

Lake Meeler Rules and Regulations

21 January 2026

Lake Meeler Association Rules and Regulations are intended to provide guidance applicable to City, County and Lake Meeler requirements. This is a living document and will be revised as needed based upon Governing Document amendments and homeowner recommendations..

1. DEFINITIONS.

- a. Homeowners Association (HOA).
- b. Georgia Property Owners Association (POA).
- c. Lake Meeler Covenant, Conditions and Restrictions (CCR).
- e. Lake Meeler Architecture Control Committee (ACC).

2. PRIVACY.

- a. Homeowner personal information (address, phone number, or email) should be treated as “For Official Use Only.”
- b. This information should not be distributed or used outside of our Lake Meeler Property Owners Association (POA).

3. QUIET HOURS.

Quiet times for outdoor activities are 10:00pm to 6:00am Monday through Saturday and Sunday 6:00pm to 6:00am.

4. PROPERTY MAINTENANCE. (REF. CCR 6.21)

- a. All lawns, plants and bushes must be well-trimmed, with leaves removed and yards edged. Notice will be issued to homeowner for non-compliance.
- b. Planting supplies or containers (i.e., bags of mulch, pine bale, empty planter) should not be visible from the street,
- d. Mulch or rock deliveries should be removed within ten (10) days.
- e. Lawn equipment should not be visible from the street or neighboring homes.
- f. Outdoor furniture at the front of the residence should be maintained in good condition.

5. VEHICLES. (ref. CCR Section 6.06)

- a. Includes motorcycles, scooters, go-carts/golf carts, trucks, vans, and automobiles. Any other as yet defined modes of transportation determined by the Board.

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- b. Park in direction of travel with right-hand wheels parallel to and within twelve (12) inches of the curb.
- c. Do not block your neighbor's driveway.
- d. Do not block access to mailboxes.
- e. Vehicles needing repair, maintenance or for sale must not be parked anywhere in the neighborhood.
- f. Keep vehicles off of lawns or on common property.
- g. Junk or abandoned vehicles will be towed at owner expense.

6. RECREATIONAL EQUIPMENT, VEHICLES AND TRAILERS. (ref. CCR 6.07)

- a. May not be stored or parked on a permanent basis within the Lake Meeler community. Violations may result in towing at owner's expense.
- b. Temporary parking is allowed for three (3) consecutive days. Requests for extensions may be made by contacting Compass; Danisha Newkirk, 706-549-9600, extension 106 or email at danisha@compassassocmgmt.com.

7. FENCES AND OUTBUILDINGS. (REF. CCR 6.13)

- a. The ACC must approve all proposed fence, wall, or outbuilding installations.
- b. Installing hog wire or barbed wire is not permitted.
- c. Black vinyl coated chain link fences, four feet in height, are permitted.
- d. Wooden fences must be six (6) in height.
- e. Modifications require ACC approval.
- f. All outbuildings must be constructed in the same architectural style and similar color as the main dwelling.
- g. The ACC Proposal Form is available on the Compass Owner portal at <https://compassassocmgmt.com/>. You will need to login using an email address and password. Go to Property Document and click on the small paper icon for a list of available documents. Select Forms to see the Property Modifications Form ACC. Contact Compass if you have any questions at Danisha Newkirk, 706-549-9600, extension 106 or email at danisha@compassassocmgmt.com.

8. TRASH AND RECYCLING.

Trash and recycling containers should be placed out the evening before or morning of scheduled pickup and returned to their storage location on the same day.

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9. GARBAGE CANS AND WOODPILES. (ref. CCR 6.16)

All garbage cans, woodpiles and other items must be concealed from street view.

10. FIREWORKS. (ref. CCR 6.27)

Fireworks are prohibited within the Lake Meeler community.

11. NUISANCE. (ref CCR 6.20)

- a. Activity interfering with the safety, comfort, and convenience of other residents are a nuisance. This includes loud music, barking dogs, and lawn mowers or leaf blowers during QUIET HOURS.
- b. Nuisance complaints should be reported to Compass: Danisha Newkirk, 706-549-9600, extension 106 or email at danisha@compassassocmgmt.com. Provide the date, time, location, and nature of the nuisance.

