GLENLAKES UNIT ONE POA COMMUNITY INFORMATION

Welcome to our beautiful Glenlakes Community, we are so happy to have you join our neighborhood. Below is the general information about Glenlakes Unit One Property Owner's Association (POA), known as GLU1 POA, and our neighborhood.

COMMUNICATION:

1. **Facebook** – If you are on Facebook, Glenlakes has a page titled, "GLENLAKES COMMUNITY FOLEY ALABAMA, (Comprised of 5 Separate POAs)"**.** This page is open to residents throughout Glenlakes. We encourage you to join as there is often valuable information posted and shared via this medium. Please note, as all 5 POA's are represented on this page, please make sure that you understand some conversations or questions will not be pertinent to our POA.
2. **POA Meetings –** Our POA Annual Meeting is held in March. The POA Board meetings are held quarterly.
3. **Governing Documentation** - The POA will provide governing documentation upon request. Please email **Robin Walker** at **rwalker10335@gmail.com.**
4. **Foley City Council** – Mr. Roderick "Roddy" Burkle is our representative on the Foley City council. He is a tremendous resource and wonderful advocate for our community.
5. **Community Voting** – Voting for our community is located at the Graham Creek Nature Center.
6. **Graham Creek** – The Graham Creek area nearby is excellent for walking nature trails.

ARCHITECTURAL REVIEW COMMITTEE (ARC) INFORMATION:

ARC approval is required in ADVANCE for any permanent structural changes to the exterior of your home, including driveways, sidewalks, whole house generators, patios, pools, porches, fences, flagpoles, statues, fountains, enclosures, outdoor fireplaces or pits, new landscape beds, exterior paint color and lighting. This list is not all inclusive, so please contact the ARC at **glenlakespresident@gmail.com** before making changes to the exterior of your home to be sure that the change does not infringe upon the established covenants, or you may be asked to remove it at your expense.

Items that **do not** require ARC approval include relocation or replacement of exterior house numbers installed by the builder, or landscaping plants and materials in the beds. However, materials should be natural and neutral color that complement your home.

BE A GOOD NEIGHBOR:

1. Please remember to follow posted speed limits and stop signs. Watch and yield for children and school buses.
2. Our residents are not authorized to use Lakeview Estates amenities, which include access to the paved pavilion and Lake Muriel.
3. Overnight parking is NOT PERMITTED on the streets. This is a City of Foley Ordinance, and you may be ticketed for a violation.
4. RV, Boat, Moving Trucks/Pods - temporary overnight parking on the driveway is permitted a maximum of 3 times per month in 2-day increments for loading and/or unloading.
5. No overnight parking of obvious work vehicles/equipment.
6. Walking, biking, or golf cart riding is NOT PERMITTED on the golf course paths at any time.
7. All golf carts require an annual inspection and must be registered with the City of Foley. Street usage carts may be gas or battery powered. Golf carts are NOT PERMITTED on sidewalks.
8. Grass is to be cut and edged. Trees and shrubs are to be maintained.
9. Signage in yards is NOT PERMITTED.
10. The American Flag and the Alabama Flag are the ONLY approved flags for display.
11. Please refrain from feeding wild animals (deer, squirrels, cats, etc.).

INVESTMENT/LEASING/RENTAL PROPERTY USAGE:

Property may be leased or rented by the owner under the following conditions:

1. To maintain our community property values, GLU1 restricts rentals/leases of property to 5% of total GLU1 properties.
2. The minimum rental requirement for a property is ONE YEAR.
3. Prior to the renter moving in, the property owners must notify the Treasurer, **Robin Walker** at rwalker10335@gmail.com and provide the following information (must be updated each rental term):

   ADDRESS IN GLU1 WITH LOT NUMBER
   PROPERTY OWNER CONTACT INFORMATION – NAME, TELEPHONE, ADDRESS, EMAIL
   MANAGEMENT COMPANY CONTACT INFORMATION (IF APPLICABLE) – NAME, TELEPHONE, ADDRESS, EMAIL
   TENANT CONTACT INFORMATION – NAME, TELEPHONE, ADDRESS, EMAIL
   COPY OF THE FULLY EXECUTED RENTAL LEASE

TRASH AND RECYCLING INFORMATION:

1. TRASH - TUESDAY mornings.
2. RECYCLING – WEDNESDAY mornings.
3. Visit the City of Foley Sanitation website for additional information and set up for garbage and recycling pickup.
4. Trash and recycling cans must not be visible from the street. If stored outside, they should be concealed using an approved covering made of brick, wood, or plastic (excluding lattice). An ARC request is not required if the enclosure is a 4' x 4' wall

PETS:

1. The City of Foley and the State of Alabama have a leash law which must be followed at all times. If you have questions or concerns, please contact the City of Foley Police Department (non-emergency number) directly.
2. Please pick up after your pets in ALL AREAS, including Glenlakes common areas.

GOLF COURSE/PUB INFORMATION:

1. Golf course and swimming pool memberships are available at the clubhouse. There are several to choose from if so desired. It is our understanding that gas powered golf carts are NOT PERMITTED on the golf course.
2. The Pub and Club House are open to the public.

LENNAR WARRANTY INFORMATION:

1. **Lennar Contact Person** – If you have Lennar Warranty issues, please contact Lennar Customer Care & Warranty at https://mylennar.lennar.com/contact/customercarewarranty or by calling (877) 422-7370.
2. **Gold Fortification** – This must be RECERTIFIED every 5 years. Please put a reminder on your calendar for your recertification so you do not lose this valuable benefit.

HOMESTEAD EXECPTION:

If this is your permanent, primary residence, please do not forget to file for your HOMESTEAD EXEMPTION, if applicable. You will find the necessary information to apply on the back of your valuation notice received at closing. Here is a link https://services.baldwincountyal.gov/revenueassessment.

GLENLAKES UNIT ONE POA BOARD MEMBERS:

Sara Filley	President	glenlakespresident@gmail.com
Robin Walker	Treasurer	rwalker10335@gmail.com
Barry Brown	Secretary	bkbrownab@gmail.com
Scott Wiginton	Board Member	rbrtsct@aol.com