



St. Andrew's at Rockport

Welcome Packet



gm.cincwebaxis.com/standrews/home/ | www.standrewsatrockport.com

* It is best to view this document on a computer, tablet, or mobile device so you can easily click on the url links embed throughout the document.

Welcome

Sentry Management

770-389-6528

atlantasouth.services@sentrymgt.com

Community Manager

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Neighborhood Website:standrewsatrockport.com**HOA Butler Website:**gm.cincwebaxis.com/standrews/home/

Dear New Homeowner,

Welcome to the neighborhood! We are excited to have you join our close-knit community. As one of our newest residents, we extend our warmest greetings and look forward to meeting you at our next Community Board meeting.

Community Board meetings are held every other month, on the second Thursday at 6:30 pm. These meetings are an excellent opportunity to meet your neighbors, board members, and Sentry Management representative, learn about any community updates, and address any questions or concerns to the Board. As a member of our community, you play an essential role in shaping its future. We encourage you to actively participate in community events, open discussions, and contribute ideas. Together we would like to continue to create a community we are proud of.

Our beautiful 223-home community was established in 1995 with a pool, clubhouse, and tennis court amenities. Guided by strict covenants, we pride ourselves in being a highly sought out neighborhood with well-polished, eye-catching curb appeal.

At St. Andrews at Rockport, we believe that a strong sense of community is the heart and soul of any thriving neighborhood. We are dedicated to fostering a welcoming, inclusive environment where everyone feels valued and supported. As you continue through this packet, we would like to share with you multiple community resources and information that will help you get to know what is available around the area as well as the community rules and expectations.

As you settle into your new home, should you have any questions, concerns, or suggestions please send us a message by filling out the form "[Contact Sentry Management](#)" on the HOA Butler Portal. Information to set up your HOA Butler account is presented on the next page. Once again, we extend a warm welcome to you and your family. We are excited to have you as part of our community and look forward to getting to know you better.

Respectfully,

The Board at St. Andrews at Rockport

The Board at St. Andrews at Rockport



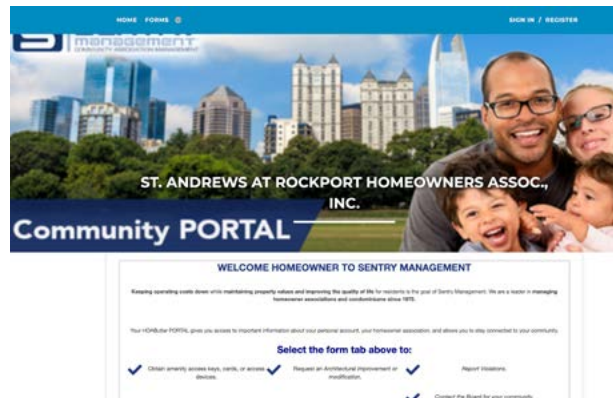
GETTING STARTED

Homeowner Portal

What is HOA Butler?

HOA Butler is our homeowner portal operated and managed by our neighborhood management company, Sentry Management. The website gives access to important information about your personal account, your property owners' association, your status on assessments and fines, and additional documents shared with you from the Board.

Once your house closing paperwork has been accepted by Sentry Management you may begin the process of setting up your HOA Butler Portal account. Generally the paperwork is sent by your closing agent or lawyer but you can expedite the process by providing the paperwork to Sentry yourself.



How to Set Up Your Account

Start by accessing <https://gm.cincwebaxis.com/standrews/register/>

Fill out the your information and click the "Register" button at the end of the form. You will receive an email when your account is activated and verified with your house closing paperwork.

What Resources Are on HOA Butler?

By navigating the drop down menus on your account, homeowners have the ability to request an amenity access key card, request an architectural improvement or modification (ARC request), report violations, request a payment plan, register an offsite address or tenant, register a new owner, make online payments, view your personal account and payment history, sign up for emails from your association, and access association documents like by-laws, covenants, rules & regulations, and reports.

HOME ACCOUNT INFO FORMS RESOURCES BOARD ROOM BOARD ACC REVIEW

TAKING CARE OF *Your New Home*

Property Modifications Need to be Approved by the Board

A property modification is defined by any visual addition or change to the exterior of your home or property. We understand moving into a new home means homeowners will make modifications to make it their own. We encourage homeowners to follow through with projects that help keep our community updated and good shape but we do have a process of how this is done.

In order to maintain the aesthetics, safety, and overall harmony of our community, all property modifications must be approved by the Board before any work can commence. ARC requests may be sent through HOA Butler by accessing the “Forms” tab and selecting “[Architectural Request](#)” (ARC Request). Please note that each project must have a separate form filled out. Requesting approval for multiple property modifications in one form will result in the request being declined. Each ARC request must have detailed notes such as area of project, materials, colors, design plans/sketches, photos, and contractor information so the Board can fully understand the project request submitted.

