



41 Silver Lake Dr.
RINCON, GA 31326

Welcome Home...

We are so glad you're here! The following information aims to orientate you to your new community and its surroundings.

We live in a Covenant Community and as such please take time to familiarize yourself with the Silverwood Plantation Covenants (CCR) and the Silverwood Architectural Review Committee (SARC) guidelines. Copies of the documents are enclosed in this package.

As of 2022 there is a *Homeowners (HOA) meeting every third Thursday of the month at 7:00pm* held in the Clubhouse. All are welcome to attend.

Clubhouse office hours: Tuesday 9am-12pm, Wednesday 11am-7pm, Thursday 9am-12pm and Friday's by appointments.

Email: silverwoodplantation@outlook.com

Tel: 912-826-2539

Website: www.silverwoodplantation.net (password for Residents Only Section: sphoa2013)

Facebook: Silverwood PlantationHomeownersAssociation (this is a closed group)

Silverwood Accountant: Wilson and Kessler 912-754-3012. The accountant handles all HOA fees- please call for information.

County Offices located in Springfield, north on Highway 21 www.effinghamcounty.org

Board of Education Central Registration: located in Springfield- www.effinghamschools.com 912-754-6491

Water Service provided by the City of Rincon- www.cityofrincon.com 912-826-5745

Electric Service provided through Georgia Power- www.georgiapower.com 1-888-660-5890

Natural Gas start with Atlantic Gas Light

Police/Fire Stations, Library and City Park are located on 7th Street, just off Highway 21 next to TitleMax



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Post office is on Highway 21 on the left, going through Rincon beside Farmer's Furniture. 503 Northbridge St. Rincon Packaging and Shipping also offers UPS, FedEx and is located at 319 S Columbia Ave Ste. A. 912-826-3992

Medical:

Urgent Care: Facility is located on Chimney Road. When leaving the neighborhood turn left onto Highway 21, take the next left to Chimney Road and Urgent Care is on the left. 119 Chimney Rd, Rincon, Ga 31326 912-290-6763

St. Joseph's Immediate Care: When leaving the neighborhood, turn right on the Highway 21 and take the next right. 5621 Ga-21, Rincon, Ga 31326 912-295-5860

Emergency/Hospital: Effingham Hospital, Highway 21 N to Springfield, left on Highway 119 and hospital is on the left. 459 GA-119, Springfield, Ga 31329

Several eye doctors, dentists and specialists also practice in Rincon.

Churches: Several churches are located in Rincon; most denominations are represented.

Groceries: Kroger and Walmart in Rincon, Food Lion in Springfield. Publix in Port Wentworth.

Dining: There are several places to eat in Rincon, most of which are located along Highway 21. Movie theaters, shops, outlets, and restaurants are located in Pooler, 2 exits south on 95.

Volunteering: There are numerous organizations in our county who use volunteers. For volunteer opportunities call United Way at 912-826-5300. If you are interested in serving within our neighborhood, please stop by the clubhouse during office hours or attend a HOA meeting to offer your services. Everyone is welcome!

There is usually heavy traffic on 21 for the commute in and out of Savannah. Plan accordingly



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The following information and guidelines specifically pertain to Silverwood Plantation:

SPEED LIMIT IS 20 MPH

Modification and Additions to Property:

Before beginning any modifications and/or additions to your property refer to the SARC (copy enclosed). You are required to submit your drawings to the Architectural Review Committee for approval before work commences. Note: This includes the removal of trees, buildings, fences, painting and any other change. The forms are available for download on the Silverwood Web Page (www.silverwoodplantation.net), click on Residents Only (password sphoa2013), then click on Architectural Review Committee. Submit the completed form to Lee Huggins at 116 Willowpeg.

Gate Access and Entry for Visitors:

Decals and cards for gate access are required for all residents. These are available from the clubhouse office, during office hours.

Visitors may enter through the gate by first stopping at the call box to call you using your 4-digit property number (e.g. 0123). Ask your guest if there is anyone ahead of them at the gate and if not then press 999 on your phone to buzz them in and ask them to proceed to the gate. As a resident please be courteous to visitors using the call box. Please do not tailgate for any reason.

Golf Carts and Off-Road Vehicles:

Golf carts are allowed as long as they are driven by **a resident of legal driving age and holding a driver's license along with proof of insurance**. Please register your cart at the clubhouse. A form and policy rules are enclosed.

Off-Road Vehicles (go carts, mini bikes, etc.) are NOT ALLOWED on Silverwood Roads.

Trash and Recycling:

Trash (green lid) is picked up every Tuesday. Recyclables Trash (yellow lid) is picked up every other Tuesday. Atlantic Waste does accept yard waste. Refer to www.atlanticwaste.com, 912-944-2000, for complete details and schedules. Please do not place trashcans on the street *before 7pm on the day prior to collection*. Trashcans are to be *retrieved by 7pm on the day of collection*. All cans must be stored out of view. (CCR Exhibit B, f.v.)



