

STATE OF ALABAMA
COUNTY OF BALDWIN

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
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ADDITION OF RULES OF
HUNTER'S CHASE PROPERTY OWNERS ASSOCIATION (HCPOA)

The name of the Association is Hunter's Chase Property Owners Association, Inc., hereinafter referred to as the "Association" or POA. The Mailing Address for the Association is Post Office Box 35, Magnolia Springs, Alabama 36555.

This Addendum is to enter a document (1) Rules for Hunter's Chase Property Owners Association (HCPOA)

This document was voted on and passed by Majority votes on October 16th, 2019, and minor changes voted on and passed on December 5th, 2021

Dated this 26th day of April, 2022.

Witness: Mary Ann Barca

Print: MARY ANN BARCA Title: BOARD MEMBER

ASSOCIATION:

Hunter's Chase Property Owners Association, INC, an Alabama non-profit Corporation.

Signature: Larry W Johnson

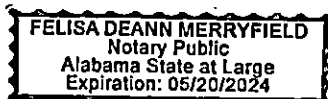
Print: LARRY W. JOHNSON Title: CHAIRMAN

State of: Alabama
County of: Baldwin

Signed before me this 26 day of April, 2022

NOTARY PUBLIC: Felisa Deann Merryfield

MARY ANN BARCA
12761 Hunters Chase
Foley AL
THIS INSTRUMENT
PREPARED BY



RULES FOR HUNTER'S CHASE PROPERTY OWNERS ASSOCIATION - (HCPOA)

Promulgated under Article 7-14 of the Covenants & Restrictions

The rules below are in addition to the covenants filed at the
Baldwin County Probate Office

The rules below have been approved by a majority vote of the Hunter's Chase Property Owners Association at the October 16th, 2019 Annual Meeting, and changes approved at the Annual Meeting on December 5th, 2021. While we have established these rules, it is the hope of the administration that members will want to voluntarily comply in the interest of the neighborhood. While the Board of directors holds the authority to enforce the rules through fines and property liens, we will work to resolve problems without the need to resort to punitive measures.

1. Invoices for Annual and/or Special Assessments will be mailed, emailed, or hand delivered. Annual Assessments are due semi-annually on January 1st and July 1st. Payments should be made payable to and sent to HCPOA PO. Box 35, Magnolia Springs. Alabama 36555.
2. Fireworks shall not be ignited or discharged within Hunter's Chase Subdivision
3. All Lot owners shall maintain their grass properly mowed, edged and free of trash, dead trees, plants and debris at all times (Including all easements on the property such as drainage system, and the grass along the sidewalk and street curb in front of each lot shall be maintained by the lot owner). Grass clippings, leaves, and yard debris shall be removed from the sidewalks and street in an effort to prevent unnecessary maintenance of our drainage system. The cost of maintenance and/or repairs beyond lawn and garden maintenance are the responsibility of the HCPOA.
4. A Decorating / flower committee, comprised of owners, will be responsible for planning for seasonal blooming flowers in the area in front of our entrance sign, entry islands and back entrance sign as well as holiday decorations and/or specified days of recognition such as Christmas and 4th of July. HCPOA will provide a reasonable budget on an annual basis for the committee. Labor will be by contracted workers.
5. Owners, and guests of owners, who volunteer their time and/or service to Hunters Chase projects cannot hold HCPOA or its members, liable or responsible for accidents that may result from such volunteering.
6. Overnight parking on the street in Hunter's Chase is prohibited. Parking on the street should be avoided whenever possible.
7. ACCORDING TO ARTICLE 5.25 OF THE COVENANTS AND RESTRICTIONS OF HCPOA. All pets must be contained within a securely fenced yard and not allowed to run loose. All pets not so contained must be on a leash when not contained on the owners' lot and owners are responsible for cleaning up of all pet waste. Please respect your neighbors' property. Noise from a pet is to be controlled to a reasonable level.
8. Officers and board members of HCPOA serve as volunteers and will NOT be compensated to serve.
9. Communications concerning covenants, restrictions, affirmative obligations, complaints and conditions of Hunter's Chase Subdivision must be made IN WRITING. Documents must be mailed.

MAIL TO: Hunter's Chase Property Owners Association, Board of Directors at P. O. Box 35, Magnolia Springs, Alabama 36555.

10. The Board of Directors will be comprised of three (3) property owners who are elected by the Members of HCPOA during the annual meeting of HCPOA. Board members may be elected for a term of one or two year as needed to replace outgoing members and to maintain continuity and familiarity with the business affairs of HCPOA. The three (3) Board Members will appoint one Board Member to act as Chairman of the Board. In the event a Board Member is unable to complete his/her term, the remaining Board Members can solicit another property owner to fill that position. Board Members shall not be paid and shall serve that capacity on a voluntary basis.

The board of directors will appoint officers to manage the affairs of the association including a President, Vice President, Secretary, and Treasure. THE OFFICERS CAN BE A BOARD MEMBER IF VOLUNTEERS ARE NOT AVAILABLE. Board members who also serve as an officer will only have one vote relating to issues brought before the board or officers.

11. All efforts should be made to field a Board of directors and officers that include members that have been a part of the association for an extended period of time. This will ensure decisions are made that include knowledge of the history of the association.
12. Covenant 5.24 regarding the display of signage on lots within Hunter's Chase sub-division is amended to include restrictions regarding the display of contractor signs following the completion of the project that the sign related to. The signage must be removed one week following the completion of the project.
13. Covenant 5.21 regarding the requirement to have prior approval to cut down trees on members properties, it has been decided that this covenant will no longer be enforced.

List of authorized Fines as approved by the Membership:

Late payment of dues fees will be assessed if payment is received or post marked after January 15th or July 15th in the amount off \$10.00 per month or partial month of delinquency until paid. Dues not paid in 60 days from due date will result in a lien and be subject to increase for penalties, interest, attorney fees and all other collection costs.

Other Rules Violations will be handled by working with the offending party to gain voluntary compliance. If voluntary compliance is not possible, the following fines may be used to gain compliance.

Lots not meeting the maintenance guidelines will receive a formal notice. Should the deficiencies not be corrected, the lot owner may be subject to a fine \$25.00 per day or occurrence until the problem is corrected.

All other violations may be subject to a fine of \$25.00 per day or occurrence until the problem is corrected.