

The
Villages
AT
GODLEY STATION



WELCOME
PACKET

ENCLOSURES:

HOA WELCOME LETTER
HOA OFFICER ROSTER
USEFUL PHONE NUMBERS
RECYCLING
LOCAL SCHOOLS AND CHILD CARE
CLUBHOUSE RENTAL AGREEMENTS (2)
KEYCARD AGREEMENT - WAIVER
AMENITY AND POOL RULES
COVENANTS SHORT CHECKLIST
ARCHITECTURAL REVIEW COMMITTEE APPLICATION
APPROVED SHED REGULATIONS
FENCE REGULATIONS
PET AND WILDLIFE INFORMATION
MAP WITH DOG STATIONS AND FISHING LOCATIONS

Welcome Home!

The Home Owners Association (HOA) would like to welcome you to The Villages at Godley Station. This family-oriented community is comprised of the Arbor and Copper Villages with more than 800 homes or families within the community. Amenities include a 5,000 square-foot clubhouse complete with a meeting/conference room, fitness center, full-service kitchen, and an outdoor patio for cook-outs and social events. Also included on the grounds surrounding the clubhouse are a children's playground, basketball courts, tennis courts, dog-park, and a junior Olympic pool with a children's play area. Our amenities are designed for easy access for our members with the use of a key-card; thereby, providing a level of security for families and prohibiting entry from individuals outside of membership. The community also has a lagoons stocked for fishing, pet friendly areas for casual walks, and several hiking, biking, or jogging trails to encourage healthy lifestyles,

The Villages have become the heart and envy of many potential home-buyers within Chatham County due to its proximity to major shopping areas, restaurants, churches, banks, schools, and places of work. Strategically located near I-95 and I-16, you are literally within about 15 minutes from anywhere you want to be in Savannah or Hilton Head, S.C. Additionally, the newly constructed Outlet mall and many restaurants are almost within walking distance from your front door. The outlet mall sits on 228 acres and boasts a 400,000 square foot shopping area with 85 brand-named stores to create the ultimate shopping experience. Of course, if you want to relax and catch some fun-in-the-sun, you are just minutes away from Tybee Beach, Hilton Head Island, Jekyll Island, or many of the historic monuments within the area due to the immediate access of the interstate highways.

Our rich southern hospitality, quality of living, and community standards have attracted and upheld home values through the course of time. It's our desire at the HOA to continue this effort and sustain home values for your families with the use of enforced covenants and policies to maintain uniform and aesthetically pleasing homes and amenities. The HOA also desires to foster a strong sense of community, pride, and camaraderie among our neighbors while repelling unruly behavior and nuisances that could negatively impact your home, family, or loved ones. We ask you to join us in our effort and seek ways to participate with the HOA board. The HOA covenants, rules, and agreement documents have been included in this packet for your review. We look forward to meeting you and working together for the common good of our families and precious loved ones. Please let us know how we can assist. Once again, welcome home!

Additional information can be found on our website: <https://www.godleyhoa.com/> or on our Facebook page: <https://www.facebook.com/godleyhoa>. You can also reach our property manager, [REDACTED] [REDACTED] email propertymanager@godleyhoa.com during normal business hours (Mon-Fri, 9am-5pm)

Sincerely,

HOA Board

2019 HOA BOARD OF DIRECTORS

President

- Shane Turner

Treasurer

- Simón Colmenares

Recording Secretary

- Bill Pilczuk

Bylaws & Covenants

- Alison Mahoney

Member at Large

- Kat Scandura

Member at Large

- Beverly Holbrook

UTILITY COMPANIES & USEFUL PHONE NUMBERS



City of Pooler provides water services and
also waste management

(912) 748-7261

www.pooler-ga.us



Georgia Power is the only electrical provider
within the city.

(888) 660-5890

www.georgiapower.com

Georgiapower.com/community/outages-and-stormcenter/power-outage-overview/street-light-outage.html



Georgia Natural Gas

Georgia Natural Gas is a natural gas service
provider.

(877) 850-6200

www.onlygng.com



Comcast provides broadband and television
services.

(912) 354-7531

www.comcast.com



AT&T provides broadband, telephone, and
television services.

(800) 288-2020

www.att.com



Hargray provides broadband
and telephone services.

(877) 427-4729

www.hargray.net

City Hall	100 SW Highway 80 Pooler, Georgia 31322 (912) 748-7261
Police Department	307 US Highway 80 SE Pooler, Georgia 31322 (912) 652.6500
Fire Station 1	105 S. Rogers Street Pooler, Georgia 31322 (912) 748-7012
Fire Station 2	912 Pooler Parkway Pooler, Georgia 31322
Fire Station 3	105 Barrow Drive Pooler, Georgia 31322
Fire Station 4	1750 Quacco Road Pooler, Georgia 31322
Inspection Department	100 SW Highway 80 Pooler, Georgia 31322 (912) 748-6652
Pooler Park 1	900 S. Rogers Street Pooler, Georgia 31322 (912) 748-5776
Pooler Park 2	200 Preston Stokes Drive Pooler, Georgia 31322 (912) 748-5776
Senior Citizens Center	955 Plantation Drive Pooler, Georgia 31322 (912) 748-0912
Public Works	1095 S. Rogers Street, Pooler, Georgia 31322 (912) 748-4800
Waste removal	Waste Management, 3001 Little Neck Rd. (866) 909-4458
Landfill	Sharon Park Landfill, Kelly Hill Rd (off US Hwy 80, 05 miles west of Chatham Parkway), in Garden City

A QUICK GUIDE TO **RECYCLABLE** MATERIALS



- ✓ Plastics #1 and #2
- ✓ Paper
- ✓ Aluminum Cans
(beverage, etc.)
- ✓ Metal Cans
- ✓ Cardboard
- ✓ Clean Pizza Boxes
- ✓ Aseptic Packaging



Office paper,
newspaper, mail,
and shipping
boxes.
**No used food
containers.**



Plastic water
and soda
bottles.



