone under 18 years of age.

12. The Gate, the Pool and the Lodge are all on camera 24 hours per day.
13. Every resident must have their own gate code. If you have not gotten your own, please call AQPITWHOA, Inc. Board member for your own. Old unidentified codes get turned off occasionally.
14. No Hunting or the use of firearms is permitted on or across AQPITWHOA, Inc. property. This should be reported to the local authorities.
15. We are A Quiet Place in the Woods. ALL uncontained fires are prohibited. Contained fires must have a permit from the Hall County Fire Department and it must be readily available for inspection by any resident who asks for it.
16. Gate Remotes and Amenity Access Fobs are available for a nominal fee. Contact the President or Treasurer to obtain one. Remember, Gate Remotes and Amenity Access fobs will be disabled if dues are in arrears (lien or collection status).
17. **Trash receptacles at the dock and pool are for community use only. No personal dumping by residents. They are not for personal trash.**
18. Pets are the responsibility of their owners and must be kept on your own property. AQPITWHOA, Inc. abides by the local Hall County Animal Control laws. If there is a problem, call them. <https://www.hallcounty.org/289/Animal-Control-Enforcement>
19. The AQPITWHOA, Inc. Board is not a law enforcement agency. Any complaints of violations of any Local, County, State or Federal code, law or ordinance should be reported to the proper authorities. This includes all police, fire, animal control, and health and safety issues.
20. All yards are to be free of any trash and debris and garbage receptacles must be hidden from view of the street. Trash receptacles must be removed from the street on non-trash pickup days.
21. No vehicles or trailers of any kind may be parked on Common Properties overnight, except boat trailers in the Boat Parking Area as described below in the Boat Parking Area section of these Rules.

COMMON PROPERTIES

1. Our roadways are private and are not maintained by the county and are subject to the Rules of AQPITWHOA, Inc. When weather conditions create hazardous driving conditions all residents and their guests drive at their own risk! AQPITWHOA, Inc. assumes no responsibility/liability during such conditions.
2. Speed bumps are in use for traffic control.
3. All state and local traffic laws must be obeyed within the community. The speed limit at all times is 20 MPH.
4. No vehicles are to be parked on the roadways in such a way as to block or impede through traffic in any way. Any vehicle parked on the roadway, must have two wheels on the same side of the vehicle completely off the road and touching that homeowner's property. Improperly parked vehicles will be subject to being towed at the vehicle owner's expense.
5. No one may park a vehicle overnight on a roadway in front of a property not belonging to them without permission from the homeowner of that property and that vehicle must have two wheels on the same side of the vehicle touching the adjacent property, as described in the preceding rule #4. Any vehicle parked on any Common Areas, including parking lots for longer than 24 hours will be towed at the vehicle owner's expense. All towing, impound and storage fees will be the responsibility of the vehicle owner.
6. Vehicles must be parked on either driveways or board approved parking areas on any property within AQPITWHOA, Inc.
7. Absolutely no ATVs are allowed on common property at any time, including 4 wheelers, dirt bikes, mini bikes and any other unregistered vehicles, except golf carts. Golf carts must be inspected and registered with the AQPITWHOA, Inc. Board before they can be used on AQPITWHOA, Inc. property. Registration forms are available online at the official Quiet Place website. Violators of any portion of this rule are subject to a fines as per explained in these Rules.
8. Trailers of any kind, as well as non-registered vehicles, i.e. Golf Carts, must be parked completely off of AQPITW Common Areas and Roadways.
9. No truck larger than 1-ton may be used in AQPITWHOA, Inc., except for deliveries. No Tractor-Trailers (this means just the truck part without the trailer also) for any reason. This infraction has a fine of \$60.00 per day, without warning. Big trucks tear up our roads.
10. All vehicles are to be used on paved roads only and be equipped with mufflers.
11. Any exception to the above rules must be approved, in writing, by the Board of Directors.

