

**Belle Bluff Property Owners Association General & Utility Information**

Dues are due at or before the Annual Meeting Date. Dues are \$300 annually

**President-- Lynette Martin**

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All Lots and any other land within the Development shall be used for residential purposes only and each Lot shall be restricted to the construction of one single family building.

No multi-family housing of any kind, including, but not limited to, duplexes, condominiums or townhouses, shall be constructed within the Development.

No outbuilding, shed, tent, treehouse, trailer or temporary building of any kind shall be erected, constructed, permitted or maintained prior to commencement of construction of a Dwelling. Upon completion, there shall be no more than two (2) detached outbuildings per Lot.

Further, mobile homes shall be allowed

as a Dwelling. However, from the date of recording of this Amended and Restated Declaration forward, any mobile home must be no older than three (3) years, and must measure at least fourteen (14) feet by sixty (60) feet, and must be underpinned within three (3) months after placement on the Lot.

No trucks other than pickup trucks shall be parked overnight on any Lot except in an enclosed garage. No more than two (2) pleasure boats stored on trailers may be parked or stored on a Lot.

No individual water supply system for potable water shall be permitted. Only shallow wells for yard irrigation are permitted.

The community dock and other common areas are for the private use of Voting Members and their families and guests when accompanied by a Voting Member, subject to the Rules and Regulations.

No campers or camping trailers or tents of any kind shall remain on any Lot for more than fourteen (14) days, and then only for guests or visitors.

The Association and the Voting Members approving this Amendment hereby affirmatively elect to submit the Development to the provisions and benefits of the Georgia Property Owners' Association Act, O.C.G.A. 44-3-220, et. seg. In the event of a conflict between this Declaration and said Act, this Declaration shall control.

#### DOCK RULES and REGULATIONS

#### BELLE BLUFF PROPERTY OWNERS ASSOCIATION

#### FOR MEMBERS IN GOOD STANDING

1. Each property owner is allowed one dock space on a first come, first serve basis. There will be no assigned dock spaces. Property owners with more than one vessel (including jet ski's) requiring space simultaneously must secure their vessel's side by side; use good judgment. Visitors or relatives should double park with the property owner. If you must dock beside someone else, ensure you provide adequate bumpers and secure tie offs. Inform others that you've docked beside them in the event they need to move their boat.
2. The dock and community area is for current members and their guests only! Dock use will be at their own risk. Belle Bluff Property Owners Association is not responsible for any accident, injuries, property damage or theft.
3. The dock should be kept clear of trash and debris such as old batteries, crab baskets, cast net trash, etc. The area surrounding the dock should be equally maintained.
4. Children under the age of 12 must be accompanied by an adult.
5. Golf carts are not allowed on the dock.
6. Please keep the gate secured when you enter or leave the dock. Use good judgment.
7. As of annual meeting of the Association in May 2007- Maximum boat length that can use Belle Bluff Property Owners Association dock is 25 ft.

YOUR COOPERATION IS APPRECIATED BY EVERYONE

Amended 05.28.2016

#### Utilities Information

#### Coastal EMC

1265 S Coastal Hwy, Midway, GA 31320 · (912) 884-3311

#### Water Utility Management, LLC – Water

28 Abercorn Street, Savannah, GA 31401 (912) 352-9339

**Waste Management Curbside Pick-up & Recycling**

912.437.6671

**Telephone & Internet Services Options**

Darien Telephone

Comcast

1221 North Way, Darien (404) 671-9460

**Propane Gas Options**

Liberty Propane

Branch's Propane Service Inc.

Ferrellgas