Aluminum
beverage cans.
No foils.



- ✗ **GLASS**
(bottles, windows, mirrors)
- ✗ Plastics #3,4,5,6,7
- ✗ Aerosol Cans
- ✗ Aluminum Foil
- ✗ Food Waste
- ✗ Food-tainted Items
(used paper plates, paper towels,
paper napkins, food boxes)
- ✗ Ceramics and Kitchenware
- ✗ Plastic Wrap
- ✗ Packing Peanuts and Bubble Wrap
- ✗ Wax Boxes
- ✗ Styrofoam
- ✗ Hazardous Chemicals and Containers
- ✗ Plastic Toys or Sporting Goods
- ✗ Wood
- ✗ Yard Clippings

SCHOOLS

Pooler Elementary	308 Holly Avenue, Pooler, GA 31322,	912-748-3600	http://internet.savannah.chatham.k12.ga.us/schools/pooler/default.aspx
	Cafeteria	912-748-3628	
	Counselor	912-748-3641	
	Fax	912-748-3636	
	Nurse	912-748-3640	
West Chatham Elementary School	820 Pine Barren Road, Pooler, GA 31322	912-748-3600	http://internet.savannah.chatham.k12.ga.us/schools/wces/default.aspx
	Principal	912-748-3601	
	Cafeteria	912-748-3612	
	Counselor	912-748-3606	
	Fax	912-748-3615	
	Nurse	912-748-3608	
West Chatham Middle School	800 Pine Barren Road, Pooler, GA 31322	912-748-3650	http://internet.savannah.chatham.k12.ga.us/schools/wcms/default.aspx
	Cafeteria	912-748-3665	
	Counselor	912-748-3659	
	Fax	912-748-3669	
	Nurse	912-748-3666	
New Hampstead High School	2451 Little Neck Rd. Savannah, GA 31302	912-395-6789	
Laidlaw Transportation	2025 Louisville Road Savannah, Georgia 31415	912-447-5933	
	Al Soloman - Field Supervisor		
	Linda Portune – Dispatcher		
GA Southern University, Armstrong Campus	11935 Abercorn Street Savannah, GA 31419	912-927-5277	armstrong.edu
Savannah State University (SSU)	3219 College Street Savannah, GA 31404	912-356-2186	savstate.edu
The Department of Continuing Education	AASU - 912-927-5322	SSU - 912-356-2243	
Georgia Southern University	Post Office Box 8024 Statesboro 30460	912-681-5611	georgiasouthern.edu

Coastal Georgia Center	305 Martin Luther King Jr. Blvd Savannah, GA 31401	912-651-2844	academics.georgiasouthern.edu
Savannah College of Art and Design (SCAD)	342 Bull Street Savannah, GA 31401	912-525-5100	scad.edu
Savannah Technical Institute	5717 White Bluff Road Savannah, GA 31405	912-351-4500	savannahtech.edu
South University	Main Campus 790 Mall Boulevard Savannah, GA 31406	912-691-6000	southuniversity.edu
Brewton-Parker College	6555 Abercorn Street Savannah, GA 31405	912-692-0980	bpc.edu
Embry Riddle Aeronautical University	135 Canal St, Pooler, GA 31322	(912) 450-0073	erau.edu
<u>Child Care Centers</u>			
Nikao Kids University	112 North Rogers Street	912-748-4486	
Pooler Day Care/Camp		912-748-0047	
Pooler Baptist Day Care	110 North Chestnut Street	912-748-8913	
Wee Care Learning	1050 Godley Way Rd.	912-748-5977 x104	1-888-289-8534
<p>Little Angels Daycare</p> <p>In His Arms Daycare</p> <p>YMCA Child Care Center</p> <p>Angel Learning Center</p> <p>(Please check your local schools and local churches for updates)</p>			

RENTALS AT CLUBHOUSE

SAVANNAH ROOM RENTALS – Available during pool season – April through September

Guidelines for guards and party organizers

- **Maximum 30 people**
- Savannah Room party may use kitchen and restrooms – **not grills, porches or pool deck**
- Savannah Room doors should remain closed or slightly ajar – use “private party” sign to discourage persons not invited
- Party planners are not allowed to take furniture from main room into Savannah Room or vice-versa
- Party guests are not allowed to stay after party owner/resident leaves
- **Party owners/resident are responsible for their guests**
- Party owner/resident must supervise party room cleanup and ensure no one removes any tables or chairs from the Clubhouse.
- Party owners/resident must take out trash themselves. This is not the guard’s or the cleaning company’s responsibility.
- Exception – persons **that are residents** with valid cards that want to leave the party and use the facility may do so, after they sign in with guard. They may NOT take guests back and forth from the party to main room, pool and porches.
- Guards are allowed to make this clear. Party guests are expected to stay in Savannah Room.

Note: There is also a rental agreement for when the pool season is closed, available on our website, under Documents and Forms. The other agreement is for the Savannah Room, Main Room and Kitchen. Use of porches is allowed if weather permits.



CLUBHOUSE SAVANNAH ROOM RENTAL AGREEMENT – Rental fee \$75, Deposit \$300

HOMEOWNER'S NAME _____

ADDRESS _____

TENANTS NAME (If not Homeowner) _____

PHONE # _____ EMAIL _____

EVENT DATE _____ **RENTAL TIME** (include set up) _____

The HOA will supply 3 tables, 30 chairs & two (2) extra tables for buffet

CONDITIONS: Please read carefully and initial after each paragraph below. Your initials indicate your agreement.

