

**The Preserve at Forrest Crossing
Townhome Association, Inc.
Official Policies and Regulations**

Revised June, 2018



'The Preserve ' at Forrest Crossing

Association Policies and Regulations

In Accordance with Article VIII, Section 1

As stated in the Association Declaration for Covenants and Restrictions for The Preserve at Forrest Crossing, Article VIII, Section 1, **“In no event shall any changes be made in the exterior appearance of any Private Element, including without limitation, painting and the application of any brick, stucco, paneling or other siding unless such change has been first approved in writing by the Board of Directors. This also includes, but is not limited to, the installation of screen doors, installation or changes to fencing, changes to driveways, etc.**

The Board of Directors have approved and adopted this collective record of policies and regulations that should help us to clarify, supplement, and augment the Bylaws or Covenants and Restrictions for The Preserve at Forrest Crossing. We think that these standards will help to preserve the beauty of our neighborhood, which in turn strengthens the long term value and quality of our community.

Because we are a townhome community, adherence to Association policies and regulations are more critical than if this were a single family residential neighborhood. These standards are not intended to stifle the individual tastes of our homeowners but rather to encourage and maintain the exterior of our homes to harmonize with the surroundings and each other.

The listed examples included herein are only some of the commonly executed exterior improvements homeowners make to their properties. Each case will be considered individually for conformance and must be approved by the Association.

1. The Driveways, Front Stoops and Porticos

Each homeowner is responsible for the maintenance and repair of their driveways, front stoops and porticos. The Association has approved a schedule of power washing and sealing all exposed aggregate concrete surfaces once every 3 years. This is a community-wide effort to be completed at the same time and covered by in the HOA fees.

2. Rear Patio and Deck Fences

Maintenance and repairs of rear fences and patios are the responsibility of the homeowner. Power washing and waterproofing should be performed periodically to protect and beautify the wood and seal the aggregate. The following products are approved by the Association.

Wood/Fences: Behr Cedar Naturaltone No. 501 from Home Depot

Aggregate: Warren V15728 30% Brown Pure Acrylic Concrete Cure & Seal.

Replacement of any damaged materials (i.e. cedar boards, framing and lattice) should be comparable to the original fence in order to maintain a uniform appearance. Any exception or modification to the rear fence/deck must be approved by the Association.

3. Color for Front Doors and Shutters

The approved color for the front door and shutters is:

Duron #8645D Greylock which is available from Sherwin Williams located on Hwy 96/Murfreesboro Rd. You may also use the Porter Paint Store located at 1903 Columbia Ave. registered under “The Preserve at Forrest Crossing.”

4. Exterior Door Hardware and Locks

The approved hardware and kick plate on front doors is Polished Brass. However exceptions have been made using brush-nickel, pewter, silver-oxide or bronze. But, the style and size must coordinate with the current traditional architecture of our buildings, and must be approved by the Association.

5. Exterior Garage Carriage Lights and Portico Lights

Light fixtures for the exterior garage and portico can be in polished brass, silver-oxide, brush-nickel or bronze, but again the style and size must coordinate with the current traditional architecture, and must be approved by the Board.

6. Storm Doors

The current approved-to-date storm door for the Front and Back of the unit is:

Anderson HD3000 Fullview Door, White w/Brass Accents special ordered from Home Depot.

The current approved-to-date Back Doors only are:

Forever by Anderson HD2500 Triple Track, White w/Brass Accents from Home Depot.

HD Ultracore (3/4 view) Triple Track Door, White w/Brass Accents (doggie door)
These doors can now be installed with brush-nickel, pewter, bronze or polished brass accent...But must maintain the white trim, and must be approved by the Association.

7. Exterior Siding and Trim Details

The approved color is:

Duron #8653M Stone Lion for siding, and the color is *White* for soffit and fascia

8. Roofing

Roof maintenance, repairs and replacement are the responsibility of each homeowner. The Association has approved the following:

New Roof Replacement/Repair of Existing Roof:

Timberline HD High Definition in Pewter Gray

Roof Return/Metal Porch Roof, color is *Duron #8806 Tudor House*. Gutters and Downspouts in white only.

