



Rules and Regulations

Owners at Bulldog Estates may park their RV on their Lot only. Bulldog Estates strives to give owners a first-class luxury RV park experience; therefore, RVs ten years old or newer are required. Current RV Insurance is required, and proof should be submitted with annual association dues payments.

- All owners must turn down electrical usage to the basics when not at the park.
- Owners are required to house all of their personal possessions inside their RV when they leave Bulldog Estates.
- Any personal items left at the park must be secured to avoid being blown away.
- Landscaping requires all electrical and water hoses disconnected and slide outs closed when leaving the property OR maintain this area on your property.
- PUTTING GREEN is for PUTTING ONLY. Please do not chip from putting green or sand traps.

Owners are responsible for keeping their pets on a leash while within the facility and for cleaning up after them.

- Per the Athens-Clarke County leash/tether law, all dogs must be on a leash while inside the park.
- Pets must be licensed, vaccinated, and always wear current license tags.
- Excessive barking is prohibited.

By purchasing a lot within Bulldog Estates, owners are deemed to have requested certain services made available through the Bulldog Estates Association. These services are not optional and include, but are not limited to:

- Game Day Related Expenses (entertainment, campus transportation, car parking passes, security, etc.)
- Maintenance & Repairs (services, supplies, security cameras, entrance gate expenses, access cards, etc.)
- Unit Utilities (electricity, water, cable, Wi-Fi, trash removal, etc.)

In accordance with the Official Code of Georgia § 44-3-80(c), the Association shall levy charges equally among the purchased units within the development for these requested services.

No owner may make any adjustments to their site without approval from the BE Review Board. This includes storage containers.

- Property Improvement request forms must be submitted to bulldogestateshoa@gmail.com and approved by the board before any work commences.
- Approved changes must comply with Athens-Clarke County Planning Department requirements.

Association dues are payable on June 1st of each calendar year. A 5% late fee per month will be assessed for payments received after that date.

Each owner will receive a Bulldog Estates security entry code which includes parking for one RV and two automobiles.

- Each owner will receive 4 arm bands to use for game day transportation. Additional transportation is available for a fee. Contact bulldogestateshoa@gmail.com for more information.
- Additional guest parking is available upon request on a first-come, first-served basis. These spaces are for automobiles only.
- No vehicle may be parked on the grass within Bulldog Estates.

- Owners may allow another owner to use their site.
- On game days, each lot may accommodate one RV and two automobiles. If no RV is present, a maximum of three automobiles may be parked on the lot.
- Unsold lots are the property of Steve Smith and may not be used for overflow parking.
- Owners and guests will be provided with a copy of the Rules and Regulations.
- Rental Agreement Acknowledgement required to be filed for all lot rentals

Each owner will have 24-hour access to the facility. The front gate is equipped with a keypad entry system.

Owners are responsible for the conduct of their guests while at Bulldog Estates.

The park does not provide child supervision. Parents or guardians are responsible for supervising their children. Parents are responsible for ensuring their children's safety while riding bicycles, scooters, and skateboards inside the park.

All vehicles within Bulldog Estates must observe the posted speed limit of 10 mph.

All golf carts must have proof of insurance on file, submitted with annual dues. Golf carts must display a Bulldog Estates-issued decal.

Bulldog Estates' quiet hours begin at midnight. At that time, all noise, including music, must be contained to the owner's individual lot.

Violations of these Rules and Regulations may be reported confidentially. Bulldog Estates Security will monitor:

1. Compliance with the 10-mph speed limit.
2. That all drivers of motorized vehicles possess a valid driver's license.
3. That all golf carts display a Bulldog Estates decal verifying proof of insurance. Golf carts without proper documentation may be required to leave the facility.
4. Compliance with the Athens-Clarke County noise ordinance.
5. Compliance with the parking guidelines of one RV and two automobiles, or up to three automobiles, per site.

Approved 07/23/2026

Subject to change by approval of the Bulldog Estates Community Association Board