1. The Villages of Godley Station address above is current on all HOA dues. Dues must be current through the contracted rental date to avoid forfeiture of deposits and fees. _____ **Initial**
2. **This rental does not include grills, porches or pool use. Must provide guest list for guard.** Guard will open front door for your guests and direct them to the Savannah Room. Savannah Room doors must remain closed. Guests should not use the main room, except when using restrooms. _____ **Initial**
3. The Security deposit of \$300 will be destroyed **after inspection of the Club House** following the event. _____ **Initial**
4. **A 5 day notice** (before the date of event) of Cancellation is required for the refund of fees. _____ **Initial**
5. Post Event Cleanup: All furniture must be put back in its original place and room and kitchen must be cleaned satisfactorily, all trash removed to the trashcans outside by parking area and replaced with new bags. There must be no damage or missing tables/chairs for the security deposit to be destroyed. We do not have cleaning supplies or a vacuum for you; you must bring your own. _____ **Initial**
6. Rental Hours between 7am & 12am **only on the day rented**. Parties must be over and cleaned up by 12am. ____ **Initial**
7. The undersigned hereby covenants and agrees to indemnify, save and hold harmless The Villages of Godley Station Homeowner's Association, their successors and assigns, their principles, agents and employees against any and all suits, losses, damages, and expenses incurred or sustained that may be based on any alleged injury, or death to any person or damage to any property that may occur or that may be alleged to have occurred because of or in consequence of the undersigned's alleged negligence, or that of its agent, servants employed, guests, or growing out of the existence, use or The Villages at Godley Station occupancy of the above described facilities, or any portion thereof, and whether such claim be made by any employee of the undersigned or by a third person and whether or not that it shall be claimed that the alleged injury, including death or damage, was caused through the negligent act or mission of the undersigned, its agents, servants, employees, guests or otherwise, in connection with the use of the above described facilities, and the undersigned shall defend any and all such actions, pay all attorney's fees and all costs or other expenses arising there from; and the undersigned hereby requests the use of The Villages of Godley Station Clubhouse and services as specified above, and agrees to abide by all its rules and regulations. _____ **Initial**

HOMEOWNERS SIGNATURE: _____ DATE: _____

TENANTS SIGNATURE (lives in the address stated above): _____ DATE: _____



CLUBHOUSE RENTAL POLICY

Rental Fee: \$75 Check # _____

EVENT DATE: _____

Security Deposit \$300 Check # _____

Two checks required. **The \$75 Rental Fee** will be deposited into the **Homeowner's account** and the Security Deposit will be held until after the event.

Please read carefully and initial after each paragraph below. Your initials indicate your agreement.

Acceptance - All booking parties must be present to sign in when the Homeowner's Association Representative turns the facility over and to sign out with the Homeowner's representative when the event is over. This will assure both parties of the condition of the Clubhouse before and after the event. Discrepancies in the condition of the Savannah Room or kitchen will be noted by the Security Guard or cleaning company on duty and reviewed by a member of the Clubhouse Committee. **Any Homeowner renting the facility is responsible for the Clubhouse the entire time of the reservation. There is a no smoking policy on Clubhouse grounds. Booking party must have sufficient adult supervision for the number of children attending. If the Clubhouse is left unattended for any reason, at any time, your entire deposit will be forfeited.** _____ Initial

Cancellation – A five (5) day notice of cancellation (before event date) must be given or one-half (1/2) of your security deposit and the entire rental fee will be forfeited. Rental refund issued through CPA office and may take over 15 days. _____ Initial

Decorations – You are allowed to decorate the Savannah Room, however, you may not put nails, picture hooks, thumbtacks, pushpins, tape on the chairs, walls, door or window frames, use glitter, candles or sterno. Balloons, balloon ribbons and tape must be removed after party is over (not to forget outside lamp or sign posts). _____ Initial

Maintenance - All trash, decorations, food and drink must be removed from the Savannah Room, including the kitchen (check fridge and freezer), entryways and restrooms. **Do not forget the light posts outside.** The Clubhouse must be cleaned satisfactorily with your own cleaning supplies and your own vacuum (including fridge, oven, stove, dishwasher and sink). We do not supply cleaning items (vacuumed, swept, mopped, and all appliances, countertops and restrooms cleaned). All bottles, cans, papers and other debris resulting from the function must be removed from both inside the clubhouse and outside areas. Trash cans must be emptied and new liners installed. If you rent tables and chairs, they must be removed from the Clubhouse after event is over. All homeowners using outside vendors are responsible for any damages incurred by them. **We do not allow open flame, candles or sterno use (unless handled by a catering company).** Set up can start at 7am the day of. Parties must be over and cleaned up by 12am (midnight). _____ Initial

Deposit refund – Your security deposit will be destroyed after the scheduled event *ONLY if the Clubhouse is satisfactorily cleaned and all rules and regulations have been followed.* _____ Initial

This copy of the Clubhouse Rental Agreement form will serve as receipt of monies received on _____ (date). Returned checks will incur in extra fees.

