

Surfside Club Estates Property Owners Association, Inc.
P.O. Box 907902
Gainesville, GA 30501

Phone: 770-287-9247
Email: info@surfsideclubestates.com
Website: www.surfsideclubestates.com

Road and Water Policies

Road Policy

Ownership of The Roads

Surfside Property Owners Association, Inc. was given title to all roads contained in Surfside Club Estates Subdivision by a consent judgment filed in the Georgia, Hall County Clerk of Superior Court's office on January 12, 1979 at 1:00 P.M. and recorded in Book 679, pages 497-499 January 15, 1979.

Funding

Maintenance of all roads, right of ways, streetlights, boat ramp, and street signs are funded by General Fund Membership Fees. They will be billed 1/15 and are due 2/15 of each year. There will be an Impact Fee required before building, or at the time of obtaining your water connection. This will be used to repair any damage done to the roads during construction and for general road maintenance as well as improvements and maintenance to the water system.

Road Committee

The Board of Directors shall appoint a Road Committee after each Annual Meeting of not less than three Board of Directors members to perform the following functions:

1. Review road conditions, signs, streetlights, right of ways, road obstructions, and report monthly to the board.
2. Submit annual road repair estimates and budget to the Board of Directors for approval.
3. Submit in writing any Contract Agreements for mowing and other work for Board of Directors' approval.

Emergency Fund

Surfside Property Owners Association, Inc. will retain a \$ 3000.00 road emergency fund in the General Fund Account. (An emergency being defined as an impassable road condition that results in an imminent danger to life or limb). In such an emergency, repairs can be authorized by two board members with a limit of \$1000.00 per occurrence. The funds are to be replenished by authorization of the Board.

Restrictions

All homes must be site-built homes and measure up to R1 Zoning. Driveways to all new houses must be paved from street to house with either cement or asphalt. Culverts must be installed for drainage. Right of way must be left smooth enough for mowing and allow for proper drainage. Surfside roads cannot be used to transport manufactured homes, mobile homes or previously existing homes.

Boat Ramp

Surfside Boat Ramp is for the exclusive use of members of the association in good standing. The gate will be kept locked at all times. Each property owner will be issued one access card. The cost of a replacement card is \$25.00.

Boat Ramp Rules and Regulations

1. Surfside Boat Ramp is to be used solely for the loading and unloading of boats. No swimming, sunbathing, fishing or loitering is permitted on or in the Boat Ramp area. No boats or boat trailers may be left unattended in the Boat Ramp area.
2. Surfside does not own a dock or any area designated for recreational activities such as fishing or swimming. Any area other than the Boat Ramp and drive loop to the boat ramp is U.S. Corp of Engineers' property or privately owned property.
3. Parking is not allowed on any Surfside road or right of way. This includes the Boat Ramp area and Clubhouse Drive. Illegal parking in the Boat Ramp or gate area on Clubhouse Drive will result in strict and immediate enforcement of Surfside Parking Policy.

4. The Boat Ramp area must be kept clean. Glass containers are not allowed in the Boat Ramp area. Trash containers are provided for general recreational litter only. Please keep our Boat Ramp area clean and encourage others to do the same.
5. Surfside members violating Surfside Road and Water Policy shall be subject to cancellation of Boat Ramp Access and Privileges.

Parking Policy

In order to allow passage of emergency vehicles, mowing of right of ways and emergency access to water lines, the following parking regulations have been adopted by the Board of Directors. **There will be no parking of vehicles, trailers, boats, etc. on any Surfside road or right of ways. Violators will be subject to towing at their own expense. Realtor signs, or sale signs or any other personal property placed on the right of ways will be removed. There will be no riding of off-road vehicles on the right of way.**

Responsibilities of Lot Owner During Construction

1. Provide facility on property for collecting trash.
2. Assume responsibility of assuring that trash is collected daily, on property and surrounding right of way and street area.
3. Provide portable toilet on property (not permitted on right of way) for use by construction workers.
4. Assume responsibility for any damage done to streets or right of ways by vehicles coming and going from construction site, such as concrete trucks spilling concrete, cleaning trucks, etc.
5. Make sure traffic is not obstructed by construction equipment or by workers cars, trucks parked at construction site.

Water Policy

Ownership of the Water System

Surfside Property Owners Association, Inc., was given all right, title and interest in and to the water system in Surfside Club Estates by a consent judgment filed in the Georgia, Hall County Clerk of Superior Court's Office on January 12, 1979 at 1:00 PM and recorded in Book 679 pages 497-499 on January 15, 1979.

Regulation of Surfside Water System Operations

Surfside Water System is a Public Community Water System operating in compliance with the provisions of the Georgia Safe Drinking Water Act of 1977, OCGA 12-5-170 et. Seq., and the Rules, Chapter 391-3-5, adopted pursuant to the Act. Surfside Water System operates under Permit No. CG1390016 issued by The Georgia Department of Natural Resources Environmental Protection Division.

