



# Maple Ridge

GOLF COMMUNITY HOMEOWNERS' ASSOCIATION, INC.

Dear New Maple Ridge Homeowner,

On behalf of the Maple Ridge Homeowners Association Board of Directors and the other homeowners of Maple Ridge, we welcome you to our community. Over the coming months we look forward to meeting you, whether it be walking down the sidewalks or walking trails, enjoying the golf course, wading in the pool, playing tennis or pickle ball or during a community activity. You'll find that the Maple Ridge Golf Club (<http://golfmapleridge.com/>) is the Chattahoochee Valley's friendliest semi-private golf club which was designed by 1987 Master's Champion and Columbus resident Larry Mize.

The operation of your homeowner's association is governed by a volunteer board of directors. The Board members are elected by the community and the association's Annual Meeting is held in January. The Board is responsible for overseeing the daily functions and financial responsibilities of the Association and for maintaining members' compliance with the established rules and guidelines of the neighborhood. Please take the time to read through the Declaration of Covenants you received during your home purchase process which can also be found along with other valuable information on the community HOA website: <http://mapleridgehoa.org/>. Information that is intended for Maple Ridge residents only such as getting pool keys and paying fees online can be found on our website under the "Info For Residents" tab.

Total Service Group, LLC is our contracted property management company and can be reached at 706-653-9630 or via email at [management@totalservicegroupllc.com](mailto:management@totalservicegroupllc.com). They should be contacted regarding any service issues regarding community property (pools, playgrounds, tennis courts), any apparent violations of regulations and guidelines, and for any questions about your homeowner dues and assessments. Be sure to pick up your pool and tennis court keys from TSG to enjoy those neighborhood amenities! Finally, please register through the TSG web portal <https://tsg.cincwebaxis.com/mapleridge> where you can pay your annual dues, access your account, review governing documents, and sign up to receive important neighborhood announcements via email.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind, the Association has an Architectural Control Committee to help maintain the quality and aesthetics of our beautiful neighborhood. Its function is to evaluate the plans for exterior landscaping projects (tree and bush removal, fence installation, etc.), repairs and remodeling (such as exterior house painting, roof replacement, and swimming pool installation, etc.) in order to ensure compliance with all covenants, restrictions and guidelines. The purpose of this review is to protect our scenic golf community environment and maintain the value of our homes and property. Modification requests to the exterior of your home and property must be submitted to the Architectural Control Committee for approval prior to any work beginning. If work is started without prior approval, the homeowner may be required to alter or remove the changes.

Again, welcome to the Maple Ridge HOA community! We know you'll find this neighborhood is a great place to live and we encourage your participation in our activities and functions.

Sincerely,

Board of Directors  
Maple Ridge Homeowners Association