

Welcome Packet
Northpoint Grand

Welcome New Resident

We are happy to welcome you to the North Point Grand community. The North Point Grand community is governed by covenants, which can be found on line at www.northpointgrand.com ; also on our web site is general information about North Point Grand. If you are renting and not owning you must still comply with all covenants. POA dues must be current whether paid by the owner or the renter prior to use of community facilities such as the pool, club house or ball field. The trash pickup in the subdivision is early Monday morning so most trash is set out on Sunday evening. We do have curbside recycling and the containers can be delivered to your residence if you contact Carrollton City Hall.

Attached to the letter is a summary of covenants and by laws for your ease. If you have any questions about what you can cannot due please do not hesitate to contact a board member should you have any questions.

Again, welcome to the subdivision.

North Point Grand Board of Directors

Northpoint Grand POA Covenants and By-laws Summary

- Board
 - POA will consist of 5 members to be voted on annually
 - POA [Dues can be paid](#) quarterly(1/31, 4/1, 7/1, 10/1), semi-annually (1/31, 7/1), or annually (1/31)
 - Annual meeting will be held during the last 3 months of the year, to be scheduled by current board members
- Home/Property
 - Grass/weeds need to be kept below 6 inches from the ground
 - No overnight or long term street parking
 - No parking trailers/boats/campers in driveway or yard
 - Mailboxes must be white and similar to other in NPG
 - Fences should be approved by the building committee. Recommend wooden slat fencing in back yard only, make sure to treat (stain/paint) within first 6 months or black chain link. Fences not allowed to be built off the front side of the house.
 - Storage sheds should be approved by building committee. Need to compliment the style and colors of the primary residence; must be in back yard.
 - Swingsets, trampolines, play areas etc. should be installed in the back yard.
 - Large lawn projects and construction should be approved by the building committee.
 - Trash pickup is Monday morning, cans should be returned to house on Monday when at all possible
 - No trash or debris burning allowed, small firepits and grills are ok
- [Amenities \(reservation information\)](#)
 - Clubhouse
 - Pool
 - Ballfield

The board reserves the right to enforce rules and regulations as set forth in the covenants and by-laws within reason. There will be written warnings, then weekly fines assessed, which could result in a lien on the home if not remedied in a timely manner. This is not the purpose of the board, but it is the responsibility of board members to make sure all POA members/homeowners are abiding by the basic rules and regulations that keeps NPG beautiful and safe.

Check out [Nextdoor](#) for neighborhood communication and updates
<https://northpointgrand.nextdoor.com/>

Please [contact a board member](#) with any questions
<http://northpointgrand.com>