Goose Island Hide Away New Home Owner's Package

Table of Contents

1. Welcome to Goose Island Hideaway
2. Board Members and Who to Call
3. Property Owner's Gate Guide
4. GIHA House Guest Form
5. GIHA Fees and Assessments
6. GIHA Rules and Regulations
7. Architectural Committee
8. New Property Owner Information
9. Notification of Occupancy Sale

WELCOME TO GOOSE ISLAND HIDEAWAY

The Board of Directors of Goose Island Hideaway Property Owners Association would like to take this opportunity to welcome you to our community! Whether you are only here on weekends and vacations, or a full-time resident, we want you to feel at home and a part of us!

The following is information about our community, including access and our website, but should you have any questions, please feel free to call one of our Board Members or applicable Committee Chair (see information on website) or call:

WELCOME COMMITTEE CHAIR: Gene Carson 404-387-2786

Community Information:

Website: https://gooseisland.org

Please access our website for more information including our Covenants & Restrictions, Bylaws, Architectural Review Process, Community Directory, Financials, Well and Water Information, Short Term Rentals, and much more.

Rules & Regulations

Attached is a compilation of some of the rules and regulations from our Association documents. If you should need additional clarification, please see the Covenants & Restrictions and Bylaws posted on our website or contact one of the Board Members.

Gate Codes

As you know, Goose Island is a gated community. As you enter the property via our covered bridge there is a keypad on the left. Security Gate Codes are assigned based on whether you are a homeowner, renter, contractor, etc. Please ensure that you use/provide the applicable gate code for our community's security (emergency services and couriers have been provided with their applicable codes). If for any reason the code does not work, instructions and emergency numbers are posted adjacent to the keypad. **NOTE: Please do not force the gate open as it will cause expensive damage for which you will be responsible. Please call one of the emergency numbers listed on the gate.**

Security Cameras

Security cameras are installed on the bridge. These are working cameras and are reviewed from time to time, as needed. They capture the car, occupant, and car tag.

Trash

Please keep all trash in covered receptacles, and if possible, in your garage so that animals (particularly bears and raccoons) do not get into it. Unfortunately, we do not have county trash collection services, but there are county trash collection facilities for drop off and private companies for weekly pick-up. The closest county drop off facility is located south on Hwy 515 on Whitepath Road (about 1/8 mile on the left).

Wildlife

We are fortunate here at Goose Island to have an abundance of wildlife. It isn't uncommon to see deer, geese, turkeys, or foxes, as well as many varieties of birds. Please note that in the warmer months, bear will come to your decks if there are bird feeders or food left outside – and they can be very destructive. Please plan on bringing all bird feeders inside during these times and please do not feed the wildlife other than birds. In addition, please note that deer love many flowers and plants. Before investing in plants and shrubs, we encourage you to research those best suited for our community.

Architectural Review

If you are planning to build a new house, modify your current home and/or property, or have an issue with upkeep / maintenance of any property in Goose Island Hide Away, please refer to the guidelines and forms on our website, as many changes or improvements to your lot, including tree removal or vista pruning may need board approval. (See "A Friendly Reminder From Your ARC" included in this package.)

Tree Removal

Please note the following quote from our Association documents: "No removal, topping, or excessive pruning or destruction of any large trees (large is defined as equal to or greater than 9 inches in diameter at a height of 5 feet above the ground) is permitted without prior approval of the Architectural Review Committee."

Renter's Information

The Board requires that every homeowner who rents their property should submit a form for each rental. The "Rental Occupancy Form" tab of the community website and will provide you with all of the necessary forms that must be completed and a list of fees.

Transfer of Property

Every homeowner who sells their property should submit a completed Notification of Occupancy form at the end of this document, along with a Capital Contribution fee as required by the Bylaws to the Treasurer. Copies of the Covenants, By Laws, and Restrictions can be located on the Goose Island website. See Bridge and Gate information on securing gate access.

Again, we welcome you to our community! Feel free to contact us with any questions or needs that you may have!

The Board of Directors

Goose Island Hideaway Property Owners Association

GOOSE ISLAND HIDEAWAY POA COMMITTEES

BOARD MEMBERS

Office	Volunteer Member	Phone Number
President	Chris Sandve	973-868-1782
Vice-President	Jeff Grasty	407-701-5238
Treasurer	Gene Carson	404-387-2786
Secretary	open	
Member	Bob Randall	575-779-8052
Member	Ed Paquette	770-335-9789
Member	Bruce Gilbert	239-825-9265
Member	Mike Foley	770-329-7957
Member	Mark Silver	850-712-130

COMMITTEE CHAIRS

Bridge, Gate & Security:	Bob Lauth	770-601-6211
Gate Access:	Ann Hamil	770-842-2351
Architectural Committee:	Chris Sandve	973-868-1782
Well & Water:	Amy Ulrich	727-421-6771
Road & Landscaping:	Chris Sandve	973-868-1782
GIHAPOA Website:	Ann Hamil	770-842-2351

NOTE: PLEASE CONTACT COMMITTEE CHAIRS FOR ANY QUESTIONS OR INFORMATION CONCERNING THEIR AREA. More Committee Chairs and information is found on our website under the BOARD tab.