Signature of Homeowner: _____ Address: _____

Signature of Tenant: _____ Address: _____

Phone Number _____



CLUBHOUSE RENTAL AGREEMENT – Rental fee \$150, Deposit \$300

HOMEOWNER'S NAME _____

ADDRESS _____

TENANTS NAME (If not Homeowner) _____

PHONE # _____ EMAIL _____

EVENT DATE _____ RENTAL TIME (include set up) _____

CIRCLE YES OR NO: CLUBHOUSE MAIN ROOM: Yes – No CLUBHOUSE SAVANNAH ROOM: Yes – No

OPTION: **RESERVE ONE SIDE PATIO** Yes – No
Patio on Women's restroom side only

OPTION: **RESERVE ONE GRILL:** Yes – No

OPTION: **RESERVE PLAYGROUND** Yes - No The Clubhouse will provide 5 tables and 30 Chairs

CONDITIONS:

1. The Villages of Godley Station address above is current on all HOA dues. Dues must be current through the contracted rental date to avoid forfeiture of deposits and fees.
2. The Security deposit of \$300 will be destroyed after inspection of the Club House following the event.
3. A 5 day notice (before the date of event) of Cancellation is required for the refund of fees. Checks are written on the 1st and the 15th and need two signatures; they may not be ready on those dates, but a few days later.
4. Post Event Cleanup: All furniture must be put back in its original place. The Club House, Patio, Kitchen and Grill must be cleaned satisfactorily, all trash removed to the trashcans outside by parking area and replaced with new bags. There must be no damage for the security deposit to be destroyed. We do not have cleaning supplies or a vacuum for you; you must bring your own.
5. Rental Hours between 7am & 12am (midnight) only on the day rented. Parties must be over and cleaned up by 12am.
6. **Pool Season is closed. No guests are allowed in pools. Please discourage your guests to use the pool deck.** The undersigned hereby covenants and agrees to indemnify, save and hold harmless The Villages of Godley Station Homeowner's Association, their successors and assigns, their principles, agents and employees against any and all suits, losses, damages, and expenses incurred or sustained that may be based on any alleged injury, or death to any person or damage to any property that may occur or that may be alleged to have occurred because of or in consequence of the undersigned's alleged negligence, or that of its agent, servants employed, guests, or growing out of the existence, use or The Villages at Godley Station occupancy of the above described facilities, or any portion thereof, and whether such claim be made by any employee of the undersigned or by a third person and whether or not that it shall be claimed that the alleged injury, including death or damage, was caused through the negligent act or mission of the undersigned, its agents, servants, employees, guests or otherwise, in connection with the use of the above described facilities, and the undersigned shall defend any and all such actions, pay all attorney's fees and all costs or other expenses arising there from; and the undersigned hereby requests the use of The Villages of Godley Station Clubhouse and services as specified above, and agrees to abide by all its rules and regulations.

HOMEOWNERS SIGNATURE: _____ DATE: _____

TENANTS SIGNATURE (lives in the address stated above): _____ DATE: _____



CLUBHOUSE RENTAL POLICY

Rental Fee: \$150 Check # _____

EVENT DATE: _____

Security Deposit \$300 Check # _____

Two checks required. **The \$150 Rental Fee will be deposited into the Homeowner's account** and the Security Deposit will be held until after the event. A 5 day notice (before the date of event) of Cancellation is required for the refund of fees. Checks are written on the 1st and the 15th and need two signatures; they may not be ready on those dates, but a few days later.

Please read carefully and initial after each paragraph below. Your initials indicate your agreement.

Acceptance - All booking parties must be present to sign in when the Homeowner's Association Representative turns the facility over and to sign out with the Homeowner's representative when the event is over. This will assure both parties of the condition of the Clubhouse before and after the event. Discrepancies in the condition of the Clubhouse will be noted by the Security Guard on duty and reviewed by a member of the Clubhouse Committee. Any Homeowner renting the facility is responsible for the Clubhouse the entire time of the reservation. **Booking party must have sufficient adult supervision for the number of children attending. If the Clubhouse is left unattended for any reason, at any time, your entire deposit will be forfeited. Smoking is NOT ALLOWED.** _____ Initial

Cancellation – A five (5) day notice of cancellation (before event date) must be given or one-half (1/2) of your security deposit and the entire rental fee will be forfeited. Rental refund issued through CPA office and may take over 15 days. _____ Initial

Decorations – You are allowed to decorate the Clubhouse, however, **you may not** put **nails, picture hooks, thumbtacks, pushpins, tape** on the lampposts, chairs, walls, door or window frames, use **glitter, candles or sterno**. Balloons, balloon ribbons must be removed after party is over (not to forget outside lamp or sign posts). _____ Initial

Maintenance - All trash, decorations, food and drink must be removed from the Clubhouse, including the kitchen (check fridge and freezer), entryways and restrooms. The Clubhouse must be cleaned satisfactorily with your own cleaning supplies and your own vacuum (including fridge, oven, stove, dishwasher and sink). We do not supply cleaning items (vacuumed, swept, mopped, and all appliances, countertops and restrooms cleaned). All bottles, cans, papers and other debris resulting from the function must be removed from both inside the clubhouse and the patios and outside areas. Trash cans must be emptied and new liners installed. If you rent tables and chairs, they must be removed from the Clubhouse after event is over. All homeowners using outside vendors are responsible for any damages incurred by them. **We do not allow open flame, candles or sterno use (unless handled by a catering company with full liability insurance).** Set up can start at 7am the day of. Parties must be over and cleaned up by 12am (midnight). _____ Initial

Deposit refund – Your security deposit will be destroyed after the scheduled event *ONLY if the Clubhouse is satisfactorily cleaned and all rules and regulations have been followed.* _____ Initial

This copy of the Clubhouse Rental Agreement form will serve as receipt of monies received on _____ (date). Returned checks will incur in extra fees.

Signature of Homeowner: _____ Phone _____

Signature of Tenant: _____ Phone _____



Please mail agreement and check to
PO Box 646, Pooler GA 31322

CHECK # _____

AMOUNT PAID: _____

CARD 1 #: _____

CARD 2 #: _____

**CARDS TO BE MAILED TO
(PLEASE CIRCLE ONE)**

HOMEOWNER TENANT

Management Co.