The Georgia Department of Natural Resources Environmental Protection Division (GADNR-EPD), 4244 International Parkway, Suite 114, Atlanta, GA 30354, regulates the water system in Surfside Club Estates. Daily chlorine tests, monthly bacteria tests, quarterly radiation tests, periodic inorganic chemical tests, and yearly volatile organic chemical tests are required. Information regarding test results and reports may be requested from Surfside Secretary-Treasurer.

Water Committee

The Board of Directors shall appoint a Water Committee after each Annual Meeting of not less than three Board of Directors members to perform the following functions:

1. Manage Surfside Water System in accordance with GADNR-EPD Rules for Safe Drinking Water.
2. Review and submit, for Board approval, proposals for Capital Investment and system operations improvements.
3. Review annual budget for water system revenues and expenses including fees, rates, and Contractor agreements.

Water Service Connection and Meter Installation

Receipt of an allocated service connection constitutes membership in Surfside Water System. Property owner accepts full responsibility for payment of all applicable Surfside Water System fees and observance of all Surfside Water System policies.

Requests for allocation and installation of a new service connection must be submitted in writing to Surfside Property Owners Association Secretary-Treasurer not less than 30 days prior to intended connection date. Each approved service connection is defined as one metering valve no larger than ¾ inch, supplying a single residence specified by Surfside section and lot number. Property owner may submit written request for special scheduling and/or location of meter installation. All meter installations, including special installation requests, must be approved and signed off by Surfside Water Operator not less than 30 days prior

to intended connection date. Deferment of installation does not relieve or suspend property owner responsibility for payment of applicable fees and membership responsibilities.

All installation, maintenance or repair work related to Surfside Water System must be performed by authorized representative(s) of Surfside Property Owners Association, Inc. All lines and valves up to and including meter and valve box is property of Surfside Property Owners Association, Inc. From meter box to house, all lines are the responsibility of the property owner.

Any residence (allocated service connection) abandoned or inactive for 90/120 days with outstanding SPOA Fees will result in removal of water meter service connection. The service connection will revert to new meter status, requiring payment for reinstalling meter and all applicable fees for reconnection to Surfside water system. Minimum applicable fees will include \$75.00 reconnect fee and \$250.00 meter installation fee.

Funding, Fees, & Billing Procedures

All water fees are determined by operating costs of Surfside Water System. Impact Fees and New Service Connection fees fund expenditures for Capital Improvements to Surfside Water System. Annual water fees and water consumption fees fund annual operating expenses for Surfside Water System. Water fees include, but are not limited to impact, annual water, normal consumption, excessive water consumption, late payment, reconnect fees, special assessments and water restriction penalties. All fees must be paid in full; no partial payments will be accepted. All fees are subject to change as determined by Surfside Property Owners Association Board of Directors.

Impact Fee: Funds capital improvements to Surfside Water and Road Systems, including repairs to roads and extensions of water system resulting from new home construction.

Annual Water Fee: Funds annual water system operation and water distribution expenses for allocated service connections. Basic allowance for consumption up to 5,000 gallons per month, pro-rated from date of application for service.

Regular Consumption Fee: Charge for water use above basic minimum of 5,000 gallons per month up to 12,000 gallons. \$7.00 per 1,000-gallon segment up to 12,000 gallons per month.

Excess Consumption Fee: \$25.00 per each 1,000-gallon segment used over 12,000 gallons per month.

Late Payment Fee: \$25.00 per invoice for unpaid or late payment of Surfside Water System invoice(s).

Reconnect Fee: \$75.00 for suspension and reconnection of water service.

Outdoor Water Use Fines: All fines and/or penalties for violation(s) of water use restrictions issued by GNDR-EPD will conform to those posted by the City of Gainesville (Hall County) Water Department.

Tampering or Vandalism Fine - \$500.00 fine charged for unauthorized tampering or destructive vandalism to any component of Surfside Water System. An additional charge of \$1.00 per gallon (actual or best estimate) of water used via unauthorized or vandalized service connection.

Billing Information:

Zero – 5,000 gallons: Included in Annual fee - no additional charge.

5,000 – 6,000 gallons: \$7.00

6,000 – 7,000 gallons: \$14.00

7,000 – 8,000 gallons: \$21.00

8,000 – 9,000 gallons: \$28.00

9,000 – 10,000 gallons: \$35.00

10,000 – 11,000 gallons: \$42.00

11,000 – 12,000 gallons: \$49.00

Excess consumption over 12,000 gallons per month: \$25.00 per 1,000 gallons for each 1,000 gallon segment over 12,000 gallons, does not include \$49.00 for normal consumption up to 12,000 gallons which is billed at next quarterly billing.

Annual fees are invoiced in January with due date of February 15th. Surfside invoices are issued quarterly to reduce costs to all Surfside Water System users. Quarterly normal consumption invoices are issued January, April, July, and October with due dates the 15th of the following month respectively. Excess consumption invoices are issued by the 10th of the month immediately following excess consumption.