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Property Owner's Gate Guide

As a property owner or relative of an owner, the Gate Committee wants to ensure you have all the information about the operation of the Goose Island gate. Below are key points associated with the gate.

- Property owners and their immediate family members are eligible to order bar codes. The first bar code is free and each additional bar code is $15.00. Forms to order bar codes are located in the Gate section of the website. Please remember it is your responsibility to notify the Gate Committee should you or a relative trade or sell a car with an assigned bar code. Bar codes are to be adhered to front windshield to work. Please place the additional plastic cover provided over the barcode once placed on the windshield to protect the barcode.
- Property **owners** can be listed in the Resident Directory (call box), which is located on the bridge. The directory allows vendors/visitors to call the property owner to open the gate. Forms to add your name/phone numbers to the Resident Directory are located in the Gate section of the website. Please remember if you change phone numbers to also change your contact information for the gate.
- We recommend that you use your cell phone number in the Resident Directory so that you can grant access to Goose Island even when you aren't here. Once your number is entered into the Resident Directory, you will be provided with a quick call code. Your phone number is not displayed. To grant access to the gate takes less than 10 seconds. You also will have access to open the gate through your cell phone should your bar code ever fail. There is about a 4-5 second delay until you hear the person calling you from the gate. When you receive a call from the gate, identify who is calling. If you want to grant access press 9 on your phone. You may have to press 9 more than once to connect. Remember you are responsible for who you let in.
- Mail, UPS, FedEx , ETC, AM EMC, Trash have been granted access to the community so property owners do not have to take any actions. The major propane companies have also been given access. If you select a propane company not listed, you will be responsible to grant them access for deliveries or services. Main propane providers with access are Folgers, Heritage, Freemans, Appalachian.
- If you are a walker, hiker, bike rider, dog walker, etc. and leave the development on foot, please use the gate walk code provided. This will allow you to exit the development. You will need to use your cell phone to re-enter.
- Contractors, who are building or remodeling a property in Goose Island will receive a restricted code for the length of time needed to finish the project. Property owners need to clear project with ARC prior to requesting a gate code. Should you have a need for a contractor code, please contact Ann Hamil (akhamil@comcast.net, 770-842-2351) with the information on the contractor. This should include name, cell phone number, and estimate of project time.
- If you list your home with a Realtor, your listing agent will receive a restricted code for showings. Please contact Ann Hamil (akhamil@comcast.net, 770-842-2351)so that the Realtor can be set up in the system.

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- It will be the responsibility of the property owner to grant gate access to vendors servicing his/her property. This would include pest companies, landscaping/lawn services, cleaning people, painters, tree cutters, hot tubs, etc.
- The gate will record your date and time of entry and also captures pictures of your tag, the driver, and the car. Please keep in mind any bar codes, issued and associated with your property, will be your responsibility should damages occur to the gate or community property.
- If a car is already on the bridge, please stop behind the yellow lines so that you don't trigger the gate with your bar code or exit sensors. The same is true when leaving the development. Should you see a car stopped on the bridge, please stop far enough back not to trigger the gate. It is up to each property owner to help keep our community safe.
- If gate does not open, it generally means you did not stay to the right of the yellow line. Back up to before the bridge sign on the road and proceed towards gate staying to the right of the line. NEVER attempt to force the gate open. If the gate still does not open, contact a gate administrator listed on the call box.
- Please enter the following number in your cell phone as a contact and label it GI Gate, 706-258-8995. When you receive a call from the gate you will then know it is the gate calling.

