



G R E A T H A W K  
OWNERS' ASSOCIATION

RULES, REGULATIONS AND RESIDENT GUIDELINES

As of October 6, 2020

Great Hawk Colony Rochester, Vermont

Each Owner, upon purchasing a Lot in the GHC, became a member of the Association and legally bound to abide by the GHC Documents (as defined in the Bylaws), which were created to ensure a consistency, maintaining integrity in physical appearance, quality of life and property values, and to respect the privacy for Owners within the GHC.

In addition to the rules and regulations that are stated in the GHC Documents, the following rules and regulations are enforced by the Board.

## I. General Regulations

### A. Residences

- **Residential Purpose.** Dwellings are to be used only for residential purposes by owners, renters and their guests under reasonable and controlled occupancy conditions.
- No signs may be displayed except for specific house identification signs (supplied as a welcome gift by the Board) and 911 numbers, (also supplied by the Board).
- **No campers or trailers** shall be in evidence.
- **No Signs.** Garage, tag sale, house for sale, or business signs are prohibited.
- **Laundry** may be hung to dry only where not visible from the road or in obvious view of your neighbors.
- **Garbage** and trash and other waste shall be kept in properly secured wooden structures and regularly removed.
- **Maintenance.** Lots should always be properly maintained with regard to safety and to physical appearance.
- **Tree removal.** Tree removal is allowed provided it is necessary for safety (such as being too close to a dwelling) and it is approved in writing by the ARB. Vista trimming is allowed under professional advice and supervision. Clear-cutting is prohibited. All cutting must be approved by the ARB. An Owner may be fined for any tree cut on the subject Owner's Lot which has not been previously authorized by the ARB. Owners will also be required to replace and replant trees which are cut without approval, with a new tree at least 10 feet in height. An Owner may also be subject to additional fines, legal action and costs thereof, for replacement trees for failing to plant a required replacement tree.

### B. Rental Policies

- **Notification.** Homeowners who rent out their homes must notify the GHOA office of both owner and their property manager contact. Homeowners who rent out their homes must notify the GHOA office of both owner and their property manager contact. This information will be provided to all other homeowners as contacts if problems/concerns arise.
- **Listings.** All online rental listings must include all Great Hawk rental rules and regulations, which can be copied and pasted from [greathawk.org/rentals](http://greathawk.org/rentals).
- **Brochure.** Great Hawk rental rules and regulations must be visible within the rental house in a brochure format. The brochure is downloadable at [greathawk.org/rental-brochure](http://greathawk.org/rental-brochure).

- **Open Fires.** Renters are not permitted to have open fires.

## II. Roads & Parking.

- **Speed Limit.** For all motorized vehicles, the speed limit is 30 mph on all roads in the GHC. Reducing this speed is encouraged for the safety of pedestrians, children, animals, and especially when poor driving conditions exist because of inclement weather.
- **Vehicles.** All-terrain vehicles, snowmobiles, and similar recreational vehicles are not allowed on the GHC roads and Common Land.
- **Winter Driving.** For safety and fire reasons, all driveways should be plowed after a heavy snowstorm, including vacant and rental houses.
- **Parking** is allowed only in designated areas: at the pond, tennis courts, and on your own property.
- **Trailers and motor homes** are not allowed, except for loading and unloading.
- **No commercial vehicles** or vehicles with a commercial sign may be parked at Great Hawk except when services are being provided.

## III. Fire and Safety.

- **Fire Prevention.** Owners and/or their property managers are urged to perform periodic checks of smoke detectors and fire extinguishes (replacing or recharging when needed). Dispose fireplace ashes safely and properly, and follow legal and safe practices for burning of brush.
- **Open Fires.** No open fires (except for small camp fires used for cooking food) are allowed without first obtaining a permit from the Town of Rochester. To obtain a permit, contact the Fire Warden in the Town of Rochester (767-3241).
- **Firearms and Hunting.** Signs are posted throughout the GHC, which state that hunting and shooting are prohibited. The discharge of any firearms within the GHC is prohibited at all times. Caution should be taken in National Forest areas that surround the GHC during the hunting seasons.
- **Chimney** Inspection and cleaning is advised to prevent fires. Exterior stucco and stone caps need replacement if deterioration has occurred.
- **No Fireworks** of any kind are allowed.