12. ANIMALS AND PETS. (ref CCR 6.12)

- a. No animals, livestock or poultry of any kind may be raised, bred , kept, or permitted on any Lot.
- b. Dogs, cats, or other usual and common household pets, in reasonable numbers, are permitted.
- c. Dogs must be under control by a responsible individual when outside the home or fenced yard.
- b. Owners are responsible for picking up and disposing of pet waste. A pet waste container is available at our pavilion.
- c. Owners must not leave pets outside if no one is home.
- d. Consistent barking qualifies as a nuisance.

13. ANTENNAS AND SATELLITE DISHES. (ref. CCR 6.14)

Installation of satellite dishes or other exterior antennae devices requires prior ACC approval.

14. LEAF AND LIMB PICKUP

The following guidelines are per Athens-Clarke County Code of Ordinance, Sec. 5-2-7.

- a. Call 706-613-3501 and press 2 for current schedule pickup.

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b Lake Meeler is in Service Area C.

c. Yard and lawn debris (e.g., leaves, grass clippings, pine straw, small brush) should be placed in paper bags. Placed bags outside by the curb no earlier than 8:00am on the Monday of our collection week.

d. Limbs, less than four (4) inches in diameter, must be no more than six (6) feet long by six (6) feet high by 4.5 feet deep.

e. Report missed pick-up at (706) 613-3501, press 7 or email collections@accgov.com.

15. **BURNING TRASH.** No burning of leaf or yard debris of any kind is allowed within Lake Meeler without prior approval from Athens-Clarke County authorities.

16. **HOLIDAY DECORATIONS.** (ref. CCR 6.23)

a. Permanent decorations are not permitted.

b. Owners may install decorations and lights one month before a holiday and remove them no later than twenty (20) days after the holiday.

17. **FLAGS.** (ref. CCR 6.05)

a. One U.S. flag and one garden flag are permitted per lot.

b. Owners are responsible for maintaining flags in good condition.

c. Political flags (e.g., campaign/candidate, party affiliation, or national/state/local issues) are not allowed.

d. Handmade flags or signs are not permitted.

18. **SIGNS.** (ref. CCR 6.05)

a. One lawn sign is allowed per lot.

b. No sign considered “profane” or “disrespectful,” is permitted. The Board of Directors will determine appropriate content, when necessary.

c. One “For Sale” sign provided by an authorized realtor is allowed.

d. One security sign is allowed.

e. No political signs (e.g., campaign/candidate, party affiliation, or national/state/local issues or information).

f. Signs cannot solicit money or promote any type of sales activity or business.

g. Signage referencing religious or political organizations is prohibited.

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19. **MONUMENTS, STATUES, BIRDBATHS, OTHERS.** None permitted in front of home without prior ACC approval. (ref. CCR 6.19)

20. **WINDOW TREATMENTS.** Interior window treatments that may be seen from the street should be kept in good condition.

21. **FIREARMS.** Discharging a firearm (including BB guns, pellet guns, and other weapons) is not permitted.

22. **MAILBOXES AND POSTS.** Only ACC approved mailboxes and posts are allowed. Mailboxes must be kept in good condition.

23. **DRIVEWAY AND GARAGE DOORS.**

- a. Garage doors should be closed when not in use. Deer and smaller creatures roam our neighborhood at night and early morning hours.
- b. Driveways should be clear of rocks, firewood, barbeque grills, and other non-decorative items..

24. **LEASING/RENTING AND OCCUPANY.** (ref. CCR 6.26)

- a. Owner must occupy their residence for two years before applying for a Leasing Permit.
- b. Leasing permits are available through the Board of Directors.

25. **TREE REMOVAL** (ref. CCR 6.15)

- a. The Board of Directors is responsible for cutting down diseased or dead trees in our common area. This also includes trees posing a safety hazard.
- b. Homeowners must not trim or remove trees on common property.
- c. Homeowners are responsible for maintaining trees on their property.
- d. The Board uses a local tree removal company. Information may be provided upon request.

26. **AD-HOC COMMITTEES.**

- a. May be organized to address Lake Meeler community needs.
- b. Participation is voluntary.

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- c. Volunteers are responsible organizing and operating their committee.
- d. Conflicts or issues should be directed to the chairperson of the committee.
- e. The Board should be notified if parties involved reach an impasse on matters impacting the community.

27. SUGGESTION OR RECOMMENDATIONS.

Homeowner input for improving this document is welcome. Details for improvements or changes should be in writing and submitted to the Board president.

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