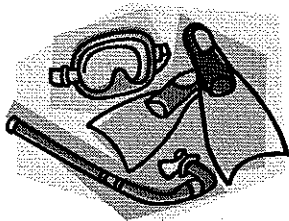
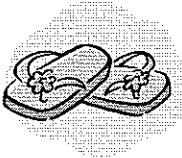


**IN THIS
ISSUE:**

- **Community Reminders**
- **Crowne Pointe Fence Application**
- **Crowne Pointe Swimming Pool Rules**



Crowne Pointe

MAY 2010

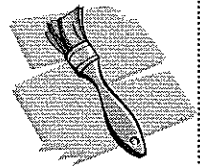
COMMUNITY REMINDERS...

Caution: Children at Play



Please remember when you are driving through the community that the speed limit is 20 mph. Schools will be out for summer soon and that means more children will be out-

Some mailboxes around the community are looking worn. Please take some time and spruce up your mailbox with black paint.



The HOA spent a considerable amount of money to paint the stop signs. Please do not post signs or attach any thing to the stop signs.

The pool will be open on Friday, May 28, 2010.

If you do not have a key fob please call the Timmons office at 615-383-1777 ext.14.

Note: You must be current on your HOA dues to receive a key fob.

Community Association Manager
Tina Belton
2200 Hillsboro Road, Suite 200
Nashville, TN 37212
tbelton@timmonsprop.com
615-383-1777 ext.14

CROWNE POINTE ADDITION/FENCE REQUEST

NAME: _____ DATE SUBMITTED _____

ADDRESS: _____ DATE RECEIVED _____

TELEPHONE: _____ LOT NUMBER _____

E-MAIL ADDRESS: _____

As described in Section 10, page 16 of the Declaration of Covenants, Conditions and Restrictions for Crowne Pointe Subdivision, you will find information regarding the Architectural Control Committee. This request form is designed to help ease your application process. A condensed listing of the rules found in this section is also enclosed for quick reference.

The following is a checklist of the information to be submitted to the committee along with this application. Please be as detailed as possible in order to assist the Committee when reviewing the application. Lack of information or detail may increase the review process. The Committee reserves the right to reject any application that does not provide the information as requested herein.

FENCES All requests shall include the type of material being used, the style you wish to build, as well as the height, width, and thickness of the material being used. A legible drawing or sketch of the entire lot is required including dimensions.

Fence - Indicate fence location with reference to house location and all dimensions from house and/or street.

Trash Enclosure - See Section 20 (xxi) p. 21-22

ADDITIONS/CHANGES For additions; include the builder and all material information including a detailed drawing.

Swimming Pools - See Section 20 (xx) p. 21

House or Patio additions - Drawings must be submitted for additions.

Other - Please explain on a separate sheet of paper.

VARIANCE Check this box if you are requesting an exception to the rules and regulations. Explain each request separately and the reason for your request in the space below. Provide as much detail as possible. Use a separate sheet if necessary. Applications requesting a variance will likely require more time for the committee to review and research depending upon the request.

1. _____

2. _____

3. _____

Crowne Pointe HOA – Architectural Regulations

Fencing

1. All fences must be enclosed.
2. The finished side of the fence must be to the outside/street.
3. Fences shall be of wooden fencing, plank material, or iron/metal rod. **NO** plastic, vinyl, wire, or chain link fencing will be permitted.
4. Fences for corner lot properties, in which a side or back lot line is adjacent to a street, may be no closer than 30-ft to the street.
5. Fences shall be constructed no further than a distance of $\frac{1}{4}$ of the house's side length from the rear of the house.
6. Fences may be stained, if desired. Color of stain must be same as the house trim or natural wood color. No latex paint will be permitted.
7. Dog runs and/or any other separate enclosures within a fenced property will not be permitted. Security fencing for those homes with pools will be reviewed on a special case.
8. Trash enclosures will be permitted along the side of the house provided the house does not have a fence which exceeds the $\frac{1}{4}$ length distance. Enclosures shall be no greater than 4' x 7' dimension x 5-ft height, maximum, constructed of wooden fence or plank material. Style, design, and/or color of the enclosure shall match that of any wooden fence on the property.
9. Fences must be constructed using only one material type. Use of two or more material to construct a fence will not be allowed. (example, utilizing both wood and wrought-iron style).
10. Minimum fence height is 4-feet. Maximum fence height is 6-feet.

Pools

1. All pools must be in ground. No above ground pools are permitted.

House/Patio Additions

1. Any addition must be constructed of similar material, color, and trim as the existing home, including brick, shingles, vinyl trim, etc.
2. Aluminum material for patio or deck enclosures which involve windows or screens as the primary material is acceptable provided that the aluminum does not encompass a majority of the area enclosed. Color must match existing trim.
3. No metal or tin roofed structures will be permitted.

Satellite Dishes

1. All Satellite dishes must be concealed from view of the public street.

Other

1. No outside storage/utility buildings or sheds are allowed. (No Exceptions)

PLEASE NOTE: *For building additions and fences, the **City of Spring Hill** requires a building permit. It is **not** required for this application, but it is your responsibility to acquire a permit from City Hall before beginning any building project. This permit must be posted on your property in plain sight while the building process is underway.*

The Covenants allows up to four (4) weeks for the committee to review and act upon an application. The committee will make every possible attempt to act upon requests as quickly as possible. It is therefore extremely important that you submit all necessary information to eliminate any delays in this process. The minimum amount of time to expect a response is one (1) week for the review process from the time the application is received. The committee reserves the right to request a follow-up inspection for all applications to ensure compliance with the rules of the Homeowners Association.