Gate Code Provider:

Ann Hamil (akhamil@comcast.net, 770-842-2351)

Bar Code Order Form

Property Address _____ **Lot #**_____

Name/Owner _____

Relationship _____

Make/Model _____

Year/Color _____

Tag #/State

Name/Owner _____

Relationship _____

Make/Model _____

Year/Color _____

Tag #/State

Name/Owner _____

Relationship _____

Make/Model _____

Year/Color _____

Tag #/State

Name/Owner _____

Relationship _____

Make/Model _____

Year/Color _____

Tag #/State _____

Please enclose check payable to GIHAPOA. Additional stickers X $15.00=amount due

Mail to : GIHAPOA, Post Office Box 304, Cherry Log, GA, 30522

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Resident Directory Phone Log

Resident Name	Phone Number	Lot #
_____	a._____	_____
	b._____	
	c._____	
_____	a._____	_____
	b._____	
	c._____	
_____	a._____	_____
	b._____	
	c._____	
_____	a._____	_____
	b._____	
	c._____	

Property Owners Only can be listed in Directory. Please direct any questions to Ann Hamil (akhamil@comcast.net, 770-842-2351) or GIHAPOA, Post Office Box 304, Cherry Log, GA, 30522

GIHA Owner's Gate Code Request Form for Houseguests (Family & Friends)

In order for your family & friends to gain access to GI, staying as houseguests **for 3 or more days**, this form must be received **at least 3 days** prior to the first day of their visit. The receipt of this form will generate a dated gate code for your guests. The code will be provided to you and it's your responsibility to provide the code to your family members or friends in advance of their arrival.

Send Gate Code Request: Ann Hamil (akhamil@comcast.net, 770-842-2351)

I/we _____(Owner) will be having Family/Friends as Houseguests.

Total number of guests will be _____.

Arrival Date: _____Departure Date: _____

Houseguest's Information

Name: _____

Address: _____

City / State / Zip Code: _____

Cell phone number *: _____

** Only needed if you will not be at home.*

Vehicle Information

Vehicle 1: Tag# _____ State: _____

Make, Model, Year, Color: _____

Vehicle 2: Tag# _____ State: _____

Make, Model, Year, Color: _____

SUMMARY OF ASSESSMENTS AND FEES AS OF FEB. 28, 2026

	GIHA-POA ANNUALFEES	PROPERTY PURCHASE	NEW HOME CONSTRUCTION	RESIDENCE MODIFICATION or ADDITION	SHORT TERM RENTAL PROGRAM
Community/Common Area Maintenance	$575.00 (Note 1)				
Water Service	$825.00 (Note 2)		Variable (Note 2)		
Capital Contribution Assessment		$1400.00 (Note 3)			
Impact Fee			$3,000.00 (Note 4)	Variable up to $3,000.00 (Note 4)	
Construction Bond			$2,000.00 (Note 5)	Variable up to $2,000.00 (Note 7)	
Water Service Connection			$2,500.00 (Note 6)		

Note 1 Per lot or tract (prorated for shared lots). Assessment billed annually and is due not later than December 31 each year.

Note 2 Per lot or tract connected to community water system. Assessment is billed annually and is due no later than December 31 each year. Prorated assessment for water service is made at time water service is connected to lot for new construction.

Note 3 Capital contribution assessment is per lot, parcel or tract, and is due from property purchaser or grantee at closing each time a property is sold, transferred or conveyed (Exceptions per Bylaws). Assessment applies to both new residents and current GIHA residents acquiring additional property. Fee is collected by closing

Note 4 Non-refundable impact fee due at time Construction Agreement is signed and impact fees may be variable for modifications to current home projects.

Note 5 Construction bond is refundable to owner/contractor on completion of construction, less assessment(s) for any damages to community areas/roads/utilities/structures during construction. Fee is collected at time Construction Agreement is signed.

Note 6 Due at time Construction Agreement is signed for any newly constructed home to be connected to community water system. This fee is separate from the annual water service assessment. Should the actual cost exceed the listed connection fee, the homeowner will be responsible for the additional cost.

Note 7 Construction bond to be determined during plan review and approval and is dependent on scope of project. Bond is refundable to owner/contractor upon completion of construction, less assessment(s) for any damages to community areas/roads/utilities/structures during construction. Fee is collected at time Construction Agreement is signed.

GOOSE ISLAND HIDE AWAY RULES & REGULATIONS SUMMARY

The following is a compilation of some of the rules and regulations of Goose Island Hide Away, most of which are contained within the By-Laws and the Covenants. Purchasers should be provided with a full set of the legal 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 pickup 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.
12. No removal, topping, excessive pruning, or destruction by any other means of large trees is permitted without prior approval of the Architectural Review Committee. Please contact the ARC Committee with any questions.
13. A Capital Contribution Fee will be charged on all sales/transfers of property. In addition, the Seller is responsible for ensuring that the real estate agent and closing agent are notified of same and ensuring that the Association Treasurer is provided with the names, addresses, phone numbers and contact information for all new owners.
14. A Notification of Rental Agreements and Forms must be completed and provided to the Association's Rental Committee at least 3 days in advance of a rental. All tenants must adhere to the neighborhood rules and regulations.