Requiring property modification approval from the Board ensures that any changes made to individual properties align with our community’s guidelines and architectural standards. **A full list of property modifications that will need approved before work commences are listed in our Covenants at a Glance and ARC Guidelines on the following pages.**



Expectations of the Community

Curb appeal is important to our community. We ask that each homeowner take care of their lawns and any areas of the home visible from the street. Below is a list of just a few items the Board expects to be maintained by each homeowner. Failure to maintain your home can result in friendly letters being sent and/or fines being added to your HOA Butler account.

- The lawn should be cut, edged, and free of debris like leaves and broken tree limbs.
- Bushes and shrubs should be trimmed.
- Dead flowers/plants should be removed from the yard.
- The sidewalks and curbs in front of your home should be kept free of debris, leaves, and trash.
- Home exterior should be free of mildew.
- Any damages to the home, visible from the street, should be repaired.

ARC Guidelines - Covenants at a Glance

Below is a list of some of the Covenants and Restrictions for your community. Please refer to your set of Covenants and Restrictions for a full description.

Architectural Controls

Section 10 a

No owner, occupant or any other person may make any encroachment onto the Common Property, or make any exterior change, alteration, or construction (including painting and landscaping), nor erect, place, or post any object, sign, clothesline, playground equipment, light, storm door or window, artificial vegetation, exterior sculpture, fountains, flags or other thing on the exterior of the buildings, in any windows (including the interior of windows which are visible from the exterior), or on the Common Property, without first obtaining the written approval of the Architectural Control Committee. *Please allow up to 45 days for review and response.*

MAIL REQUEST TO:

Sentry Management
303 Corporate Center Dr.
Suite 330A
Stockbridge, GA 30281

OR

FAX REQUEST TO:

770-620-0069

ARC Guidelines

Patios, Walkways and Drive

A form must be submitted for patio covers, trellises, permanent seating, railing and other items not enumerated above.

1. Submission of a form for a patio is not required if:
 - the patio does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines
 - the patio does not exceed 6 inches above ground level at any point
2. Submission of a form for a walkway is not required if the walkway is located in the rear yard and:
 - the walkway does not extend beyond the sidelines of the house and does not extend to within 10 feet of side of property lines.
 - the walkway does not exceed 4 inches above ground level at any point
3. Patio, walkway and/or drive must be constructed of concrete

Exterior Decorative Objects, Front Porch Flowerpots, Lighting, Etc.

1. A form, must be submitted for all exterior decorative objects, both natural and man-made. Exterior decorative objects include items such as bird baths, wagon wheels, sculptures, fountains, pools, antennas, flowerpots, free-standing poles of all types, flag poles, and items attached to approved structures.
2. A form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. A form is not required if lights meet the following criteria:
 - lighting does not exceed 12" in height
 - the number of lights does not exceed (10)
 - all lights must not exceed 100 watts, are white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets.
3. A form is not required to be submitted for a single flagpole staff attached to the front portion of the house.
4. A form is required to be submitted for a single flagpole to be added to the yard.

5. Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house.
6. Plants and flowers in pots (maximum 8) must always be neat and healthy.
7. Objects will be evaluated on criteria such as siting, proportion, color and appropriateness to surrounding environment.

Christmas decorations

1. Decorations and lights may be displayed (1) week prior to Thanksgiving Day.
2. Front lawns may only have a maximum of (3) Inflatables.
3. Homeowners may only display a maximum of (3) holiday scenes.
4. All decorations should be taken down by January 15th.

Garden Plots

1. All garden plots must be located behind the rear line of the house with the exception of cluster houses, houses set on lots at angles and houses on corner Lots. These will be considered on an individual basis when a form is submitted.
2. A form must be submitted for garden plots unless all of the following conditions are met:
 - The plot is located behind the rear line of the house
 - The size of the plot is limited to 150 square feet
 - The maximum height of plants is less than 4 feet

Play Equipment, Playhouses, Tree Houses and Trampolines

1. A form is not required to be submitted for play equipment if the play equipment is located:
 - Within the extended sidelines of the house
 - In the rear yard
 - Within the screened fenced area of the rear of the house, if yard is fenced
 - Installed/erected in a such a way that it will have a minimum visual impact on adjacent properties
2. Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to be painted to blend into the surrounding environment (earth tone colors comparable to dark green or brown).
3. A baseball backstop or similar item is not play equipment and must comply with the fence guidelines.

Playhouses

1. A form must be submitted for all playhouses and tree houses.
2. Playhouses and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used must match existing materials of the home and the tree house/playhouse may not be larger than 100 square feet.

Basketball Goals

1. No permanent basketball goals are permitted.
2. A portable basketball is permitted but must remain on the back 1/3 of the driveway and remain in good condition.

Private Pools

1. A form is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet.
2. Above-ground pools are prohibited.
3. A form must be submitted for all in-ground pools.

- Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
 - Preferred privacy fencing for lots with pools or spas consists of a cedar shadow box design and maximum 6 feet height.
 - Maximum pool area- 1,000 sq. feet.
 - Glaring light sources which can be seen from neighboring lots may not be used.
 - Landscaping enhancement of the pool area and screening with landscaping is required.
4. A form must be submitted for exterior hot tubs and must be screened from adjacent properties and streets.

Fences

1. A form must be submitted for all fencing
2. Black vinyl chain link fences will not be approved after April 1, 2006. All existing vinyl chain link fencing shall remain in good repair. If replacement is needed, all vinyl chain link must be replaced with a wooden, pvc, or black iron privacy fence.
3. All forms must include the following information:
 - Picture or drawing of fence type. Fence type should generally be privacy or split rail design.
 - Dimensions - the maximum height may not exceed 6 feet. The maximum span between posts shall be 10 feet. The minimum post size shall be 4 X 4 inches and must have 2 X 8 inches rails or three 2 X 6 inches rails per section.
 - Color - the fence must be natural or stained a natural color that does not detract from the overall color scheme of the house. Other colors must be submitted to and approved by the ARC.
 - Site Plan - A site plan denoting the location of the fence must accompany the form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner Lots, the fence shall not be closer to any side street than the building line of the Lot.
 - Crossbeam - Crossbeam structure shall not be visible from any street
4. Dog pens and dog runners are not permitted.

Exterior Landscaping and Maintenance

1. A form is not required to be submitted for ornamental trees and shrubbery. However, a form must be submitted for screen planting and property line plantings.
2. A form is required to be submitted for removal of any and all trees from the homeowner's property. The form will require information such as how many trees will be cut down, the location of the tree(s), date of service, confirmation of stump removal, and a description of what will be planted in place of the tree(s) removal. (Example: sod, tree, bush, planting bed). Once receiving approval of the project, the homeowner has 30 days to complete the removal and replacement of the tree(s).
3. Each owner is responsible from removal of debris, clippings, etc. from the property line to the center of the street. All planting areas should be properly maintained at all times and after the first frost, all affected material should be removed. At the end of the growing season, all dead plants should be removed. It is suggested that the bare earth be covered with straw, mulch, or similar cover to prevent soil erosion.
4. Forms must include a description of the types and sizes of trees and shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.
5. Landscaping should relate to the existing terrain and natural features of the Lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding community.
6. All mulched landscape beds must be covered with natural pine straw, chopped pine bark mulch or wood shavings.
7. The preferred landscape bed edging is a neat 4"-6" deep trench. Other edging, if used must be flush with the ground and

be of uniform type.

8. Each owner shall keep his lot and all improvement thereon in good order and repair including, but not limited to, seeding, watering, mowing, the pruning and cutting of all trees and shrubbery and the painting or other appropriate external care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding community.
9. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a back deck or porch must also be screened from view.

Firewood

1. Firewood piles are to be maintained in good order and must generally be located within the sidelines of the house and in the rear yard in order to preserve the open space vistas.
2. Woodpile coverings are allowed only if the cover is an earth tone color and the woodpile is screened from the view of the street. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it.

Decks

1. A form must be submitted for all decks.
 - The form must include:
 - A site plan denoting location, dimensions, materials, and color
 - In most cases, the deck may not extend past the sides of the home
 - Materials must be cedar, cypress or No. 2 grade or better pressure treated pine
 - Color must be natural or painted to match exterior color of home
2. Vertical supports for wood decks must be a minimum 6 X 6-inch wood posts or painted metal poles, preferably boxed in as to appear to be 6 X 6-inch wood posts.
3. The following, without limitation, will be reviewed, location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
4. Owners are advised that a building permit may be required for a deck.

Exterior Building Alterations and Shed installation

1. A form must be submitted for all exterior building alterations. Building alterations include, but are not limited to, storm doors and windows, construction of driveways, garages, carports, porches and room additions to the home. Repainting requires prior written approval only if the color is changed.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is a traditional, contemporary, etc. no change may alter that character.
3. A paint color change requires the following information:
 - Paint sample or picture of paint color used in or approved for another home in this community. The address of the home where the color has been approved must be identified.
 - Area of home to be repainted
 - Photograph of your home and homes on either side (in most cases; adjacent homes cannot be painted the same color)
4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors. The form must contain the following information:
 - Picture or drawing of all windows/doors on which storm windows/doors will be installed
 - Picture depicting style of storm window/door to be installed, and color
5. If county authorities make any change to the plans as approved by the ARC, the owner must submit such changes for approval prior to commencing construction.

6. Detached buildings and/or Sheds must comply with the following items:
 - Detached buildings and /or Sheds must be located within the extended sidelines of the home
 - Detached buildings and/or Sheds may not be used for workshops, garages, or any other purpose that may be deemed by the ARC to cause disorderly, unsightly, or unkempt conditions
 - Detached buildings and/or Sheds exterior materials must match the exterior materials used on the home
7. Owners are advised that a building permit will be required for certain exterior building alterations.
8. A form must be submitted for all dog houses. All dog houses must be located in the back yard behind a privacy fence.
9. Window AC units or fans are only permitted during the months May through October. The window AC units must not be visible from the street.

