

About Monument Falls

Monument Falls is an approximately 1,000-acre mountain residential development in the Northeastern corner of Pickens County, Georgia, near the town of Jasper. It is divided into Phase I and Phase II, each with a separate entrance off Monument Road. Located at an elevation of 2,600 to 3,000 feet, the rugged terrain is heavily forested with a variety of hardwoods. Rhododendron and Mountain Laurel are found on many of the slopes and a large variety of wildflowers (some rare) can be seen from early spring through late fall. Numerous small streams, fed by springs, converge to form larger creeks on which a number of waterfalls give Monument Falls its name. Many species of birds, both resident and migratory, and abundant other wildlife (wild turkeys, deer, black bears, bobcats, and more) make the area their home.

There are 100 lots in Monument Falls (the larger ones are called tracts), ranging in size from just under three acres to over 40 acres. As of early 2006, forty-three primary or weekend residences had been built or were under construction. The almost four miles of roads are private, maintained by the property owners rather than the County.

Adjacent to Monument Falls and accessed via one of the private roads is Windsong, a 166 acre gated development that was originally planned as Phase III of Monument Falls. It is divided into a 30-acre wilderness preserve and twelve 10 to 18 acre lots, the owners of which are members of the Monument Falls Property Owners Association as well as the Windsong Property Owners Association.

Monument Falls Property Owners Association

Monument Falls Property Owners Association (MFPOA) is a Georgia Not-For-Profit Corporation that was established by the developer of Monument Falls with the primary purpose of maintaining the private roads within the development. Every owner of a lot or tract in Monument Falls and Windsong is a member of MFPOA. Some lots, however, are exempt from the assessments that are collected for road maintenance because they front on Monument Road (a Pickens County public road) and have no access to any of the private roads within the development. These exemptions are recorded with the deeds to those lots.

The affairs of MFPOA are guided by a set of By-Laws that were accepted by the MFPOA membership in June 2003. These By-Laws replaced the original By-Laws drawn up by the developer, which the membership of MFPOA felt were inadequate. Management of MFPOA is by a Board of Directors, Officers and Committee Chairmen, all of which are elected or appointed annually and serve as volunteers with no compensation.

Each lot and tract in Monument Falls is, by recorded deed, subject to a set of Covenants that were established in March 1996, by the developer. It was the opinion of a majority of MFPOA members that these original covenants were also inadequate and so a new, much more comprehensive, set of Covenants was created for MFPOA by an Atlanta law

firm. These new Covenants were adopted by the MFPOA Board of Directors in January 2004. Even more comprehensive Covenants were adopted for all twelve of the lots in Windsong in 2003, and the new Monument Falls Covenants were designed to work interactively with the Windsong Covenants.

Adoption by the Board affects only the common property of Monument Falls; e.g., the private roads and entries. In order for each lot or tract to be subjected to the new Covenants each property owner must sign a Consent of Member (and if there is a mortgage, the lender must sign a Consent of Lender) and have it recorded in Pickens County. Copies of both the old and new Covenants, along with a comparison of the two, can be found under "COVENANTS" on this web site. Under that same tab are copies of the Consent of Member and Consent of Lender forms and an instruction sheet about how to implement the change from "old" to "new".

The MFPOA Board of Directors welcomes input from members of the Association about what we should be doing. Members are invited to discuss issues that affect our community with any of the Officers, Board Members or Committee Chairmen. Issues may also be brought to the Board at one of its regular meetings, which are held within a week or two after the end of each calendar quarter. Members who wish to attend a meeting are asked to contact the President to find out the date, time and location of the next meeting.

For the Board of Directors,

Robert R. Anderson, President
Monument Falls Property Owners Association
P. O. Box 1076
Jasper, GA 30143

Email: daddyreed@alltel.net