All payments must be mailed to Surfside Property Owners Association, Inc., Post Office Box. Checks for Surfside fees returned unpaid for any reason will require an additional \$35.00 bad check fee and subsequent payments must be made by Cashier's check or Money Order. Surfside Board of Directors will accept no cash or hand delivered payments without prior approval.

There is no grace period, payments are due on or before due date shown on invoice. Failure to pay any invoice(s) will result in discontinuation of water service.

Property owner must submit full payment of all outstanding Surfside Property Owners Association fees, including all annual Road and Water System fees, normal and excess water consumption fees, late payment, bad check and disconnect fees or penalties due Surfside Property Owners Association, Inc.

For new water service applications, the annual water fee shall be due and payable, on a pro-rated basis, as of the date that the water service allocation letter is issued. All new members of Surfside or existing property owners requesting new water service will receive a copy of Road and Water Policy. Water service allocation letter and service connection will not be submitted until signed Road & Water Policy receipt has been received by Surfside Property Owners Association.

Excessive water consumption resulting from water line damage or damage to Surfside Water System through no fault or negligence of the property owner may be adjusted once upon appearance of the property owner before the Board of Directors, at a regularly scheduled meeting, to show justification for adjustment. Immediate action must be taken to correct an excessive consumption problem. Surfside Water Operator must confirm origin of leak and approve repairs made to correct problem.

Surfside makes every effort to communicate and work with property owners and water system members in good standing regarding payment of outstanding fees. If total payment of outstanding fees, including any late payment fee(s) is not received by final due date, water service will be suspended without further notice. Arrangements for payment of outstanding Surfside invoices or suspended water service are the responsibility of the Property Owner and may be coordinated through Surfside Secretary-Treasurer at (770) 287-9247.

To remain a member in good standing, all current Surfside invoices must be paid and Property Owner must comply with Surfside Road and Water Policy.

Prohibited Action(s):

Tampering, damage or removal of any lock attached by the Association to a water meter or any other tampering or damage to the Association's water system will be considered and treated as a criminal trespass of private property as provided by law. The Association will pursue prosecution of any such trespass under criminal procedures as provided by law. Additionally, the Association will assess any member found to have committed such trespass, directly or indirectly through any third party, an additional charge of \$500.00 plus \$1.00 per gallon of water used following a lock down or turn-off by the Association of any water meter. Such charges shall be paid by the member as a condition to qualifying for water service in addition to all other charges due and unpaid.

Excessive or wasteful consumption of water such as filling swimming pools, ponds or any other non-essential purpose is strictly prohibited.

Responsibilities of Property Owner

Property owner must follow all outdoor water use restrictions issued by GADNR-EPD.

Property owner shall not transfer responsibility for payment of surfside Water and Road fees. Property owner is responsible for executing all property rental or lease agreements with individuals or property management organizations.

Property owner shall notify Surfside Water Operator (770) 531-0402 regarding any water problems such as broken lines, valves, standing water or any other conditions that may result in excessive water loss.

Property owner shall notify Surfside Secretary-Treasurer at (770) 287-9247 regarding any changes in mailing address or property ownership.

Surfside Property Owners Association Water System is not liable for any problems due to mineral content, equipment malfunction, water pressure beyond service connection, lines and equipment installed on or within private property defined as output connection at individual water meter. It is advised that all Surfside water users employ water softening and filtering devices.

Surfside Water advises property owners building on lots with elevation at or above 1238' mean sea level that installation of personal "boost" pumps may be required to provide water pressures above 20 psi.

Surfside Water System members understand that Surfside Water System is permitted to operate under GADNR-EPD rules and regulations. All members must conform to Surfside Water Policy and follow all water use restrictions issued by GADNR-EPD.

Property owners may contact Surfside Property Owners Association at (770) 287-9247 for non-emergency water questions or problems. Property owners may also submit written requests or questions to:

Surfside Property Owners Association, Inc.
Post Office Box 907902
Gainesville, GA 30501

Surfside Property Owners Association reserves the right to withhold water service pending full compliance by Property Owner with Surfside Road & Water Policy obligations. In the event legal action is initiated either by S.P.O.A., the Property Owner, or a representative of the Property Owner, Surfside will suspend water service until final resolution of legal action.

As a Property Owner, this is your subdivision, and you have equal responsibility to support the policies of this subdivision. After reading this policy, please sign below to assure that you fully understand, accept and support this policy. Complete current address and contact information and return to Surfside Property Owners Association, Inc. List any questions at bottom. Information form must be returned to Surfside Property Owners Association to receive water service allocation letter.

Adopted 11/16/92

Revised 09/13/16 and replaces all previously dated policies

I hereby acknowledge receipt and acknowledgment of the Surfside Road and Water Policy. I will call the office at 770-287-9247 if I have any questions.

Name (please print) _____

Mailing Address _____

Email address: _____

Telephone (____) _____ Cell (____) _____

Section _____ Lot # _____

Signature _____ Date _____

Please complete and return to:

Surfside Property Owners Association
P. O. Box 907902
Gainesville, GA 30501