Mailboxes

1. All mailboxes are required to clearly display the street number of the home. Street numbers should be a single color. Flat white, black, silver, or gold with or without reflective coating.
2. For future mailbox installations - When replacing a mailbox that is damaged or removed it should be replaced with a black metal post and black mailbox. The address should be displayed on the right side of the mailbox and should be flat gold numbers.

Satellite Dishes

1. Satellite dishes must be no larger than 18 inches.
2. If ground mounted, must be screened from view by natural landscaping-no lattice.
3. Any cables must be buried.
4. No front yard mounting.
5. If mounted on home, must be mounted on rear of home, and within the sidelines of home so as not to be visible from street.
6. Color of satellite dish will be reviewed.

Other Covenant Restrictions

Owner's Responsibility

Section 14 b

All maintenance, repair, replacement and improvement of the Lot shall be the responsibility of the Owner thereof. In addition, the Owner shall maintain all pipes, lines, ducts, conduits or other apparatus which serve only the Lot, whether located within or without a Lot's boundaries (including all gas, electricity, water, sewer and air conditioning pipes, lines, ducts, conduits and other apparatus serving only the Lot).

Such maintenance shall be performed consistent with the Declaration and the Community-Wide Standard. Any maintenance which involves an exterior alteration shall require prior approval of the Board or its designee.

Prohibition of damage, Nuisance and Noise

Section 11 d

- Without prior written Board consent, nothing shall be done or kept on the Property or any part thereof which would increase the rate of insurance on the property or any Lot or part thereof, which would be in violation of any statute, rule, ordinance, regulation permit or other validly imposed requirements of any governmental body, or which would increase the Common Expenses.
- Noxious, destructive or offensive activity shall not be carried on upon the Property. Each Owner shall refrain from any act or use of his or her Lot which could reasonably cause embarrassment, discomfort, nuisance or annoyance to other Owners or Occupants.

- No Owner or Occupant of a Lot may use or allow the use of the Lot or any portion of the property in any way or for any purpose which may endanger the health or unreasonably annoy or disturb other Owners or Occupants of a portion of the property, or in such a way as to constitute, in the Board's sole opinion, a nuisance.
- No Owner or Occupant of a Lot may use or allow the use of the Lot or the Common Property in any manner which creates disturbing noises between certain hours as may be established by the Board of Directors by rule or regulation, that will, in the Board's sole discretion, unreasonably interfere with the rights, comfort or convenience of the other Owner's or Occupants.

Pets

Section 11 f

- No Owner or Occupant may keep any pets other than a reasonable number of generally recognized household pets on any portion of the Property, as determined in the Board's discretion.
- No Owner or Occupant may keep, breed, or maintain any pet for any commercial purpose. Pets may not be left unattended outdoors unless they are kept behind a privacy fence.
- All pets must be kept on a leash and be under the physical control of a responsible person at all times while outdoors in unfenced areas.
- No structure for the care, housing, or confinement of any pet shall be constructed or maintained on any part of the Property without prior written approval from the ARC and any such structure must be located within a fenced portion of the owner's Lot.
- Feces left by pets upon the Common Property, on any Lot or in dwelling, including the pet owner's Lot or dwelling, must be removed promptly by the owner of the pet or the person responsible for the pet.
- No potbellied pigs may be brought onto or kept at the property at any time. Any pet which endangers the health of any Owner or Occupant of any Lot or which creates a nuisance or unreasonable disturbance, as may be determined in the Board's sole discretion, must be permanently removed from the Property upon seven days written notice by the Board.

Parking

Section 11 g

- No Owner or Occupant may keep or bring onto the property more than (4) number of vehicles per lot at any time, as determined by the Board; provided however the Board may adopt reasonable rules limiting the number of vehicles which may be parked at the property.
- Vehicles only may be parked in garages, designated parking spaces or other areas authorized in writing by the Board. (Temporary parking (4 hours or less) is allowed if not a nuisance to neighbors or impediment to traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic)
- Disabled and stored vehicles are prohibited from being parked on the property, except in garages.
- Boats trailers, trucks with a load capacity of one (1) ton or more, full-size vans (excluding mini-vans or utility vehicles used as passenger vehicles), recreational vehicles (RV's and motor homes), vehicles used primarily for commercial purposes and containing visible evidence of commercial use (such as tool boxes or tool racks), and vehicles with commercial writings on their exteriors are also prohibited from being parked on the Property, except in garages or other areas designated or allowed by the Board as parking areas for particular types of vehicles.
- *If any vehicle is improperly parked a notice will be placed on the vehicle specifying the nature of the violation and stating that after 24 hours the vehicle may be towed. If the 24 hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within 6 months of such notice, the vehicle may be towed or booted in accordance with the notice, without further notice to the vehicle owner or user.*

Signs

Section 11 i

- No signs, advertising posters or billboards of any kind shall be erected, placed or permitted to remain on the property without the prior written consent or its designee, except:
 1. (2) professional security signs not to exceed six (6) inches by six (6) inches each in size may be displayed from within a dwelling on a Lot
 2. (1) professionally lettered "For Rent or "For Sale" sign not to exceed two (2) feet by two (2) feet in

size may be displayed from within a dwelling on a Lot being offered for sale or for lease.

