



DAVID FLOYD & ASSOCIATES, INC.

A Property Management Company

104 East Park Drive, Suite 320
Brentwood, TN 37027

Office: (615) 297-2824 Fax: (615) 297-9340 Website: dfloydassoc.com

Re: New Owner Welcome Packet

Dear Fredericksburg Townhomes Owner,

We are pleased that you have decided to invest in Fredericksburg Townhomes. It is a terrific place in which to own and live. David Floyd & Associates, Inc. serves as the managing agent for your Homeowners Association (HOA). We work closely with your Board of Directors to serve you under the provisions of the governing documents for your association.

The monthly HOA fee at Fredericksburg Townhomes is \$115. There are three different HOA fee payment options:

- 1. Payment of HOA Fees by Auto-Draft (*HIGHLY RECOMMENDED*):** To sign up for auto-draft, please complete the enclosed auto-draft form and return it via email to accounting@dfloydassoc.com, via mail to Fredericksburg Townhomes HOA c/o David Floyd & Associates, Inc. 104 East Park Drive, Suite 320, Brentwood, TN 37027, or via fax to 615-297-9340. The completed auto-draft form must be received prior to the 25th of the current month in order for the draft to begin the following month. *There is no charge to homeowners for this service.*
- 2. Online Payment of HOA Fees:** To pay your HOA fees online, please go to <https://dfal.cincwebaxis.com> and sign in at the top right corner of the screen. **[NOTE: You must register and be approved prior to signing in for the first time. It may take up to 2 business days for your registration to be approved. Your account number is the same as your unit number.]** Once signed in, click on "Pay Fees" at the top left corner of the screen. Select your desired payment method (eCheck or credit card) and provide your payment information. Click "Submit eCheck/Credit Card Payment." Make sure that your payment information is correct and click "Submit Payment." *Please note that the payment platform charges a \$2.99 processing fee for one-time eCheck payments and a 3.25% processing fee for credit card payments.*

- 3. Payment of HOA Fees via Mailed Check:** Homeowners may pay their HOA fees by mailing checks to Fredericksburg Townhomes HOA c/o David Floyd & Associates, Inc. PO Box 357 Commerce, GA 30529-0357. Please make sure all checks are made payable to Fredericksburg Townhomes HOA and include your unit number in the memo section. A payment coupon should be included with each mailed check and can be printed at 601Brentwood.com.

Your Homeowner's Association has a website that allows for homeowners to view the HOA's governing documents, financial information, newsletters, and other items. The website address is 601Brentwood.com. Please register on the website in order to access the private items such as financial information and meeting minutes. Once you register, we will verify that you are a homeowner and approve you for full access.

Your Homeowner's Association also has an email address that any questions or requests should be directed to. This email address is Fredericksburg601@dfloydassoc.com.

We look forward to serving you and will be visiting your property regularly to inspect the common areas, review HOA-related issues, and ensure that the vendor services are being provided according to the HOA contracts. Should you have any concerns, complaints, ideas, or suggestions, please email, fax, or send via U.S. Mail.

Our primary objective is to work with your Board to maximize the value of every dollar spent by the HOA and at the same time be able to adequately fund the reserve accounts to avoid the need for any future special assessments.

Also enclosed is a New Owner Information Form. Please take a few minutes to complete this form as it is critical to our being able to keep you updated and informed as it pertains to your Homeowners Association.

Should you have any questions, please contact us at your convenience.

Respectfully,

David Floyd

David Floyd & Associates, Inc.
Managing Agent for Fredericksburg Townhomes

NEW OWNER INFORMATION FORM

Dear New Homeowner,

In order to keep our records up-to-date and to maintain contact with homeowners/residents, we ask that you complete and return this form to David Floyd & Associates, Inc. via mail at 104 East Park Drive, Suite 320 Brentwood, TN 37027, via email to info@dfloydassoc.com, or via fax to 615-297-9340. Please note that this information may be published in your HOA's directory unless you request that it not be published.

Name(s) of New Owner(s): _____

Name of Homeowners Association: _____

Address at Subject Property: _____

Mailing Address (if different from above): _____

Email(s): _____

Phone(s): _____

If this is a rental, please complete the tenant information section and include rental agency information (if applicable).