THE ARCHITECTURAL COMMITTEE

1. Inoperable motor vehicles at residences, appliances left outside and trash buildup around houses, violate Hall County code. Report such discrepancies to the Code enforcement office. <https://www.hallcounty.org/295/Marshals-Office>
2. All additions, changes and improvements to a homeowner's property must have the consent of the Architectural Control Committee. Forms are available from AQPITWHOA, Inc. Board and on-line at our Official Quiet Place website. Failure to get approval before doing the work will result in a fine of \$120.00 for the infraction, with no warning, and then an additional \$120.00 per month until the AC form is approved or the new addition is taken down or brought back to its previous condition.
3. All tree removal, of trees over 4 inches in diameter, must be approved by the Architectural Committee with an A/C Approval Form, excluding dead trees. Dead trees only require a phone call to the Architectural Committee Chairperson or Board Member for an inspection, no form is required. Pruning trees and bushes does not require an AC form. Removal and planting of new trees, shrubs and bushes does require an approved AC form. Any violation of this rule will result in a fine (with no warning) of \$60.00 per tree, bush or shrub.
4. Architectural Committee (A/C) Approval Forms can be filled out online at the Official Quiet Place website or obtained from a Board Member. The plans will be discussed at the next AC Committee meeting. If the form is not reviewed by the AC Committee within 30 days, the form is an automatic approval.

MEETINGS

1. Board Meetings are held monthly on a set day of the week. This is subject to change from time to time with a vote of the AQPITWHOA, Inc. Board. They are currently held at 7pm. Check the website or Newsletter for current time and date or contact a Board member.
2. Per the By-Laws, residents can bring their complaints to the appropriate Committee meeting or they can address them through the suggestion box at the gate, or the PO Box, or email a Board member. Formal Complaint Forms are available on-line at the Official Quiet Place website or by contacting a Board Member. Complaints must be signed by a Homeowner to be acted upon by the board.
3. All Homeowners are welcome to attend any meeting, per the By-Laws and are welcome. No renter may attend unless invited by the Board of Directors. Most board meetings are closed, meaning no interruptions until a Q&A period is invited.

LANDLORD/LESSEE REGISTRATION Homeowner who leases/rents out a home must submit a completed and signed (by the Homeowner) Landlord Statement and Lessee Contact Information form. The form must include all residents of the home. As per our Restrictive Covenants, we are a single-family home community, and no transients are allowed nor rooms rented out. An example of a transient is an adult that is not named on the lease agreement renting under 90 consecutive days. **Homeowners may transfer their rights to use the amenities to their tenants/renters. It must be done in writing on the Landlord/lessee Registration form. A homeowner who has transferred their rights to the amenities, no longer can use the amenities until they take the amenity rights away from their lessees/tenants in writing.**

1. A landlord may restrict use of any or all of the amenities to any of the lessees for any reason at any time by either notifying the Board of Directors in writing or by not turning in a Landlord Statement and Lessee Contact Information Form.
2. Every person residing in the home that is not registered as a resident on the Landlord Statement and Lessee Contact Information Form will be restricted access and use to the Recreational Common Areas of the community as a resident of that property. Forms are available on the community website or by contacting a Board Member or on the community website.

THE SWIMMING POOL

1. **There is No Lifeguard on duty. Residents and their guests swim at their own risk. AQPITWHOA, Inc. assumes no responsibility/liability for pool usage.**
2. Pool safety equipment is for emergency use only.
3. Please be courteous to others. No loud music, swearing, making out, etc. Absolutely no balloons in the pool area.
4. No swimming when pool is being chemically treated.
5. No swimming during thunderstorms.
6. Swimmers must wear proper swimming attire at all times.
7. No cutoffs or street clothes allowed in the pool.
8. Children under 13 or unable to swim, must be accompanied by an adult.
9. Everyone must shower before entering pool. Lake water is the biggest cause for algae in the pool. No running, diving or horseplay.
10. AQPITWHOA, Inc. reserves the right to deny use of the pool to anyone at any time.
11. This is not a public pool. Homeowners with more than four guests will be charged \$10.00 per guest for that day. Pool parties must be registered ahead of time with the Recreation or Entertainment Committee Chairperson. There is a cleaning deposit required and the pool will not be closed at any time for a private party (Remember, tenants must be registered with the Board to use amenities.)
12. **NO GLASS** in pool area. There is a \$60.00 fine for infractions of this rule with no warning.
13. Please clean up your mess before leaving. There is a \$60.00 cleaning charge for messes you leave behind
14. No pets inside pool area. Violations of this rule result in an automatic \$60.00 fine with no warning.
15. Babies and Toddlers must wear "Swimmies" (Swim Diapers). There is an automatic \$60.00 fine for this infraction, **no warning!**
16. No using the furniture for diving platforms. There is a \$60.00 fine for this infraction with no warning.
17. **NO THROWING FURNITURE OR OTHER FOREIGN OBJECTS IN THE POOL.** The fine for this infraction is \$150.00 plus any charges for additional damages with no warning.