3. (1) Graduation sign.

Rubbish, Trash and Garbage

Section 11 j

- All rubbish, trash, and garbage shall be regularly removed from the Lot and shall not be allowed to accumulate therein.
- Rubbish, trash, and garbage shall be disposed of in appropriate sealed bags and placed in proper receptacles for collection.
- Garbage can shall not be located on the front of the house except on trash collection day.

Unsightly or Unkempt Conditions

Section 11 i

- The pursuit of hobbies or other activities, including, but not limited to the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken items shall not be placed or stored outside the dwelling.
- Only appropriate outdoor items, such as neatly stacked firewood, patio furniture, grills and bicycles may be kept on the patio or deck serving the Lot.

Window Treatments

Section 11 m

- All windows on a dwelling which are intended to be operable shall have window treatments.

Garages

Section 11 n

- Garages may be attached or detached, but must be large enough to accommodate at least two automobiles and garage interiors must be sheetrocked and painted.
- Garage doors shall remain closed at all times, except for necessary use, ingress and egress.

Clothesline

Section 11 q

- No outside clotheslines may be placed on any Lot.

Recreational Equipment

Section 11 r

- Recreational and playground equipment placed or installed on any Lot shall be located only behind the residence if such residence fronts on a street in accordance with the rules and regulations established by the Board of Directors.

Leasing

Section 12

- In order to protect the equity of the individual Lot Owners at St. Andrews at Rockport, to carry out the purpose for which the property was formed by preserving the character of the property as a homogenous residential community of predominantly owner-occupied homes and by preventing the property from assuming the character of a renter-occupied apartment complex, and to comply with the eligibility requirements for financing in the secondary mortgage market insofar as such criteria provide that the project be substantially owner-occupied, leasing of Lots shall be governed by the restrictions imposed by this paragraph. Except as provided herein, the leasing of Lots shall be prohibited.
- Each Lot at St. Andrews at Rockport which is being leased on the date of this Declaration is recorded in the Henry County, Georgia records shall have open leasing status until the Lot is sold at which time the Lot shall automatically be converted to Restricted Leasing Status.
 1. No Owner of a Lot in Restricted Leasing Status may lease his or her Lot if eight (8%) percent or more of the Lots in the property are in Open Leasing Status, except for cases of undue hardship.
 2. All leases shall be in writing in a form approved by the Board prior to the effective date of the lease. If the lease is not approved by the board prior to the effective date of the lease this will result in a \$2000 fine each year until received.

3. All leases must be for an initial term of at least twelve (12) months, except with written Board approval.
4. Within ten (10) days after entering into the lease of a Lot, the Owner shall provide the Board of Directors with the name and phone number of the Lessee and the names of all other people occupying the Lot, the Owner's address other than at the property, and such other information as the Board may reasonably require.

Sentry Management Enforcement Process

- A violation can be reported by homeowners or observed by Sentry Management during a drive through.
- Once a violation is identified, Sentry Management will go through the following process:

Friendly Letter will be mailed: This letter is sent by first class mail to the homeowner to make them aware of the Covenant and/or Rule violation their home/property is in. The homeowner is given seven (10) days for correction or to contact Sentry Management with their intentions.

Certified Letter will be mailed: The letter is sent both first class and certified mail to the homeowner if the violation was not corrected within seven days from the first letter. It again states the violation and advises the homeowner that if the violation is not corrected within thirty (30) days, the Board has the right to enter the property and make all necessary corrections and/or impose a fine which will accrue until the violation is corrected. The letter also states that the homeowner has the right to request a hearing held before the Board of Directors to discuss the violation.

***Please refer to your set of Covenants and Restrictions for full description.**

*** If you need a copy of the Covenants and Restrictions please contact Sentry Management at 770-389-6528.**

OUR COMMUNITY

Amenities

Amenity Card Access Request

To request an amenities access card, go to the HOA Butler portal and click the drop-down menu “Forms” and select “[Amenity Area Registration](#)”. Fill out the form with your information. This form can also be used to request a new card. The first card you order is free but a charge will be applied to any additional cards ordered.

St. Andrew’s at Rockport Amenities are only for community members. We monitor our amenities with security cameras and require guest to use access cards to enter the pool and tennis courts. Non-residents are not permitted into these areas without a homeowner present. Allowing non-residents access to the amenities can result in deactivation of your key card for a number of days in addition to a \$50 reactivation fee.