9. Front Mailbox and Posts

Maintenance, repairs and replacement to the mailbox and the posts are the responsibility of the homeowner and must coordinate with the current color, style and size. The Association will paint all the mailboxes as needed.

Except for holiday décor and school “game-time” flags, **all mailbox covers and hangings are prohibited**. Seasonal flags and décor should be removed within one week of the holiday. Team flags should be removed at least one day after the game.

Also creating mulch beds, flowers and vines around the base of the mailbox is not permitted, and will not be approved by the Board.

10. Signs and Flags

No signs or billboards of any kind shall be displayed to the public view on any residential unit or portion of the common area except for the following: (1) One small security sign may be erected on each property but should not exceed 2 ft. in height.

The sign is to be located in the mulch bed behind the sidewalk leading to the front door. (2) One real estate sign is allowed for advertising the sale of a home, but should be within city ordinances (3) A Sunday Open House and directional signs are allowed after 5 pm on Friday evening per city ordinance, but must be removed after the Open House. (4) Other directional signs are permitted if established by the Association (i.e. neighborhood garage sale).

Certain guidelines however should be followed: (1) The American flag in the front using a holder may be hung over the garage or portico. (2) Permanent flags (with poles) are to be installed only within the boundaries of the rear patios, but must not be visible from the front street or sidewalks. Any exceptions must be approved by the Association.

11. Rear Awnings

There is a blanket approval for **Sunsetter** retractable awning in 12, 14 or 16 ft. lengths either in linen, sand or taupe. Any exceptions would require Association approval.

12. Furniture in Front

Furniture of any kind including, but not limited to patio chairs, lounge chairs and tables should not be stored, or left overnight on driveways, sidewalks or front yards.

13. Exterior Landscaping, Effective

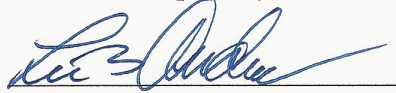
These guidelines are intended to clarify any gray areas for those who desire to modify landscaping features (*Prior landscaping is grandfathered*).

They include landscaping within the boundaries of the residential units, but are outside of the enclosed rear patio or deck.

- The front beds are to be maintained in the same size and design as initially provided by the development. Overall new landscape designs and installations must be within the existing front beds, and must have prior approval from the Association. Unless established and approved by the Association, homeowners should not modify or create new beds. An example would be to create a new flower bed or garden on the ends of the units or enlarge current beds.
- Paved edging around existing beds should get prior Association approval.
- Landscaping is responsible for foundational plantings such as, boxwoods, holly and otto lukens) Ornamental plantings, such as roses azaleas) are the responsibility of the homeowner. Landscaping will weed and mulch.

- The common ground around the AC units in back should be kept neat and accessible for the mowing crew to cut
- Vegetable or flower gardens can be installed for those partial length decks/patios, but must be maintained by the homeowner. They also must be within the boundaries of the annexed private element, and not visible from the street.
- All bird feeders, statues, bird baths and other displays over 2 feet are to be placed within the boundaries of the rear patio or deck. Flower holders are the exception.
- Overall new landscape designs and installations must be within the existing front beds, and must have prior approval from the Association.

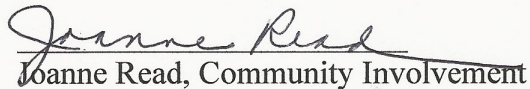
Whereas adopted by The Preserve at Forrest Crossing Board of Directors.



Lee Anderson, President



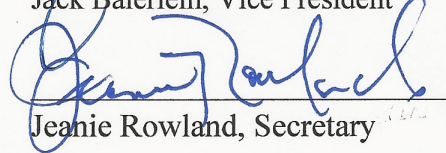
Mike Williams, Treasurer



Joanne Read, Community Involvement



Jack Baierlein, Vice President



Jeanie Rowland, Secretary

Date: June 5, 2018