## IV. Common Land & Recreational Areas.

The recreational areas have been created for the enjoyment of Owners, their families, renters, guests, and visitors who are expected to comply with the following rules:

### A. Pond:

- Hours of use are 8:00 a.m. until 10:00 p.m.
- Dogs are allowed in the pond only with Owner's strict supervision and as long as there are no other people using the pond.
- Life preservers are for emergency use only.
- No motorized vehicles of any kind are to be parked in grassy areas surrounding the pond.
- No open fires are allowed. A covered grill may be used for picnics.
- Only electronic devices with headphones are allowed.
- **Fly fishing only:** Catch and Release. Use only single barbless hooks, no treble hooks or multiple hooks. No live bait or power bait. Fight and land fish as quickly as possible. Try not to tire them out. Keep fish in the water as much as possible to minimize handling. If swimmers are present, no fishing is allowed.

### B. Tennis:

- **Membership.** The use of the courts is for those who have paid for full or limited

memberships in the Great Hawk Tennis Club. Court access is by membership key only.

- **Hours** of use are 8:00 a.m. to dusk.
- **Dress Code.** The rule of dress is presented by The Tennis Club By-laws which read: *There is no "Dress Code" but players are asked not to play shirtless or in swimwear. Footwear is limited to tennis shoes with nonmarking soles.* Using the equipment located on the courts, players are requested to sweep dirt, gravel, and other debris from the surface of the court before playing.
- **Singles Play:** 1 hour **Doubles Play:** 1 1/2 hours. Surrender the court after 1 hour of play if other members are waiting to use the courts.
- **West Court** may be reserved 1 day in advance for 1 or 1 1/2 hours, by clipping a reservation to the net. East Court will be held for open play.
- Please keep gates locked.
- **Pets** are not allowed on the court.
- **Trash** is "carry in carry out".

#### V. Pets.

- The Rochester Town law allows dogs to run on their owner's property in an enclosure, on a wire run, on a leash, or under strict owner voice command.
- **Barking:** Constantly barking dogs should not be left alone and unattended to disturb nearby residents and visitor.
- **Leashes:** Dogs should be on a leash when walking the Common Lands (including roads) of the GHC.

#### VI. Noise.

- Being thoughtful of one's neighbor is essential to maintaining a peaceful environment in the GHC. Therefore the following noise restrictions shall apply:
- **Power tools** (chain saws, snow blowers, weed whackers, etc.) only be used between the hours of 7:00 a.m. and 5:00 p.m.
- **Building construction activities** are limited to weekdays between the hours of 7:00 a.m. and 5:00 p.m.
- **Radio, TV and stereo sound** is to be confined within the dwelling and not to be heard beyond the dwelling.
- **Quiet Hours** are between 10:00 p.m. and 7:00 a.m. Loud noise, music, singing, shouting, etc. is not allowed during these hours.

#### VII. Septic Tanks.

- **Private Septic Tanks.** Owners that are not served by the GHCSST shall inspect and pump the septic tank serving the Owner's Lot every five (5) years. A record of the pumping must be filed in the Association's office.
- **GHCSST Septic Tanks.** Septic tanks that are connected to the GHCSST, must be inspected and pumped every three (3) years for the Martin-Tarbett Sector of GHC and every (5) years for the Top of Mountain Sector and Great Hawk Sector of GHC.
- **Replacement and repair.** All Septic Tanks should be in good operation, condition, should not exceed their economic life, and in the event of an identified problem with either a septic tank or private leach field it should be promptly reported to the Board or the GHCSST Chairperson and a plan be submitted in writing to repair or replace said septic tank or leachfield in a timely manner.

- **Non-organic material** should never be flushed and leaking toilets should be promptly repaired.

### **VIII. Compliance with Rules & Regulations.**

The Board may impose fines against any Owner who fails to comply with these Rules and Regulations or any Rules and Regulations enacted under Article 11.