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ARCHITECTURAL REVIEW COMMITTEE

Required for Improvements / Modification

One of the important features of our existence as a covenanted, self-governing community is the guidance provided by the Architectural Review Committee. The Committee aims to help us maintain mutually accepted policies and procedures for new construction, renovation, and the protection of our land, trees, and roads.

The Architectural Review Committee must be contacted prior to any applicable action. It is especially important to bring us in *during* the planning process, as some of the guidance we might have may affect your plans or the manner in which you or your contractors carry them out. You can find detailed information, along with the appropriate forms to use for a Proposal for review, on our web site listed under the Architectural Review Committee. Please familiarize yourself with them for possible future use.

In general, any change that impacts the footprint, elevation, outward appearance, grading, fencing, or landscaping, including the removal or trimming of large trees, installation of a well or reserve tank, new construction, or renovations requires a Proposal for Review. Also, an interior project that calls for the use of concrete or heavy equipment, even though it may not affect any of the other factors above, will require a Proposal because of the possible impact on our community roads.

If there are any questions, please contact the Chair of the ARC. Often a quick determination can be made whether a particular project does or does not require an actual Proposal, and the Chair can give the go-ahead right away. When a Proposal is required, it will be distributed among the members of the Committee for review, and some may require final approval by the Board. The Committee and the Board will make every effort to give you a fast turn-around to expedite your project.

NOTE:

ALL NEW CONSTRUCTION MUST BE APPROVED PRIOR TO BREAKING GROUND AND ALL WATER HOOK-UPS MUST BE PERFORMED BY THE GIHAPOA WELL MAINTENANCE VENDOR.

New Property Owner Information - Goose Island Hideaway

Post Office Box 304, Cherry Log, GA 30522

Subject Property Address:_____Cherry Log, GA 30522

Owner(s) / Seller(s): _____

HOA DUES: Yearly / Due Jan 1$_____

Current: _____ Past Due:_____ (Late fees, penalty & outstanding dues =_____)

Capital Contribution Fee: $1400.00 ***Due on all property transfers***

NEW OWNER INFORMATION:

Name(s): _____

Mailing Address: _____

Telephone #(s): _____

Email: _____

TO BE COMPLETED BY NEW OWNER(S):

LOT:

_____ I/we plan to construct a dwelling : _____Yes _____ No. If yes, what time frame: _____

_____ I/we plan to construct a dwelling on the subject property and are aware that we must comply with all rules and regulations of GIHAPOA and must apply for approval of same with the Architectural Review Committee (ARC).

_____ Planned use of lot, if other than construction._____

EXISTING DWELLING:

_____ I/we plan to reside full-time resident(s).

_____ I/we plan to be part- time resident(s) and **do not intend to rent out home**.

_____ I/we plan to remodel the existing dwelling and are aware that we must comply with all rules and regulations of GIHAPOA and must apply to the Architectural Review Committee (ARC).

_____ **This resident(s) will be in a long-term rental situation (more than 91 days or longer)** and I/we are aware that we must comply with all rules and regulations of GIHAPOA – as well as ensure that any renters comply with all rules and regulations of GIHAPOA. I/We are also aware that we must follow the GIHAPOA procedures for rental properties as set out by the HRC (Home Rental Committee).

_____**This property will be in a short-term rental program (91 days or less)** and I/we are aware that we must comply with all rules and regulations of GIHAPOA – as well as ensure that any renters comply with all rules and regulations of GIHAPOA. I/We are also aware that we must be fully licensed per the Gilmer County Sort-Term Rental ordinance.

NOTE: Should you choose to rent at a later day, please contact the GIHA Board to complete the Rental Package.

SEE ATTACHED LISTING OF FEES AND ASSESSMENTS

SIGNED: _____

_____

Date: _____

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Notification of Occupancy Sale - Goose Island Hideaway

In accordance with the Bylaws of Goose Island Hideaway, every homeowner who sells or transfers their property shall submit this completed form to the Treasurer at least three days in advance of the closing date of a sale. Each owner who is selling should provide their buyer with a full copy of the documents of Goose Island Hide Away and provide them with the owner gate code.

This section should be completed by the owner:

I/we will be selling the property located at_____

to:_____

Closing date: _____

Signed (Owner)_____Date_____

This section should be completed by the buyer:

I/we will be purchasing the above referenced property.
My/our contact information for all Association correspondence is:

Name:_____

Address:_____

Phone #: _____

Email:_____

My/our emergency contact telephone number is: _____

Signed (Buyer):_____Date_____

The GIHAPOA Treasurer must receive this fully completed and executed form no less than three (3) days prior to closing. See the main page of the GIHA website for contact information or send scanned documents to: gooseislandhideaway@gmail.com ATTN: Treasurer or mail original documents to: GIHAPOA, Post Office Box 304, Cherry Log, GA, 30522

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