Pool

Our main pool is a short course meter, chlorine, pool measuring a standard 25 meters long. We also provide lounging areas and a kiddie pool. Each household is able to bring a max of 4 guests to the pool.



Tennis Courts

Our neighborhood features two gated courts which are marked for both tennis and pickle-ball.



Clubhouse

St. Andrew’s residents with accounts in good standing may rent the clubhouse for events with a maximum capacity of 30 people. The pool is not included in the clubhouse rental. Rental requires a filled out rental agreement, refundable deposit*, a small renting fee, and a cleaning fee. Visit standrewsatrockport.com/amenities to request to rent the clubhouse.

The Clubhouse includes:

- Non-working fireplace
- A standard size refrigerator
- Tables and chairs
- Sink and a microwave

St. Andrews- Pool Rules

NO LIFEGUARD ON DUTY. Use these facilities at your own risk.

1. The pool opens early May and closes late September. Pool Hours are: 7:00 am to 10:00 pm. Gates lock at exactly 10:00pm.
2. NO VALID POOL CARD, NO ACCESS. Trespassing will NOT be tolerated and trespassers may be prosecuted.
3. CHILDREN UNDER THE AGE OF 14 MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OF AGE OR OLDER. Children under 17 years of age may not bring guests to the pool.
4. Residents in the same household may share a key card. Residents may have a maximum of 4 guests per household. A resident MUST accompany guest.
5. No diving, running, roughhousing or general horseplay that will endanger the safety of others.
6. Clothing other than swimwear may not be worn in the pool.
7. The board reserves the right to ask for proof of identification and residency.
8. The following items are not allowed in the pool area: alcohol, tobacco, glass or breakable items, water balloons, pets, bikes, scooters, roller blades/shoes, skateboards, air mattresses/large pool floats or objects/toys deem to be a safety hazard.
9. NO SMOKING OR VAPING of any kind is allowed in the pool area.
10. Drinking or eating is not allowed in the pool. No food or drink is allowed within 6 feet of either pool. Cooking is not permitted inside the pool area.
11. Children not potty-trained must wear swim diapers while in the pool. Accidents in the pool may require that the pool be closed for 24 hours, per the Georgia State Health Department.
12. Persons with skin diseases, open sores or wounds, inflamed eyes, nasal or ear infections or any communicable diseases are not allowed to use the pool.
13. Music is allowed provided it does not disturb fellow residents.
14. Unattended solo swimming is prohibited.
15. No spitting, spouting of the water or blowing the nose in the swimming pools.
16. Emergency equipment is to be used for emergencies only. IN CASE OF EMERGENCY CALL 911.
17. Emergency phone (only) and First Aid Kits are located on the wall of the club house.
18. Do not remove pool furniture from the area. Pool furniture must remain on the deck.
19. Upon leaving the pool area, all tables should be clean and chairs placed in the proper position. All litter should be placed in the trash cans. Umbrellas should be down.
20. No one is allowed to turn on or play with the water hose.
21. If a key is lost, there is a \$50.00 replacement fee.
22. Violations of the pool rules including letting in people in without key cards or failure to pay assessments may result in the suspension of pool privileges.
23. Gates are to be closed and should remain locked at all times.
24. All members of the community have the authorization to enforce any and all rules stated above.
25. IF YOU ARE CAUGHT DOING ANYTHING INAPPROPRIATE ON CAMERA, THE BOARD HAS THE RIGHT TO SUSPEND YOUR PRIVILEGES AND YOU MAY INCUR FINES AND FEES TO REPAIR ANY DAMAGED PROPERTY.



KNOW AND COMMUNICATE WITH *Your Community*

Neighborhood Website

Our neighborhood website, which is operated and maintained by the Board, can be accessed through the url standrewsatrockport.com. Below is a brief description of the resources on each page.

Home Page

Access a direct link to the HOA Butler forms, "[Contact Sentry Management](#)" or "[Contact the Board](#)", read through a list of upcoming events, featured blogs, or use our direct link to join our [community Facebook page](#).

About Page

Read a backstory on the community and important contact information for Sentry Management and our Sentry Management representative.

FAQ Page

Read the answers to our most frequently asked questions. Many of our Community documents found on HOA Butler are conveniently listed such as the Covenants, By Laws, Covenants at A Glance, Compliance Guidelines, Pool Rules, Tennis Court Rules, Facebook Page Rules, and Suggested Contacts - Service Providers.

Community News Page

Read about our most recent announcements and updates, see who won yard of the month, and read past semi-annual newsletters.

Blog Page

Read about tips and tricks to a better home, safety, our community, and helpful resources.

Calendar Page

Access our full list of planned events, view the rental log for the clubhouse and request to rent, and view picture of past events.