I have read the Declaration of Covenants, Conditions and Restrictions for Crowne Pointe Subdivision. I understand that, as outlined in Section 18 (ii), page 16-17 of the Covenants, any improvements that revise this approved request are subject to correction at my expense.

Homeowner Signature: _____ **Date:** _____

For Committee Use:

Committee Signatures:

_____	_____
_____	_____
_____	_____

MAIL TO: **Todd Day**
 3016 Liverpool Drive
 Thompsons Station, TN 37179

Dear Homeowner,

Your application has been denied as submitted. Please address the following and re-submit your request.

- Enclose a drawing showing the location and fence dimensions.
- Enclose the design, height, width, and thickness of the material to be used.
- The proposed application does not meet the guidelines of the Crowne Pointe HOA. The following items are not within compliance with the established rules and regulations.

Thank you for your cooperation.

CROWNE POINTE SWIMMING POOL RULES

Disregard for these Regulations may result in your being asked to leave the premises, your Key Fob being cut off and your use of the pool being suspended or the police being notified. Please remember our pool is monitored for your safety.

May 2010

SPECIAL NOTE: POOL PARTIES

Only Homeowners can schedule a Pool Party. These must be scheduled ahead of time. Parties are limited to 10 guests and the use of only 2 tables. A \$50.00 deposit is required 5 days prior to the party. This will be refunded if the Homeowner cleans up completely after the party. Having an unauthorized party will result in your key fob being turned off. **For parties contact Melba Beasley @ 615-642-7049.**

1. OUR POOL HAS NO LIFEGUARD on duty. **ANYONE** using the pool/ pool area does so at their own risk. **THE ASSOCIATION AND ITS AGENTS ARE NOT RESPONSIBLE AND ARE HELD HARMLESS FOR ACCIDENTS OR INJURIES.**

2. CHILDREN under the AGE OF 14 MUST BE ACCOMPANIED BY AN ADULT. The pool is not a babysitter; please attend your children both to and at the pool.

3. THE POOL GATE must always be locked. An unsecured gate may result in immediate pool closing by the State and Williamson County Health Departments.

4. "KEY FOBS" are for the sole use of RESIDENTS. DO NOT ALLOW OTHER RESIDENTS OR NON-RESIDENCE TO USE YOUR KEY FOB OR USE YOUR KEY FOB TO LET OTHERS IN THE POOL AREA.

IF someone's Key Fob is not working, there is an Association reason.

5. RESIDENTS ARE RESPONSIBLE FOR THEIR GUESTS. Local guests must be accompanied by a Crowne Pointe adult. Out of town or overnight guests may use the pool during their stay. **There is a limit of no more than 5 guests.**

6. NO PETS ARE ALLOWED INSIDE THE FENCE AREA. This WILL cause the pool to be closed by the Health Department.

7. NO GLASS CONTAINERS of any type are allowed in the pool area. Any glass found in the pool area, including the trash containers, may result in the immediate closing of the pool by the State and County Health Departments.

8. NO FOOD IS ALLOWED IN THE POOL AREA. All food must remain in the pavilion area. Any food found in the pool area may result in the immediate closure of the pool by the State and County Health Departments.

Timmons Properties, Inc.

615-383-1777 Ext 14

CROWNE POINTE SWIMMING POOL RULES

Disregard for these Regulations may result in your being asked to leave the premises, your Key Fob being cut off and your use of the pool being suspended or the police being notified. Please remember our pool is monitored for your safety.

May 2010

9. ONLY SWIMSUITS (No Cut-Offs) are allowed to be worn in the pool; SMALL CHILDREN MUST WEAR SWIM DIAPERS.

10. NO ALCOHOL OR BEER IS ALLOWED IN THE POOL AREA. This may result in the immediate closure of the pool by the State and County Health Dept.

11. ANY DRUNKEN OR DISORDERLY CONDUCT will be reported to and handled by the Spring Hill Police or Williamson County Sheriff Departments.

12. VANDALING OF COMMUNITY PROPERTY, THE POOL OR POOL AREA IS PROHIBITED. Please remember that the pool is monitored. Vandals will be reported to the local or county authorities. We will prosecute.

The responsible Homeowner/ homeowners shall be liable for all violations and losses to the common area, and will be assessed for repair or maintenance.

13. NO RUNNING OR ROUGH PLAY will be allowed in the pool area.

14. NO BICYCLES OR OTHER RIDING TOYS/EQUIPMENT are allowed inside the pool fence. (NO SKATES, SKATE BOARDS, AND SHOES WITH SKATES)

15. NO SMOKING INSIDE THE FENCED POOL AREA. Homeowners smoking outside the gate should put cigarette butts and ashes into the sand cans located at the pool's entrance. It is a fire hazard and unsafe to toss butts into the flower bed mulch.

16. WE HAVE AN ADULTS ONLY POLICY FROM 9:00 P.M. to 10:00 P.M. DAILY. THE POOL IS CLOSED TO ALL MINORS DURING THIS TIME. After 9:00 P.M. everyone is asked to conduct pool use in a quiet manner. **LIGHTS GO OUT AT 10:30 P.M. EVERYONE IS TO BE OUT OF THE FENCED AREA.**

NOTE: THE POLICE HAVE BEEN NOTIFIED AND WILL BE PATROLING FOR AFTER HOUR TRESPASSING.

17. THE PARKING LOT IS ONLY FOR PEOPLE AT THE POOL. It is not an additional parking area for your residence. **OVERNIGHT PARKING IS NOT PERMITTED** without authorization for special circumstance; call Melba @ 615-642-7049. Cars parked overnight are subject to be towed at the owner's expense. Two Handicapped Parking Spaces are provided. Parking Violators in these areas are subject to towing.

**Timmons Properties, Inc.
615-383-1777 Ext 14**