

Eagle's Bluff Community Association, Inc.

IMPORTANT RESTRICTIVE COVENANTS

A copy of the Eagle's Bluff CA Restrictive Covenants and By-laws should have been provided to you at your closing. If you did not receive a copy, please contact Rose City Property Management or go to the website at eaglesbluffca.org. We hope that you will familiarize yourself with them. Several covenants that require extra emphasis are:

10.1 - Assessments - Our fiscal year is January 1st through December 31st. Your assessments are due January 1st and are considered late January 10th. Assessments may also be paid quarterly. Quarterly assessments are due January 1st, April 1st, July 1st and October 1st and are late if not received by the 10th of the month due. You will receive an invoice for the January assessments in December of every year and reminder invoices for quarterly payments the month prior to the month due.

Failure to make payment on your assessments, in full by January 10th or the 10th day of each quarter will result in a monthly \$15.00 collection fee on the delinquent amount. Continued failure to pay assessments will result in your account being turned over to the association attorney to pursue lien and possible foreclosure for non-payment. **Currently the Annual Assessments are \$1,870.00 per year or \$467.50 per quarter.**

Payment Options Available

Alliance Association Bank:

To make an online payment, owners may through Alliance Association Bank at the following link: <https://pay.allianceassociationbank.com/Home?cmcid=3BA588F8>. You will want to ensure you have your account information available when making a payment. Fees may apply.

- **Please note that the Rose City Management Company ID is: 7572.**
- **Your Association ID number is: 1001.**
- **Your account number is on your statement. (remove the 00 and (-) for Alliance Bank, for example if your account number is 00111-1234, you will enter 1111234.)**

If you have a technical issue making an online payment, you may contact Alliance Association Bank at (844) 739-2331. If you need information about your property or current balance, please contact Rose City Property Management at (903) 630-6355.

TownSq:

To make a payment through TownSq visit www.townsq.io and log-in. For new users you will need to register. Registration can be found under the log-in tab underneath the email and password prompts. You will need to register with your email address, last name, account number and zip code. Once you are registered you may download their app through your smartphones app store and access your account through there as well.

- **Account number for TownSq: You will remove the 00 but include the (-); for example, if your account number is 00111-1234, you will use 111-1234 for the TownSq registration.**

By check:

Please make your assessment check payable to: Eagle's Bluff CA. You may mail your payment to the address on the invoice or setup an online bill payment with your bank using the following address:

Eagle's Bluff CA
c/o Rose City Property Management
PO Box 167,
Bullard, TX 75757

The Board encourages members to contact Rose City Property Management with any questions they may have. You may contact Carrie Montgomery at carrie@rosecitymanagement.com or by phone at 903-630-6355.

Article 11- Architectural Standards - No structure, whether it is new, altered or changed can commence without written approval from the New Construction/MCC Committee. To obtain a New Construction Form/Modification Form and the Design Guidelines, please contact Rose City for assistance or visit the website at eaglesbluffca.org.

Use Restrictions :

Exterior Maintenance - Residents and lot owners are expected to keep their property clear of unsightly objects and well maintained.

Vehicles - The following activities are prohibited... (a) Parking of any vehicles on public or private streets or thoroughfares, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than enclosed garages...; provided, construction, service and delivery vehicles shall be exempt from this provision during daylight hours for such period of times as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Areas.

Nuisances - No annoyance, nuisance, offensive activity or condition shall be allowed to exist on any lot, i.e., unattended animals, barking animals, loud or offensive music, sewage odor/backup, etc.

Trash Containers – Must be kept concealed from the front and side of the street except on trash day. Remember to remove the container from the street after it is picked up and if you are not home, you may want to ask your neighbor to pull it up.

Other items to remember:

There has been reported incidents of dogs being allowed out by their owners without proper supervision and without being on a leash and confined to a fenced in yard. Owners should be aware that Cherokee County does have a leash law as well as it is stated in your documents under Exhibit “C” Initial Use Restrictions; 2. Restricted Activities. The following activities are prohibited... (b) ...those pets which are permitted to roam free, or, in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed upon request of the Board. If the pet owner fails to honor such request, the Board may remove the pet. **Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling. Pets shall be registered, licensed and inoculated as required by law.**

Our roads have owners walking and biking! Please drive slowly through the neighborhood and watch for kids, pets and walkers. Many owners enjoy going for walks with their family, friends in the neighborhood and pets and it is important to keep them in mind. Some people tend to speed down the straight away areas, please don't be one of them.

We always need volunteers to assist with the running of the association. If you are interested in helping in any way, please contact Rose City Property Management.