THE LODGE

1. The Lodge is available for use by residents only. Only the upstairs is available for use. The downstairs is for storage only and must remained locked and strictly off-limits.
2. To schedule usage, the homeowner must fill out the online Lodge Reservation Agreement Form and submit it. The form is on the Quiet Place HOA official website. Then the form is to be signed and placed in the Suggestion Box with the Cleaning Deposit check of \$100.00. The cleaning deposit and reservation form will be required before the lodge is reserved. A checklist may be required before the lodge can be used
3. A resident must be at least 21 years of age to rent the lodge and all activities require adult supervision in the Lodge at all times.
4. No illegal drug or underage alcohol use is permitted at any time.
5. All music and loud noise must be brought inside by 10pm.
6. The resident is responsible for cleanup. Any damage will be the responsibility of the homeowner.

THE TENNIS COURTS

1. Proper tennis attire is required.
2. The Tennis Courts are for tennis only. No soccer, skating, bicycling or any other recreation not tennis related. Damage cause to the nets will be the responsibility of the homeowner of the resident or guest causing the damage.
3. If others are waiting to use the courts, play is restricted to one hour.
4. When the lights are operating, they will turn off at 10 pm.

THE FRONT GATE

1. Every household must have a unique gate code. **Gate codes that are used by more than one resident will be disabled.**
2. Rules regarding the Front Gate and Gate entry are as follows:
 - a.) The Gate is closed 24 hours a day unless there is a power outage, temporary malfunction or a function authorized by the Board of Directors.
 - b.) Gate codes are not to be published in any way (No advertisements, signs, online posts, emails or any other publicly shared written format). Posting a gate code publicly, in any manner, is a breach of security and will result in the immediate disabling of that code and a fine assessed to the Homeowner's dues account as described in our Procedures for Handling Violations section of these rules. Any breach of this rule by a homeowner's tenant will be the responsibility of the homeowner and the homeowner will be subject to all fines. All fines are subject to the arbitration rules set forth in the Arbitration Section of these Rules and Regulations.
 - c.) Anyone tampering with the gate in any way shall be charged for its repair, as well as a fine assessed to the homeowner's dues account, as described in Procedures for Handling Violations.
 - d.) If you see someone trespassing in our community, please call 9-1-1
3. Gate codes may not be given out to non-residents.
4. Gate codes may not be published in any way. There is an automatic \$60.00 fine for each occurrence.
5. Temporary Gate codes may be obtained from the Board if necessary.
6. Your three-digit directory codes should be given to guests and vendors. When your guest presses the three-digit directory code, the gate will ring your phone and you press 9 to let them in. It works the same as scrolling down to your name at the box at the gate. To find your three-digit code, scroll down to your name at the gate control box. The number is next to your name.