Clubhouse Key Card Agreement

Homeowner Name: _____

Address: _____

Phone: (Home) _____ (Work) _____ (Mobile) _____

Email Address (optional) _____

Renter Name (If applicable): _____

Address: _____

Phone: (Home) _____ (Work) _____ (Mobile) _____

Email Address (optional) _____

Privacy Statement:

The Villages at Godley Station is committed to ensuring that your privacy is protected. Should we ask you to provide certain information by which you can be identified we are committed not to share that information with third parties.

CONDITIONS

I AGREE TO THE FOLLOWING TERMS OF THIS AGREEMENT:

- As of this agreement date, the address listed above is a **current** Arbors or Copper Village Homeowner
- If I am renting, **I have been given permission from the Homeowner to obtain a key card on my behalf.** The Homeowner contact information and signature must be included on this form.
- There is a \$6 fee per card for the first two cards and the maximum of 2 keys per household.** MAILED checks only, please, made out to The Villages at Godley Station HOA. Homeowners are encouraged to keep one card for themselves, and issue one card to tenants. Persons without cards will not be allowed entry.
- I must report to the Godley Station HOA office any plans to move from the above listed property and I understand that prior to any move, all key cards must be returned. Owners with tenants will report cards not returned or stolen.
- There will be a \$25 fee assessed to the Homeowner/Renter for each replacement of a lost or stolen key card (any other card after the first two). Checks only, please.**
- Key cards are not transferrable.
- Key cards will be processed only 2 days per week. Please allow 7 business days for your key card to be activated.
- All new and replacement key cards will be mailed to the homeowner, or the person circled in above dark box.** Allow 5 business days for mailings.
- Cards are subject to deactivation for grounds of non-payment of dues, for not following pool/amenities rules and guidelines of behavior and safety.** Persons without cards will not be allowed entry.

HOMEOWNERS Signature Today's Date

RENTER Signature Today's date

Attention: Copper Village and Arbors Residents

Rules, Policies and Procedures for Pool, Clubhouse, Tennis Courts, Basketball Court and Playground at The Villages at Godley Station Amenities.

The pool area and clubhouse are monitored by video surveillance 24/7.

Pool hours during pool season (April thru September) are from Sunrise to Sunset.

Any persons in the pool or pool area after pool hours will be considered trespassing and will be prosecuted.

Tennis Courts and Basketball Courts gates close at 9 pm, with lights off at 10 pm.

Clubhouse Rentals: For all after hour events, **the pool will still close at sunset.** All events must be completed by midnight (12:00 am). Main room rentals are not available during pool season; only Savannah Room + kitchen rentals are available during pool season.

Grill usage at the Pool: Homeowners who would like use of the grills are on a first come, first serve basis. If you found the gas tank empty and had it filled, please provide the receipt to the Property Manager for a refund; write your name and address on back of receipt.

Clubhouse Exercise Room and restrooms are open from 5am to 11pm with key card access – **no one under 18** is allowed in the gym, or to use the gym equipment, even accompanied by an adult.

All Homeowners, approved Renters and Guests must comply with all Security Guard Instructions.

General Rules in addition to the Health Department Rules:

- For admittance to the pool area, you must enter through the main clubhouse door.** Entry requirements include:
 - **Valid key card**
 - **Key card holders from ages 13 to 17 must have a parent release form (Waiver) signed by parent or guardian in our files and a Waiver sticker on their card. Persons 12 and under MUST be accompanied by an adult card holder Persons with waiver cards under age of 18 are NOT ALLOWED to bring guests (residents or non-residents)**
 - **Must be current with HOA Dues, Late Fees and Fines to use any HOA Amenity. Guard will not open doors and cannot help.**
 - **Guests must be accompanied by an adult who has a valid key card. Maximum of FOUR non-residents guests per household allowed; this includes children. Persons under the age of 18 are not allowed to swim or use pool without the responsible adult present; adult must be nearby, not in another area of the clubhouse.**
 - **TAILGATING or STRAGGLING in while not a guest IS NOT ALLOWED. Each cardholder must individually use their valid key card to enter.**
- NO SMOKING** in clubhouse, in or around pool area or at the front door. **Designated areas have been provided.** Smoking is permitted only in designated areas with signage **outside the gates**
- All beverages and food** MUST be 10 feet from pool edge. **No glass containers** on pool deck, in pool or on clubhouse patios. **Glass is strictly prohibited.**
- Please be sure to deposit any trash in **trash/recycle receptacles** provided for your convenience on porches, in courts and in parking lot on playground side.
- Please shower** before entering the pool. Showers are located on pool deck, near the water fountain. Must dry off before entering bathrooms or clubhouse at all times.
- Persons using **spray** aerosol sunscreen and tanning spray are asked to not apply it while on the pool deck but move into the grassy area to spray it. It causes a hazardous condition on the deck.
- No pool chairs/loungers permitted in pool. Rafts and large floating devices allowed, no larger than 4'x4'**
- Safety equipment**, life ring and hook are not toys and are to be used for emergency situations only. Safety rope across the pool must remain attached per the health department. **There will be no jumping on, sitting on, hanging** on or use to exit the pool of **lane dividers and depth lines.** If broken, pool will be closed until repaired and inspected.
- No diving, running, horseplay, fighting, spitting, bicycles, skateboards, roller blades or use of inappropriate language in or around the pool, tennis, basketball and playground areas. No standing on boards/pool toys while in water.**
- Please make sure that **non-toilet trained persons are wearing clean Swim Diapers**, before entering the pools. **Accidents must be reported to the Property Manager immediately. [REDACTED] or to guard on weekends.**