Amenities Page

Use the direct link to HOA Butler to request an amenities access card, learn about the amenities offered to the community, and request to rent the clubhouse.

Future/New Neighbors Page

Get access to the most useful information for new homeowners and request a welcome packet.

Neighborhood Facebook Community

If you wish to join our group please request access our page can be found at facebook.com/groups/1671237853179040. Agreeing to group rules and answering the group questions determines your approval to join.



SERVICE PROVIDER

Contacts

Henry County Departments

Board of Commissioners

40 Henry Pkwy, McDonough, GA 30253

(770) 288-6000

<https://www.co.henry.ga.us/Government/Henry-County-Board-of-Commissioners>

Fire Department

110 S Zack Hinton Pkwy, McDonough, GA

30253

(770) 288-6600

<https://www.co.henry.ga.us/Departments/Public-Safety-Emergency-Services/FireDepartment>

Recycling Center

65 W Asbury Rd, McDonough, GA 30253

(770) 288-6410

<https://www.co.henry.ga.us/Departments/M-R/Recycling-Center>

Tax Assessor

140 Henry Pkwy, McDonough, GA 30253

(770) 288-6000

<https://www.henrycountytax.com/>
<https://www.qpublic.net/ga/henry/>

Animal Control

527 Hampton Rd, McDonough, GA 30253

(770) 288-7387

<https://www.co.henry.ga.us/Departments/A-C/Animal-Control-Under-Construction>

Building & Plan Review Department

140 Henry Pkwy, McDonough, GA 30253

(770) 288-6051

<https://www.co.henry.ga.us/Departments/M-R/Planning-Zoning>

Police Department

110 S Zack Hinton Pkwy, McDonough, GA

30253

(770) 288-8200

Non-Emergency Number: (770) 957-9121

<https://www.co.henry.ga.us/Departments/Public-Safety-Emergency-Services/PoliceDepartment>

Stormwater Management

347 Phillips Dr, McDonough, GA 30253

(770) 288-7246

<https://www.co.henry.ga.us/Departments/S-Z/Stormwater>

Henry County Code Enforcement

114 S Zack Hinton Pkwy, McDonough, GA

30253

(770) 288-6200

<https://www.co.henry.ga.us/Departments/A-C/Code-Enforcement>

Henry County D.O.T.

533 Hampton Road, McDonough, GA 30253

(770) 288-7623

<https://www.co.henry.ga.us/Departments/D-L/Department-of-Transportation--DOT>



SERVICE PROVIDER

Contacts

City/County Location

Located outside the city limits of McDonough, in Henry County

County Government Website

<https://www.co.henry.ga.us/>

Utilities and Local Providers

Snapping Shoals EMC

(770) 786-3484

Henry County Water

(770) 957-6659

Report an Issue

Streetlights Out:

Snapping Shoals EMC

(770) 786-3484

Report Road/Sidewalk Issues:

Henry County D.O.T.

533 Hampton Road, McDonough, GA 30253

(770) 288-7623

<https://www.co.henry.ga.us/Departments/D-L/Department-of-Transportation--DOT>



COMMUNITY LAWN CARE

Contacts

Fertilizing and Weed Control

King Green

(770) 536-7611

<https://kinggreen.com/contact/mcdonough-location/>

Mr. Turf

(770) 719-8876

<https://mrturf.net/>

Turf Masters

(888) 924-8873

<https://turfmasterslawncare.com/>

Trugreen

(770) 284-2000

https://www.trugreen.com/local-lawn-care/georgia/mcdonough/?utm_source=gmb_yext&utm_medium=organic&y_source=1_MTUzOTUyMDMtNzE1LWxvY2F0aW9uLndiYnNpdGU%3D

Casey, at Summit Dreamscapes

(770) 364-2744

<https://www.facebook.com/summitdreamscapes/>

Grass Trimming / Edging

David Buckner with Pro Lawn Care

(770) 710-9962

Georgia Superior Lawn

(678) 614-2001

<https://georgiasuperiorlawns.com/>

Robby Warren Lawn Maintenance

(678) 770-5255

<https://www.homeadvisor.com/rated.RobbyWarren-Lawn.23487624.html>

South Side Lawns & Services, LLC.

(404) 906-9372

http://sslawn.net/?utm_source=gmb&utm_medium=referral

Veterans Lawn Care of Georgia

(678) 507-8501

<https://www.vlcga.com/>



TRASH PICKUP SERVICES

Contacts

Clean Earth Sanitation

(770) 758-0061

<https://www.cleanearthsanitation.com/residential-trash-collection>

Cycle Works

(770) 592-1515

<https://cycleworkssanitation.com/services/southside-henry-clayton-waste-management-services-com/>

