



Community Greenspace

Frequently Asked Questions

1. Is there a quick way to find what I am looking for without reading each question?

*Yes, simply hold down the control key (ctrl) and press the "F" key. A find or search box will appear. Type a keyword into the box and press "search" or "find". This should quickly locate a keyword in **any** type document.*

2. Who maintains the Tudor Branch entrance, common areas along the roads and the walking trails?

Pebble Creek Maintenance and Landscaping

3. Can my back yard be registered as a Wildlife Habitat?

Yes, it's as easy as filling out a form and pledging to maintain a natural and safe environment in your backyard. You have to fill out an application that consists of questions regarding the water supply, gardening practices and shelter in your backyard. You can print this application or fill it out online along with a \$15 application fee and you will receive a certificate in the mail certifying your backyard with the National Wildlife Federation. You can also purchase a 'Certified Wildlife Habitat' sign for your backyard. For more information on this and other programs, tips or projects, visit www.nwf.org or to go directly to the application visit: <https://www.nwf.org/CommunityWildlifeHabitat>

4. Who is responsible to maintain the grass between the sidewalk and road?

Each resident is responsible for maintaining the grass between the sidewalk and the road in front of his/her property.



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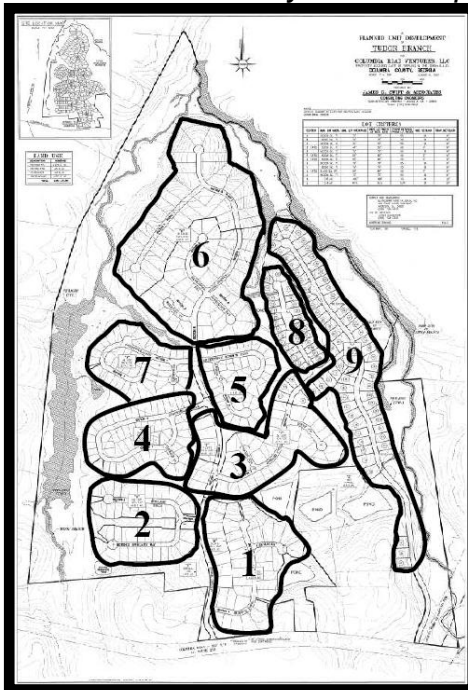
5. What type of tree can be found in each section of Tudor Branch?

The Design Review Committee (DRC) requires installation of one street tree per residence with a minimum caliper of (3") three inches. To ensure both variety and protection of the public benefit in the event of blight or disease within a certain species, each Tudor Branch section is assigned a tree type from an approved list of trees. The tree type for each section is provided below:

Section #	Tree Type
Section 1 ¹	Willow Oak
Section 2	White Oak
Section 3 ¹	Winged Elm
Section 4	Nutall Oak
Section 5	Winged Elm
Section 6	White Oak
Section 7	Willow Oak
Section 8	White Oak
Section 9	White Oak

¹ Note: All trees along Tudor Branch Drive are White Oak.

A rough sketch of each community section is provided below.





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6. Where can I find a map of the walking trails?

The Tudor Branch Website, resident's side under Documents → Choose a Category → General Information has a map that shows all of the community sections with the trails and access points marked.

7. Where may I locate current Columbia County watering restrictions?

The water restrictions are also on the back of the monthly water bill.

8. How may I contact the Tudor Branch Design Review Committee (DRC) to submit accessory building plans, residential deck and fence plans and landscape plans for approval, as well as for things like basketball goals, dish antennas?

*Accessory building, residential landscape, deck and fence plans should be submitted along with any questions to email: drc@tudorbranch.info
Documents may also be mailed to:*

**Tudor Branch Community Association
c/o Association Link
805 A Oakhurst Drive
Evans, GA 30809**

9. Is the Wilderness Trust Fund considered a non-profit organization for tax deduction purposes?

Yes, the Wilderness Trust is a 501(c)3 non-profit organization.