Note: Changing tables are located in the restrooms. **Persons who cannot swim** must be accompanied by an adult at all times and **also wear a life saving device** if entering the adult pool. **NO LIFE GUARD ON DUTY.**
- Parents are responsible for the safety and conduct of all children in their care, or for whom a waiver has been signed.**
- Please be sure to take all personal items with you when you leave. There is no lost and found; **ITEMS WILL BE DISCARDED AT POOL CLOSING AT END OF DAY.**

These Rules are for everyone's safety and enjoyment and are subject to change. **Failure to comply may result in suspension of amenity privileges and fines may be assessed.**

We appreciate your cooperation, The Board of Directors

RELEASE, INDEMNITY, AND HOLD HARMLESS AGREEMENT

The VILLAGES at GODLEY STATION HOA POOL FACILITY and CLUBHOUSE AMENITIES

NON-ADULT USE

The posted pool rules at the Villages at Godley Station Homeowners Association, Inc.'s pool ("Association") require anyone entering the facility under the age of 18 to be under the direct supervision of an adult. Adults are defined as Association Residents 18 years or older. Residents 13 to 17 years of age, may only utilize the Association Pool facility and clubhouse without adult supervision upon completion of this Release, Indemnity, and Hold Harmless Agreement ("Agreement") by the Child's parent(s). The Association, by and through its agents or employees, reserves the right to remove a patron from the pool facility and/or suspend use of the pool facilities if, in its sole discretion, the patron is violating the pool rules and regulations, if the patron presents a danger to himself/herself or others, or is being disruptive in any way.

THERE IS NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK. The parties to this agreement understand and acknowledge that there is no lifeguard on duty at the Association's pool facility, and furthermore, that the Releasing Party (hereinafter defined) assumes all risks of injury to person and property when using the Association's pool facility.

This release, executed on _____, 20____ by _____ **(Parent(s)), being the legal guardian** of _____ (Child), whose birthday is _____.

Address: _____ Pooler, GA 31322 (collectively referred to as Releasing Party).

Parent, in consideration for the use by Releasing Party of the Association's swimming facility, and on behalf of the Child, personal representative, heirs, and assigns, hereby covenants to release, indemnify, and hold harmless the Association, its directors, officers, members, employees and volunteers, ("Released Party"), from all liability to the Releasing Party. Releasing Party and their personal representatives, heirs and assigns agree to release Released Party from all loss or damage, economic or otherwise, to their person or property resulting from the negligence of the Released Party.

Releasing Party agrees to indemnify the Released Party for any loss, liability, damage, or costs Released Party may incur due to the Releasing Party's use of the Association's pool facility or Association property, including the bathrooms, changing areas, and clubhouse, unless such loss, liability, damage, or cost is caused by the willful or intentional acts of the Released Party.

Releasing Party hereby assumes full responsibility for risk of bodily injury, death, or property loss and damage due to the negligence of Released Party or otherwise while in or around the Association's pool facility, including the bathrooms, changing areas, and clubhouse.

Releasing Party further releases Released Party, and its agents or employees, from any claim whatsoever on account of first aid treatment or services rendered to Child as a result of using the Association's pool facility or other Association property.

Releasing Party further states that he/she has carefully read the above release and knows the contents of the release and the Villages' General Pool Rules and signs this release voluntarily. This release contains the entire agreement between parties to this agreement and the terms of this release are contractual and not a mere recital. Should any provision of this Agreement be unenforceable, the remaining provisions shall remain in full force and effect.

The Parent completing this form must deliver it to the Association's Manager before the child is allowed into the pool area without a supervising adult. **THE CHILD MAY NOT BRING ANY GUESTS TO THE POOL FACILITY OR AMENITIES.** The Association reserves the right to revoke any of the rights and/or privileges set forth in this Release at any time and for any reason.

PARENT (or Legal Guardian): _____ (Print) _____ (Sign)

HOME PHONE: _____ EMERGENCY PHONE: _____

ADDRESS: _____

SECONDARY CONTACT NAME: _____ PHONE: _____

ACCEPTED BY: _____ Date: _____

We appreciate your cooperation, The Board of Directors

A copy of our Covenants and By Laws can be found on our website
www.godleyhoa.com

This is a short list to help you stay in compliance with the covenants:

- Park cars** only in driveway or garage (not on street or grass) No semi's allowed!
- RV's, boats, campers** are authorized 72 hours *for loading and unloading supplies and cleaning only*
- Trailers** must be parked in garage only, not stored beside the home or in driveway.
- All vehicles** must be registered and operable. If not, they must be taken to a storage facility
- Shutters, screens, paint** must be maintained. Windows must have 2 shutters or none at all.
- Paint on **columns/door** must be maintained
- Repair any **damaged blinds/muting bars** in front windows
- Sheds and window A/C units** should not be visible from the street or neighbor's lot
- Replace/repair **siding or gutters**.
- Pressure wash** or clean exterior
- Driveway** repair/maintenance
- Fence/gate** - repair/replace/maintain color or stain
- Maintain yard** in neat and orderly manner (mow and edge lawn, replace sod if necessary, trim bushes and trees, remove dead leaves and plants, weeding must be done)
- Keep **trash/yard waste** from drainage ditches and common areas
- Fire hydrants** must be kept clear of bushes
- Holiday and sports decorations** are allowed temporarily and must be removed after holiday/sports season
- Mailboxes** must conform to the community - all black with white legible numbers
- Damaged mailboxes** - repair/replace/repaint within 14 days. See replacement company link on our website



Architectural Review Committee (ARC) Application Form

Property Owner (please print): _____ (sign): _____
 Address: _____ Submission date: _____
 Phone(s): _____ Email: _____

APPROVALS ARE CONTINGENT ON HOA FEES BEING UP-TO-DATE.