THE BOAT DOCK

1. The Boat Dock is for the use and enjoyment of all homeowners and registered Lessees and their guests. A resident may have a maximum of four guests per household and must be with the guests at all times.
2. The Recreation Committee must have a Boat Registration Form signed before using the Boat Dock. Unregistered boats will be charged a \$100.00 per day rental fee without warning. AQPITWHOA, Inc. reserves the right to remove any boat moored at its dock that is not registered with the Community. It is the homeowner's responsibility to register a boat with the Dock Committee.
3. All Boats at the dock must be in operating condition. It is the Homeowners responsibility to move inoperable boats immediately.
4. Only two vehicles from a single household may be parked at the boat dock parking area and the cars parked must be using the lake for boating or fishing at the dock. Extra vehicles need to be parked at your house.
5. Absolutely no boat trailer parking at the dock parking area, except while launching and removing boats from the lake. The charge for parking a boat trailer at the dock is \$100.00 per occurrence without warning.
6. Only boats longer than 16 ft. and under 28 ft. may be moored at the dock. No other boats may be moored at the dock unattended, (including jet skis, john boats, row boats, etc.)
7. No boat toys, fishing equipment, coolers or any personal items may be left unattended at the dock and dock picnic area. These items are subject to removal if left unattended.
8. There is no swimming from the dock. AQPITWHOA, Inc. assumes ABSOLUTELY NO RESPONSIBILITY for infractions of this rule.
9. No fishing lines or fish traps may be attached to the dock.
10. Damage to the dock, ramp or Quiet Place property at the dock and picnic area by a homeowner, family member, tenant and/or their guest will be the responsibility of the homeowner.
11. Rip-Rap rocks at the dock area are the property of AQPITWHOA, Inc. and are for erosion control only. Any unauthorized removal of any rocks at the dock parking area will be subject to fines as well as the cost of replacement.
12. The use of the boat dock for mooring boats is governed by the Dock Lottery Rules, posted below. Refer to the posted Dock Lottery Rules for any questions about boat slip availability. There are no warnings for infractions to the Boat Dock and Dock Lottery rules given before fines are levied, so know your rules.

THE DOCK LOTTERY

1. The designated lottery slips are for persons who are in the dock lottery only. To be included in the dock lottery, the dock registration form must be completed and signed by the homeowner and a copy of your current up to date boat registration must be received by the Recreation Committee.
2. Every participant in the Dock Lottery will be assigned a time period, not to exceed one week, where their boat may be moored at the dock in an assigned slip. **Use of the slip during the assigned week for any length of time, will be considered one week.** The number of time periods a participant is issued is dependent on how many participants are in the lottery for that year and determined by a lottery drawing before the season begins.
3. Please be courteous to others. If you are not using your assigned time period, contact the Dock Committee Chairperson to request a trade or to offer your time up as a 24 Hr. slip.

4. All time period trades, and special requests **MUST BE APPROVED** by the Dock Committee Chairperson. Requests are taken as a first come, first serve basis.
5. No one can have their boat moored at the community dock for more than 2 weeks in succession **FOR ANY REASON. If a participant has received a second week, the participant may not moor their boat at the dock overnight for a single night for a minimum of one week following that two week period.**
6. Unassigned slips will be considered 24 Hr. slips. No boat may occupy any of the 24 Hr. slips for longer than 24 hours. These slips are available on a first come, first serve basis. No participant may use the same 24-hour slip twice in any week.
7. Dock Lottery time periods begin at noon of the start date through noon of the end date. Boats must be removed at noon following the end to your period.
8. Far end of the dock (closest to bridge) is for pickup / drop-off **ONLY** (30-minute time limit, no exceptions). Unattended boats or overnight mooring prohibited at all times in these spaces.
9. An automatic \$100.00 per day fine will be charged with no warning for any violations of Rules #5, #6, #7 and #8.
10. If any participant in the dock lottery does not use their designated space for two consecutive turns without approval of the Dock or Recreation Committee Chairperson, that participant will be removed from the dock lottery and the space will be reassigned to a waiting participant or be made a 24 Hr. space.
11. These rules may be amended at any time by the board. Changes will be posted on the QP Website and the Dock Bulletin Board.