GFL Environmental

(770) 474-9273

<https://gflenv.com/atlanta-south-stockbridge/>

Trash Away

(706) 962-6311

<https://trashawaysanitation.com/>

Waste Management

(855) 852-7110

<https://www.wm.com/us/en/location/ga/mcdonough>



RECOMMENDED CLOSE

Grocery & Pharmacy

Grocery

Aldi

(855) 955-2534
450 Jonesboro Rd, McDonough, GA 30253

Food Depot

(770) 474-7225
4709 N Henry Blvd, Stockbridge, GA 30281

Kroger

(770) 954-4378
5900 E Lake Pkwy, McDonough, GA 30253

Publix

(770) 389-6130
909 Eagles Landing Pkwy #300, Stockbridge, GA 30281

Target

(678) 583-2184
1850 Jonesboro Rd, McDonough, GA 30253

Sam's Club

(770) 914-0488
1765 Jonesboro Rd, McDonough, GA 30253

Walmart

(770) 474-0123
1400 Hudson Bridge Rd, Stockbridge, GA 30281

Pharmacy

CVS

(678) 432-9450
2720 GA-42, McDonough, GA 30253

CVS in Target

(770) 954-1065
1850 Jonesboro Rd, McDonough, GA 30253

Eagles Landing Pharmacy

(770) 474-5005
1090 Eagles Landing Pkwy, Stockbridge, GA 30281

Hudson Bridge Pharmacy

(770) 474-0842
1110 Eagles Landing Pkwy, Stockbridge, GA 30281

Kroger

(770) 954-4389
5900 E Lake Pkwy, McDonough, GA 30253

Publix

(770) 389-6136
909 Eagles Landing Pkwy #300, Stockbridge, GA 30281

Walgreen's

(678) 284-1535
1056 Eagles Landing Pkwy, Stockbridge, GA 30281

Walmart

(770) 474-0123
1400 Hudson Bridge Rd, Stockbridge, GA 30281



RECOMMENDED

Activities and Shopping

Activities

Axe Country

(470) 781-1811

49 Macon St, McDonough, GA 30253

Dave & Buster's McDonough

239 Hwy 81, McDonough, GA 30253

Escapology Escape Rooms

(470) 878-1008

132 Willow Ln, McDonough, GA 30253

Fun Bowl of Henry County

(770) 898-4272

300 GA-155 S, McDonough, GA 30253

Regal McDonough Movie Theater

(844) 462-7342

115 Foster Dr, McDonough, GA 30253

Southern Belle Farm

1658 Turner Church Road, McDonough, GA

(770) 288-2582

Southern Roots Tavern & Eatery Concerts

(678) 432-0100

15 Griffin Street, McDonough, GA 30253

The Creativity Cafe

99 Hwy 81 suite 101, McDonough, GA 30253

The Henry Players

(770) 892-9906

136 Hood St, McDonough, GA 30253

Urban Air Trampoline and Adventure Park

(678) 552-1908

1970 Jonesboro Rd, McDonough, GA 30253

Shopping

Henry Town Center

1772 Jonesboro Road, McDonough, GA 30253

McDonough Square Local Boutiques

McDonough, GA 30253

South Point Shopping Center

GA-20, McDonough, GA 30253

Tanger Outlet Mall

1000 Tanger Dr, Locust Grove, GA 30248



RECOMMENDED CLOSE

Restaurants

McDonough Square

Crust & Craft

(470) 507-0073

15 Keys Ferry Street, McDonough, GA 30253

Gritz Family Restaurant

(770) 914-0448

14 Macon St, McDonough, GA 30253

KirbyG's Diner & Pub

(678) 583-8777

45 Macon Street, McDonough, GA 30253

Macon Street Tacos

(770) 863-7725

16 Macon Street, McDonough, GA 30253

Pasta Max Cafe

(770) 320-9311

50 Griffin St, McDonough, GA 30253

Scoops Ice Cream

(678) 962-3090

3 Keys Ferry Street, McDonough, GA 30253

Southern Roots Tavern & Eatery

(678) 432-0100

15 Griffin Street, McDonough, GA 30253

Queen Bee Coffee Company

(678) 883-2233

58 Griffin St, McDonough, GA 30253

Additional Restaurants

China Star 2

(678) 432-1919

1705 GA-42, McDonough, GA 30253

Fusion Restaurant & Bar

(678) 833-0813

380 Highway 155 South, McDonough, GA 30253

Italian Oven

(770) 507-4827

938 Eagles Landing Pkwy, Stockbridge, GA 30281

On the Bayou

(470) 878-1775

434 Racetrack Rd, McDonough, GA 30253

Pippin's BBQ

(770) 957-2539

40 Sims St, McDonough, GA 30253

Serafino's Italian Bistro

(770) 961-4410

909 Eagles Landing Pkwy #120, Stockbridge, GA 30281

Thai Garden

2675 Hwy 42 North, McDonough, GA 30253

UMI Japanese Steak House

(770) 389-6999

550 Eagles Landing Pkwy, Stockbridge, GA 30281

*Multiple chain restaurants can be found at the Henry Town Center and South Point Shopping Center.