1 - Please check off what category your project falls under:

Improvements/alterations – as in changes to roof, room additions, screened in porches, glassed in porches, outdoor fireplace, pergola, shade roof over existing cement slab, slab extension in back yard or driveway extension, swimming pools, TV, satellite or other antennae, flag poles, walkway, mailbox, raised porches, balconies or decks

Please describe _____

Repairs – please specify _____

Change in paint color– please call Property Manager [REDACTED] and set up time to come review our color choice binder. Note: siding must match existing siding; roof must match existing roof; windows and doors must be compatible with existing ones.

Please specify: Shutters color _____; front door color _____; trim color _____; house color _____; roof color _____.

Excavations and changes in grade – as in retaining walls - please supply contractor’s drawings and reasoning in writing that justify your project _____

Other – as in landscape changes, removal of trees over 4” in diameter, fences and sheds, trash and recycling bins surrounds, special signage. Please note that all trees removed *must be replaced by a tree of your choice*, planted anywhere on your property. Fences and sheds must follow fence or shed requirements (found on website www.godleyhoa.com/documents and forms). Please describe _____

2 – Please supply details including, but not limited to (please be specific):

1. Make sure to obtain any necessary permits from the City of Pooler and attach to the request
2. Outline of your property with the existing structure on it (available at the City of Pooler, on a 8.5” x 11” sheet)
 - a. On this outline, mark the exact location of your project. Use a ruler; do not freehand
 - b. List of materials _____

3. A photo of a similar project, if available
4. What is this project for? _____
5. Who is your builder? _____
6. Time for completion of project _____

3 - Please mail your ARB Application with attachments to

The Villages at Godley Station, ARB Application, PO Box 646, Pooler, GA 31322

4 - Or email with attachments to propertymanager@godleyhoa.com

SUBMISSION OF THIS APPLICATION IS NOT AUTOMATIC APPROVAL. You will receive a letter of approval or denial by mail or email.

Thank you for submitting your project to the Architectural Review Committee before the start of said project and helping maintain the cohesiveness of our neighborhood.

ARC Chairperson

arc@godleyhoa.com

propertymanager@godleyhoa.com

FENCE REGULATIONS
FOR
THE VILLAGES AT GODLEY STATION

All fence installations must meet the standards established by this regulation.

1. Lagoon lots are permitted to have fences. Fences on lagoon lots must be no taller than 48 inches above the ground and must be of picket style.
2. All fence permits must be pre-approved in writing by the ARC. The home owner must submit a written ARC Request Form (available on the website, www.godleyhoa.com) and the request should provide general layout of the fence, including building materials to be used, dimensions (height at its highest point from the ground), gate locations, color, etc. and its location on the property.
3. All fences must be constructed so that the finished side of the fence is to the outside of the fence.
4. Fences cannot come forward beyond the rear corner of the home. If the adjoining residence sits further forward homeowners are authorized to bring their fence up to the rear corner of the neighbor's residence.
5. Home owners are responsible for ensuring that the fence is built totally within their property lines. Fences built over a utility easement, is done so at the owners risk. In the event of Utility or Pond Maintenance requiring access through the fenced area the home owner will be responsible for the removal of the fence.
6. The home owner is responsible for obtaining all permits from the City of Pooler, if applicable.
7. Fences built on non-lagoon lots cannot exceed the height of 6 feet (72") above the ground.
8. Fences of chain link, split rail or do not meet a commercial grade fence standard is not authorized
9. The construction of any type of fence will be closely monitored by both the Architectural Review Committee (ARC) and the Covenants Committee.
10. The ARC reserves the right to refuse any fence request that does not follow the above listed requirements. Any constructed fence that is found in violation of this Regulation must be removed within 15 days or face fines as issued by the Covenants Committee.

SHED REGULATIONS
FOR
THE VILLAGES AT GODLEY STATION

FOR THE PURPOSES OF THIS DOCUMENT, THE DEFINITION OF A “SHED” IS AS FOLLOWS:

A shed is defined as a free-standing structure that is not a part of the main house. The purpose of the shed must be to house garden and landscape items such as lawn mowers, edger's, gasoline etc. It can be pre-made or custom made but must meet all the requirements presented in this document A shed cannot be used to house animals of any kind.

- 1. Lagoon lots are not permitted to have any type of shed.**
- 2. All sheds must be pre-approved in writing by the ARC. The home owner must submit a written ARC Application Form (available on the website, www.godleyhoa.com) and the request should provide general design of the shed, including building materials to be used, dimensions (height at its highest point from the ground, depth, width), color, windows, etc. and its location on the property. Additionally, all sheds must be typical in nature and must be representative and complimentary to the home site.**
- 3. Electrical power, if ran to the shed, must meet the Standards in the National Electric Code and be approved by a licensed electrician.**
- 4. After approval by the HOA, the home owner is responsible for obtaining all permits from the City of Pooler, if applicable.**
- 5. A homeowner's shed must be within a fenced yard and positioned so as not to be seen from the street.**
- 6. No shed can exceed the height of the fence (6' height maximum).**
- 7. The construction of any type of shed will be closely monitored by both the Architectural Review Committee (ARC) and the Covenants Committee.**
- 8. The ARC reserves the right to refuse any shed request that does not follow the above listed requirements. Any constructed shed that is in violation of the Shed Regulations must be removed within 15 days or face fines as issued by the Covenants Committee.**

PET AND WILDLIFE INFORMATION

In an effort to help you address the problems you may have with neighbor's pets, we would like to inform you:

1. For ANY dog at large (not on leash), *be it in private or city property*, **you must call 911**. To be off the leash, they must be behind a fence that is tall enough to keep them inside the property, or have an "invisible fence" (most of the times you can tell since the pets have special collars). No tethers are allowed.
2. For smell and cleanup, nuisance, etc call Scott McPherson (Code Enforcement Officer) at 912-748-6652.

