

WELCOME TO GOOSE ISLAND HIDE AWAY

The Board of Directors of Goose Island Hide Away Property Owners Association would like to take this opportunity to welcome you to our community. Whether you're here for a vacation, a season or a lifetime, we hope you enjoy your time with us.

Goose Island is a gated community. As you enter the property via our covered bridge there is a keypad to your left. Please enter the security code provided by your seller or your landlord. If the code doesn't work there are instructions and emergency contact numbers adjacent to the keypad. Please do not force the gate open. Doing so will cause expensive damages for which you will be responsible.

We are fortunate here at Goose Island to have an abundance of wildlife. It isn't uncommon to see a herd of deer crossing our roads. For your safety and that of our other residents and our wildlife, please adhere to our posted speed limits.

Unfortunately we do not have community trash collection. Please keep your trash in a covered receptacle and, if possible, in your garage so the animals (especially bears) don't get into it. Trash should be taken to the trash collection facility on White Path Road (south on 515).

Attached is a compilation of some of the rules and regulations from our Association documents. Hopefully this information will answer any questions you may have about our community. If you are a purchaser you should request a full set of the documents of Goose Island Hide Away if you haven't already received them.

Once again we welcome you and hope you enjoy your time with us.

**NOTIFICATION OF OCCUPANCY
GOOSE ISLAND HIDE AWAY**

The Board is requesting that every owner who rents or sells their property or their designated agent submit this completed form and the attached rules to the Rental Committee at least three days in advance of the arrival date of a renter or the closing date of a sale. Additionally, each owner should provide their renter with the gate code assigned specifically to this renter for their use during occupancy. Each owner who is selling should provide their buyer with the owner gate code.

IF RENTING:

This section should be completed by the owner or their designated agent:

I/we will be renting the property located at _____

To _____

From _____ to _____

Arrival date

Departure date

Signed _____ Date _____

Owner of record

Signed _____ Date _____

Designated real estate agent

Real Estate Agency Name _____

Real Estate Agency Address _____

Real Estate Agency Telephone _____

This section should be completed by the renter:

Name _____

Home address _____

Home telephone _____ Cell # _____

Number of people occupying premises _____

In case of emergency contact _____

At phone # _____

Vehicle Information:

Vehicle 1 _____

Year

Make

Model

Color

Tag# (inc state)

Vehicle 2 _____
Year Make Model Color Tag# (inc state)

We acknowledge that we have received a copy of the rules and regulations of Goose Island Hide Away Property Owners Association and agree to abide by same.

Signed _____
Renter

This Notice of Occupancy should be delivered to the Rental Committee at least three days in advance of arrival in order to allow time to provide gate code.
This Notice may be delivered by e mail to: bbachmanjp@aol.com Or by mail to Goose Island Rental Committee, 106 Cedar Ridge Rd, Cherrylog, Ga. 30522

IF SELLING:

This section should be completed by the owner:

I/we will be selling the property located at _____
To: _____
Anticipated closing date _____

I/we acknowledge that we are responsible for providing our purchaser with a full copy of the documents of Goose Island Hide Away and providing them with the owner gate code.

Signed _____ Date _____
Owner of record

This section should be completed by the buyer:

I/we will be purchasing the above referenced property.
My/our mailing address for all Association correspondence will be: _____

My/our emergency contact telephone number is _____.

Signed _____ Date _____
buyer

This notice of occupancy should be delivered to the Goose Island Rental Committee prior to the closing to allow the Association to update its records. It may be e-mailed to bbachmanjp@aol.com or mailed to the Goose Island Rental Committee, 106 Cedar Ridge Road, Cherrylog, Ga. 30522

GOOSE ISLAND HIDE AWAY RULES & REGULATIONS

The following is a compilation of some of the rules and regulations of Goose Island Hide Away as contained within the By-Laws and the Covenants. Purchasers should be provided with a full set of the Documents of Goose Island Hide Away.

- 1.No hunting or discharge of firearms or use of fireworks is permitted within the community.
2. Any open fires within the community, including the burning of trash, must be performed pursuant to obtaining a Burn Permit and must adhere to the Rules & Regulations of the Georgia Forestry Commission.
3. Recreational vehicles, including boats, must be parked in a location and manner that is unobtrusive and inconspicuous to passersby. No recreational use of all terrain vehicles, dirt bikes, motorcycles or any similar type vehicles shall be used within the community except for transportation purposes only and shall not be operated in any manner which would constitute an offensive or obnoxious activity.
4. Construction or landscaping equipment and/or materials must be stored out of view, if possible, or if not possible, then in a location and manner that is unobtrusive and inconspicuous to passersby.
5. No noxious or offensive activity will be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.
6. No nuisance or offensive, noisy or illegal activity will be done, carried on, suffered or permitted upon any lot, nor will any lot be used for any illegal purposes.
7. Each lot will be kept and maintained completely free of any junk, trash and garbage. (For informational purposes -The Association does not provide trash pick up so each owner or renter is responsible for the proper disposal of trash.)
8. No lot will be used for any purpose other than residential use.
9. Household pets must be kept under the control of the pet owner at all times.
10. No business sign of any contractor or sub-contractor will be allowed on the property. FOR SALE signs will be permitted provided they are not in excess of one (1) square foot in size.
11. The property owner shall be responsible for repairs/replacement of damage that occurs within the property, to roadways, the covered bridge, the camera and security systems, gates, signage etc., when caused by the property owner(s), their family members or guests. In the event of any such damage, the property owner will be presented with an invoice for the damages and will have 60 days to pay such invoice before the Association places a lien against their property.