THE BOAT STORAGE

1. AQPITWHOA, Inc. is not obligated to provide any storage area for residents.
2. We are a lake community with a dock. Only boat trailers with boats on them may be parked at the Boat Storage area. The only empty trailers permitted are for boats that are being used in the dock lottery for the time period specified by the Dock Lottery put out by the Dock Committee.
3. At the present time, the parking on the upper level at the lodge and to the right of the lodge is for boats and boat trailers. All boats and boat trailers parked there must be in operating condition.
4. No other trailer or vehicle of any kind may be parked in the Boat Storage Area or any other common property within AQPITWHOA, Inc. and will be towed away at the owner's expense. Storage and towing charges will be applied/ forwarded to the owner and payable to the towing company. Before anything is towed, a warning will be placed on the property to be towed, as well as a notice on the Community Bulletin Board for at least 24 hours before being towed.
5. **Residents** are allowed **ONLY** one boat trailer parking space per household at the Boat Storage Area. A resident having more than one boat trailer at the Boat Storage area will have one of the trailers moved to their property at the homeowner's expense. AQPITWHOA, Inc. assumes no responsibility of the removal of boat trailers illegally or improperly parked on any common properties, including Boat Storage.

PROCEDURES FOR HANDLING VIOLATIONS

(FINES AND EXCESS USAGE FEES FOR ALL INFRACTIONS NOT ALREADY SPECIFIED IN THESE RULES, THE BY-LAWS AND THE COVENANTS AND RESTRICTIONS FOR A QUIET PLACE IN THE WOODS, HOA, INC)

FIRST OFFENSE

1. Courtesy **VERBAL** Warning with time frame for cure.
2. If not cured, follow up letter sent, by mail or email.
3. If cured, no further action required, if not cured, the issue will be referred to the Board of directors which may result in a Notice of Violation.

SECOND OFFENSE

1. Notice of Violation sent by the Board.
2. Homeowner Dues Account charged **\$150.00**

THIRD OFFENSE

1. Notice of Violation sent by the Board.
2. Homeowner dues Account charged **\$250.00**

SUBSEQUENT OFFENSES (After the third violation)

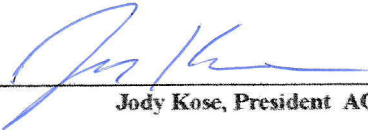
1. Notice of Violation sent by the Board.
2. Homeowner dues Account charged **\$500.00** plus an additional \$100.00 per day until proof of cessation of violation is provided to the Board of Directors.

ARBITRATION

1. All homeowners will be notified of any fines in writing. In that letter, it will define under what Committee's jurisdiction that fine falls. A Homeowner will have 60 days of the date of notification, to arbitrate that fine at that Committee's Monthly Meeting. A Homeowner wanting to arbitrate the fine must contact the committee Chairperson within those 60 days to schedule the Arbitration. At least three Committee Members and/or Board Members must be present to hear the arbitration. A majority vote of the Committee/Board members present is required to overrule, reduce or levy the fine. No arbitration may be made on a fine after 60 days from the date of notification.


Note: Fines and Charges for use only apply to the Rules and Regulations that are being broken. There are no fines or charges if you follow the rules. Any fine can be arbitrated by a homeowner at the next appropriate committee meeting (i.e. an AC violation at an A/C meeting or a dock violation at the Recreation Committee.)

Voted on and approved by a unanimous vote of the board on _____ day of February, 2015.

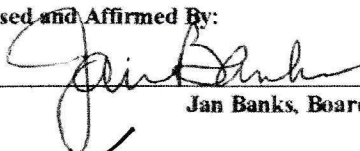
Signed 
Jody Kose, President AQPITWHOA, Inc.





Signed, Sealed and Delivered in the Presence of:


NOTARY PUBLIC, HALL COUNTY GEORGIA
MY COMMISSION EXPIRES SEPT 29 2023
My Commission expires _____

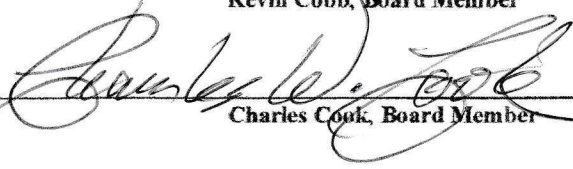
Witnessed and Affirmed By:


Jan Banks, Board Member


Harold Parker, Board Member


Kevin Cobb, Board Member


Travis Rylee, Board Member


Charles Cook, Board Member