10. Can I make a tax deductible contribution to the Tudor Branch Wilderness Trust; if so, how?

Yes, simply make a check payable to "Tudor Branch Wilderness Trust" and submit to:

**Tudor Branch Community Association
c/o Association Link
805 A Oakhurst Drive
Evans, GA 30809**



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11. What is the Tudor Branch Greenspace Committee?

This committee is responsible for soliciting suggestions and/or ideas from residents on ways to improve community walking trails, ponds and common areas. Committee members will organize activities to implement approved suggestions/ideas. This committee will also work with area schools to improve our education partnership; in the classroom by providing sponsorships or contributions to science related activities and outside the classroom by enhancing outdoor classrooms thus providing an opportunity for children to learn about wildlife and nature.

12. Who do I contact if I am interested in joining the Tudor Branch Greenspace Committee?

Residents who are interested in joining the Greenspace Committee should fill out a committee interest form on the Tudor Branch website (www.tudorbranch.info, resident's homepage, eForms, 'Join a Committee') and submit it to email address: greenspace@tudorbranch.info.

13. What is the Wilderness Trust Board?

The Tudor Branch Wilderness Trust Board serves as the master steward of the community nature preserve, which maintains the potential to continually nurture and improve the greenspace within the community. The money in the Wilderness Trust Fund (for example) pays to maintain the community nature trails and ponds.

14. Who do I contact if I am interested in joining the Tudor Branch Wilderness Trust Board?

Residents who are interested in joining the Wilderness Trust Board should fill out a committee interest form on the Tudor Branch website (www.tudorbranch.info, resident's homepage, eForms, 'Join a Committee') and submit it to wtb@tudorbranch.info.

15. I am leasing/selling my property at Tudor Branch. Do I need to notify the Tudor Branch Community Association?

Yes, all residents who are leasing or selling property at Tudor Branch are required to provide the Association notice of any title transfer or lease agreement. This notification requirement is fulfilled by completing and submitting a "Relocation Notification" form provided on public side of the community website www.tudorbranch.info See eForm link on left side of webpage.



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16. How are Wilderness Trust Fees and Home Owners' Association (HOA) dues handled if I lease my property?

*Wilderness Trust Fees are applied at each property unit transfer. By leasing the property (no closing process), you retain ownership. Therefore these fees will not be accessed. If you later decide to sell your property then please review the question/response (item # 13) provided above. Payment of all HOA dues established by the Tudor Branch Board of Directors shall remain the responsibility of the property unit owner. **If leasing, it remains your responsibility as the property unit owner to ensure these fees are paid regardless of any lease agreement.***

PLEASE NOTE: You, as the property owner, are required to notify the Association of any such pending lease agreement. See question above for notification instructions.

17. How are Wilderness Trust Fees and Home Owners' Association (HOA) dues handled if I resell my property?

Wilderness Trust Fees are calculated at ½ of 1% of the property unit's sales price. This fee is tax deductible for the payee and will be accessed at each title transfer (at the closing) e.g., new home purchase or resale. See Book 11710, Page 276 in the office of the Clerk of Superior Court Columbia County, Georgia.

HOA dues are established by the Tudor Branch Board of Directors in November and billed in December of the calendar year prior to the new calendar year. The property owner is required to pay the established dues. If the property is subsequently sold during the year (after payment of HOA dues has been made) the HOA dues will be prorated and the remaining portion of that year's dues will be refunded at closing. The new property unit owner will be accessed this remaining prorated portion of the dues at closing. Upon concluding the calendar year (in which the closing was completed) the new owner will be responsible for the full HOA dues that are established for the following year(s).

PLEASE NOTE: You, as the property owner, are required to notify the Association of any such pending sale. See question (#15) above for notification instructions.

18. How can I get a question and answer added to this list?

Simply send an email to cpd@tudorbranch.info