The Board also recommends that you Google "keeping dogs off your property"

http://landscaping.about.com/od/pestcontrol/a/dog_repellents.htm which may give you some ideas.

Please document with a picture every time a pet is in your yard. Pictures with time and date stamp help us to help you. Email the pictures/video to us the same day. You can reach us through our website www.godleyhoa.com or by email at propertymanager@godleyhoa.com

The website for the City of Pooler Ordinances is <http://www.pooler-ga.us/> under Quick Links – City Ordinances – Chapter 14 Animals and 22-119, 22-120. You will also find a copy of our Covenants on our website, for further clarification, if necessary.

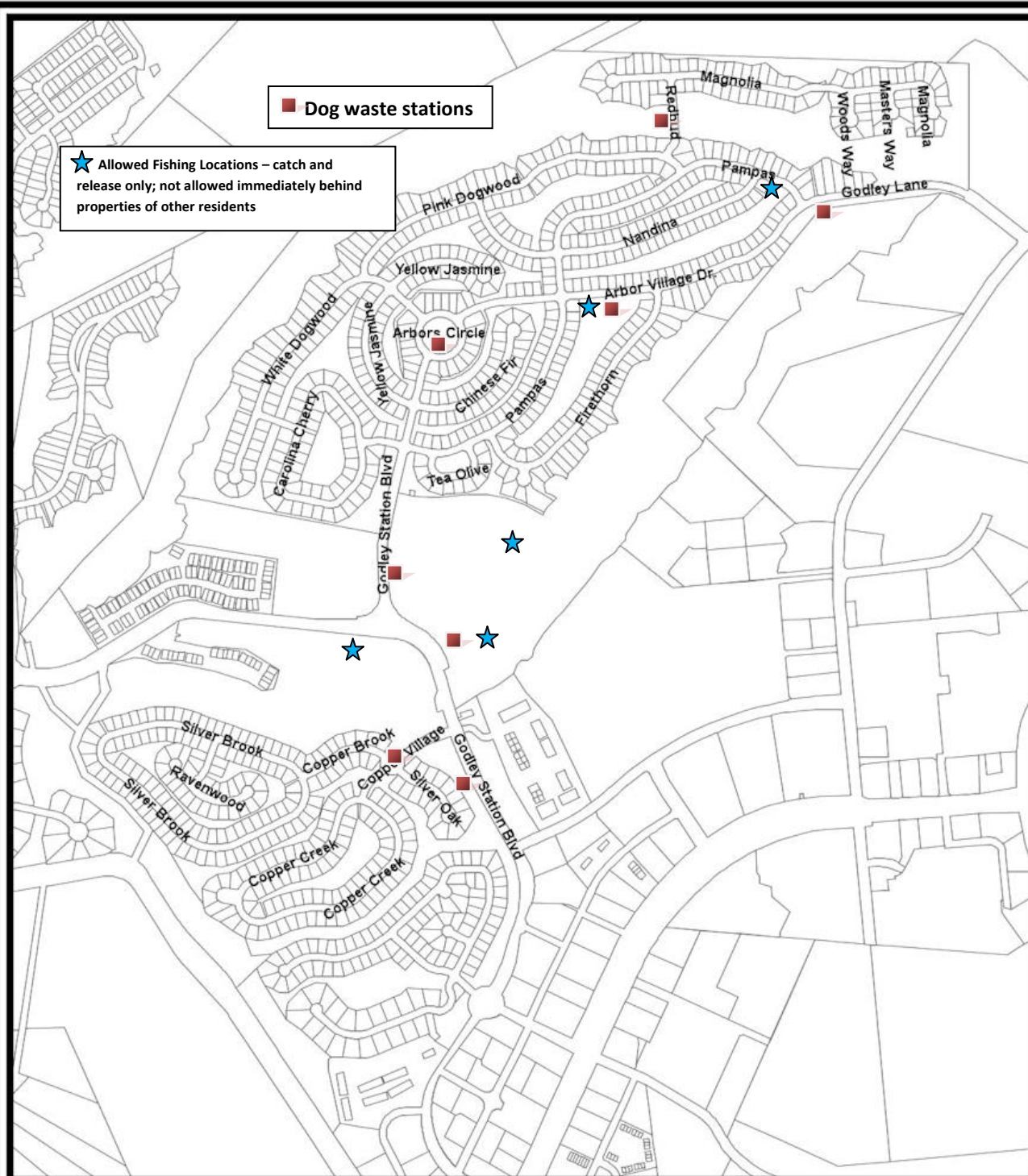
POULTRY IS NOT ALLOWED.

BREEDING ANIMALS OF ANY SORT, IS ALSO NOT ALLOWED

GEESE – **Do NOT feed the geese!** They are wildlife and it is not allowed, under any circumstances. If fecal matter is a problem, you might try a product called "Stop the Drop".

SNAKES – are a fact of life in the South. You may try using crushed moth flakes or "Snake Away" around your property. This will have to be reapplied after rain.

FIRE ANTS – Fire ants create mounds, usually after a hard rain. You can purchase ant "killers" to place around the mounds. They don't really kill all the ants; they tend to relocate. This will also need to be reapplied after more rain.



■ Dog waste stations

★ Allowed Fishing Locations – catch and release only; not allowed immediately behind properties of other residents



N
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The Villages at Godley Station