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Yard Debris and Burn Permit:

Yard clippings and small tree limbs can be burned in your yard. Call 1-877-652-2876 if you have any questions on rules and times. You can also get information online at <http://www.gfc.state.ga.us/online-permits/index.cfm>

You must adhere to the rules and guidelines set by Georgia Forestry Commission for what type of material can be burned.

Other materials and dry waste can be taken to the Effingham County Landfill on Courthouse Road 912-754-4668.

Gym and Clubhouse:

Gym and Tennis Court access cards can be obtained at the Clubhouse Office during office hours. Homeowners may use the Clubhouse for social occasions. A request form is required to secure a reservation at www.silverwoodplantation.net, click on Residents Only, then click on Clubhouse Calendar to locate the form. Complete the form and submit to the Clubhouse Office. There is a locked white box across from the front door where you can drop off the form and check. *A \$75.00 check for security deposit is required which will be returned after establishing the Clubhouse is clean and undamaged.* **Children under 18 may not use the facilities unless accompanied by an adult**

Swimming and boating:

Neither is allowed in the Silverwood Lakes. *Fishing* is permitted for residents and is on a *strictly catch and release basis only*. Periodically we stock the lakes with grass carp to maintain the health of the lakes.

Wildlife:

Our neighborhood is also home to many types of wildlife. Please be respectful and aware of your surroundings at all times. It is common to see rabbits, armadillos, foxes, turkeys, deer, snakes (some poisonous), alligators and various birds along our streets, yards and lakes. Enjoy, but please exercise caution.

Motorhomes, Campers, Boats and Trailers:

All of the above, if kept on your property, **must be parked within an enclosed garage.** (CCR Exhibit B f, ix) This also includes: jet skis, golf carts, off road vehicles and any non-working vehicles. Current policy is to allow RV owners to have a 2-day period to load and 2-day period to unload. If you need additional time you must notify us by calling the office/leaving a message at 912-826-2539.



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Ditches/Swales

The homeowners on each side of a drainage ditch are required to keep it cleaned of all debris. Homeowners are responsible for swale maintenance

Common Covenant Violations

(e) Uniform Lighting. Contemporaneously with the construction of a residence on a lot, the owner thereof shall also install on the lot an outdoor photocell light fixture and pole of the type prescribed by declarant for all lots. Such light fixture and pole shall be located on the lot as directed by declarant and shall be acquired, installed, maintained, repaired, and operated at the expense of said owner

(v) All clotheslines, garbage cans, woodpiles, dumpsters, etc.. Shall be located or screened so as to be concealed from view of neighboring lots and streets, as approved by declarant. All rubbish, trash, and garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon. A vegetable garden may be maintained in the rear yard of a lot only

(ix) No mobile home or house trailer shall be placed on any Lot at any time for any purpose, and no motor home, camper, tent, shack, or other structure shall be placed on any Lot at any time for use as temporary or permanent occupancy; provided, however, house trailers, temporary buildings and the like shall be permitted for construction purposes during the construction period or as one or more real estate sales offices of Declarant for the sale of property. Motor homes, campers and boat trailers may be kept or parked on a Lot for storage purposes only and only if the same are Operational, are intended for the personal use of the Owner of such Lot and are kept or parked in an enclosed garage

(h) Signs. No temporary or permanent signs of any kind shall be erected, placed or maintained on any Lot or the Common Areas except with the written consent of Declarant, or except as may be required by legal proceedings, The approval of signs shall be upon such conditions as may from time to time be determined by Declarant, If such permission is granted, Declarant reserves the right to restrict the size, color, material and content of such signs. Nothing herein shall be construed, however, to prevent Declarant from erecting, placing or maintaining upon any Lot or the Common Areas, during the period of the development and sale of the Lots and/or construction thereon, such signs as Declarant may deem necessary or desirable.

(i) Mailboxes and Property Identification Markers. Declarant reserves the right to approve the location, color, size, design, lettering and all other particulars of mail and newspaper boxes, if any, and of name signs of such boxes, as well as property identification markers.



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(j) Nuisances. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition of buildings or grounds on his Lot or Lots. No Lot shall be used in whole or in part for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any Lot that will emit foul or obnoxious odors, or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity of the owners of surrounding property. No noxious or offensive activity shall be carried on upon any Lot.

(k) Animals and Pets. No animals, livestock or poultry of any kind may be raised, bred, kept or permitted on any Lot, with the exception of dogs, cats or other usual and common household pets in reasonable number, provided that said pets are not kept, bred or maintained for any commercial purpose, are not permitted to roam free, and, in the sole judgment of Declarant, do not endanger the health, make objectionable noise or constitute a nuisance or inconvenience to the Owners of other Lots. Dogs which are household pets shall at all times, whenever they are outside a dwelling, be confined within a pen, fenced yard or on a leash. No structure for the care, housing or confinement of any pets shall be maintained so as to be visible from neighboring property.

We hope that you enjoy your new home and beautiful neighborhood!
SPHA Welcome Committee
SPHA Board