



NEW RESIDENT INFORMATION AND WELCOME PACKET

GHPOA

Please call 352-812-7238 to discuss questions prior to move in.

GOLDEN HILLS PROPERTY OWNERS ASSOCIATION
PMB 229
2775 NW 49TH AVE #205
OCALA, FL 34482-4088

GHPOA BOARD

Dear Resident,

Welcome to your new home and thank you for choosing Golden Hills. We strive to ensure our community is safe and enjoyable for all of our residents. We pride ourselves in keeping a property that is well maintained and neat in appearance. We would like to personally welcome you to the neighborhood and wish you the very best.

Amanda Daugherty, the Secretary of GHPOA, will be your first point of contact regarding community related issues. You can contact her by calling (352)812-7238 or by email at Amanda@ocalabrokers.com.

The items covered in this packet are general summaries only. For full copies of Rules and Regulations, By-laws, Restrictive Covenants, Clarifications and Amendments you can find a complete copy of GHPOA Documents on our community website at www.ghpoa.org in our Resident Portal under Association Documents. You simply need to create an account. We ask that you do this sooner rather than later as you will use this account to pay your monthly dues online, have access to the GHPOA calendar of events, and so much more!

Again, thank you, and welcome to Golden Hills!

Warmest Regards,

Golden Hills Property Owners Association Board of Directors



DISCLOSURE SUMMARY
FOR
GOLDEN HILLS

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF THE GHPOA.
2. THERE ARE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY. YOU HAVE SIGNED THE DOCUMENTATION STATING YOU HAVE REVIEWED AND WILL COMPLY WITH THE GHPOA RULES AND REGULATIONS.
3. YOU WILL BE OBLIGATED TO PAY YEARLY OR SPECIAL ASSESSMENTS TO THE GHPOA (CURRENTLY \$200 PER YEAR) WHICH ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
4. YOUR FAILURE TO PAY THESE ASSESSMENTS COULD RESULT IN FINES AND/OR A LIEN ON YOUR PROPERTY.
5. THE RESTRICTIVE COVENANTS CANNOT BE AMENDED WITHOUT THE MAJORITY APPROVAL OF GOLDEN HILLS PROPERTY ASSOCIATION MEMBERSHIP.
6. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE AND, AS A PROSPECTIVE PURCHASER OR RENTER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS.

Note: There are standards for the maintenance and appearance of your property, requirements for the approval of changes to its appearance and restrictions on certain types of vehicles and other matters.

Community Provider Contact Information

Common Cable/Internet Providers

Spectrum

Located in: Market Street At Heath Brook
Address: 4414 SW College Rd suite 940, Ocala, FL 34474
Phone: (888) 406-7063

<https://www.spectrum.com>

Cox

Address: 2410 SW 27th Ave, Ocala, FL 34471
Phone: (352) 433-2838

<https://cox.com>

or for a more stable service

<https://www.quantumfiber.com/>

Electric

Ocala Electric Utility

Address: 201 SE 3rd St, Ocala, FL 34471

Phone: (352) 629-2489

<https://www.ocalafl.gov/government/electric-utility>

Water

Sunshine Water | My Utility

Address: 190 NE 68th Ct, Ocala, FL 34470

Phone: (352) 351-0767

<https://www.myutility.us/sunshinewater>

Garbage Collection

Florida Express

Waste and Recycling

Address: 460 NW 52nd Ave, Ocala, FL 34482

Phone: (352) 369-5411

<https://www.floridaexpress.us/>

Marion County Sheriff's Office Emergency 911

Non-Emergency

(352) 438-5920

Parking

We ask that residents of GHPOA adhere to the parking policy. This ensures that the community retains a pleasing aesthetic appearance and ensures safety for residents of Golden Hills. Please **do not** park on the road, park on the grass, block a mailbox, or block a fire hydrant. Residents may park parallel on the apron of their driveway, as long as they are not parking on the grass. Commercial vehicles are not allowed to be parked in the community overnight, or out of normal business hours, except for emergency repairs or work being done within a home. Vehicles over ½ ton are not allowed to be parked at a residence home overnight.

Please refer to Association Documents for additional details.

GHPOA Detail/Community Safety

Please note that the Board of Directors has retained the services of the Marion County Sheriff's Department to conduct patrols throughout the Golden Hills on a staggered weekly schedule. We strive to ensure our community is safe and enjoyable for all of our residents. Please make a complete stop at all **stop signs** and follow the posted **speed limit** signs. The posted speed limit for Golden Hills is 25 miles per hour. Please use precaution while driving throughout the neighborhood. Please watch for children at play and pedestrians. Please exercise caution around bends and road curves. Please obey these traffic signs and rules of the road as the officers have been instructed to **issue citations** to those who do not comply.

Pet Policy

There are no weight or breed restrictions. Dogs must always be on a leash when being walked or when off your homesite. Owners are responsible for cleaning up after their dogs and pets are prohibited from relieving themselves on other owner's homesites, **This will not be tolerated.** Please help keep this community clean.

No animals shall be kept or maintained on any lot except conventional household pets, and then only in such number as not to constitute a hazard, nuisance, or annoyance to other property owners of adjoining lots. All animals permitted to be maintained on any lot shall be kept and contained on and within the owner's property in the principal residence or a fully enclosed sound proof structure which has been approved by the committee and shall be permitted in street rights of way or common areas only when under restraint and in the company of the owner, a member of the owner's family, or servant. No kennel run, aviary or similar open structure for the housing of animals shall be permitted.

Please refer to Association Documents for additional details.

Board of Directors Meetings Fining Committee

The GHPOA Board of Directors has appointed a Fining Committee. This is a group of residents who serve on a voluntary committee, with a purpose to approve or deny a fine levied against a home for, but not limited to, failure to comply with the Community Architectural Standards, Maintenance Obligations, and Use Restrictions. When a deficiency is found on a property, a courtesy notice is mailed to the home informing the resident of the deficiency. If the item is not corrected within **30 days**, the home will be recommended for fining by the Board of Directors. The violations will then be presented to the Fining Committee for a final hearing. If the 30 day time period is insufficient, or if there are extenuating circumstances, residents are asked to contact management **in writing** either by email or USPS. Please **do not** ignore the courtesy notice.

Exterior Modifications to Home/DCC Committee

The GHPOA Board of Directors has appointed a committee to oversee the modifications of homes within the community. The Design Control Committee (DCC) is a volunteer committee entrusted with the responsibility to maintain the aesthetics of the community. If you wish to modify the exterior of your home, a DCC application must be obtained, completed, and turned into the property management office no later than the **Friday at noon** before a scheduled meeting. Applications are available at www.ghpoa.org in our Resident Portal under Association Documents. DCC applications are required for but not limited to: privacy walls, pools, driveway and apron modifications, fences, hedges, swing-set, play structures, screen enclosures, exterior painting, hurricane shutters, rain gutters, landscaping, other exterior modification/additions, etc. Please note that the more information you can provide on your project, the easier it will be for the committee members to determine whether an approval or denial is issued. Failure to get approval **prior** to commencement of work will result in a fine and/or possible undoing and redoing of a project.

Please refer to Association Documents for additional details.

Maintenance Dues

GHPOA yearly maintenance dues, sometimes referred to as the yearly assessment, are due on the **1st** of April, and are considered **delinquent after the 5th**. If payment is received **after the 15th** of the month a **late fee of \$25 will be assessed**. Dues are \$200.00 per year.

Many items within this packet are general summaries of some of the rules and regulations of the Community. Please refer to the Association Documents for additional information.