Tenant Name(s): _____

Is Tenant a Family Member? (yes or no): _____

Email(s): _____

Phone(s): _____

If applicable:

Rental Agent: _____

Rental Agent Mailing Address: _____

Rental Agent Email: _____

Rental Agent Phone: _____

AUTHORIZATION AGREEMENT FOR AUTOMATIC DRAFT

I hereby authorize David Floyd & Associates, Inc. on behalf of my Homeowners Association, hereinafter called ORGANIZATION, to initiate debit or credit entries to my Checking Account / Savings Account (*circle one*) indicated below at the depository financial institution named below, hereinafter called DEPOSITORY, and to debit/credit the same to such account. I acknowledge that the origination of ACH transactions to my account must comply with the provisions of U.S. law.

Financial Institution Name: _____

Routing Number: _____ Account Number: _____

This authorization is to remain in full force and effect until ORGANIZATION has received **written notification** from me of its termination in such time and in such manner as to afford ORGANIZATION and DEPOSITORY a reasonable opportunity to act on it.

Name: _____

Signature: _____ Date: _____

*****Please provide a voided check with this authorization form*****

Homeowners Association Name: _____

Address at Property to be Credited: _____

Owner Name: _____

Phone Number: _____

Email Address: _____

Please send this completed form (along with a voided check) via email to accounting@dfloydassoc.com or via mail to David Floyd & Associates, Inc. 104 East Park Drive, Suite 320 Brentwood, TN 37027.

NOTE: The completed auto-draft form must be received prior to the 25th of the current month in order for it to begin drafting the following month.

Fredericksburg Townhomes Homeowners Association Rules and Regulations

www.601brentwood.com

These Rules and Regulations replace previous editions. Please retain a copy of these Rules and Regulations for reference. If your Townhome is rented or otherwise occupied by others, then please ensure that a copy of these Rules and Regulations is made available to your tenants. Please supply a copy of these Rules and Regulations to your Realtor when listing your Townhome for sale.

PURPOSE: This document reflects the standards and policies of Fredericksburg Townhomes. The fundamental purpose of these Rules and Regulations is to provide a basis for keeping our property value high and creating a pleasant environment in which to live.

AUTHORITY: The Bylaws of Fredericksburg Townhome Association, Inc. permits the Board of Directors to promulgate such Rules and Regulations for the general benefit of the community. See Bylaws, Art. IV, § 4.4.

GENERAL: Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors. The Board of Directors reserves the right to make other such rules and regulations from time to time as may be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort and convenience of Homeowners and/or tenants.

RESPONSIBILITY: Homeowners are responsible for the actions of their family members and guests, as well as their tenants and their guests. Any damage caused to Common Areas by a Homeowner's family, guest(s), tenant(s), or guest(s) of a tenant, will be assessed against the Townhome of such Homeowner, and the Homeowner will be responsible for paying for any damage incurred. Any costs associated with remedial actions resulting from such damage will be added to and become a part of the assessment to which such Townhome is subject and shall be a continuing lien against the Townhome, along with late fees (if any), accrued interest, and costs of collection, including reasonable attorneys' fees and litigation costs, for which the Association may enforce as provided under Article V, Section 1 of the Declaration or by any other available remedies at law or in equity.

CODES: The Codes of the Metropolitan Government of Nashville and Davidson County apply to our property.

GOVERNING DOCUMENTS: The Rules and Regulations are supplementary and in addition to the provisions of the Bylaws of Fredericksburg Townhome Association, Inc. ("Bylaws"), the Declaration of Covenants and Restrictions for Fredericksburg Townhomes ("Declaration"), and the Charter (collectively, "Governing Documents"), all as may be amended and/or supplemented from time to time. Terms used in these Rules

and Regulations that are not defined herein are to have the meanings ascribed to them in the Declaration. The Board of Directors may alter, amend or change these Rules and Regulations at any time upon a majority vote thereof. To the extent any provision of these Rules and Regulations conflicts with the provisions of the Declaration and/or Bylaws, the provisions of said Declaration and/or Bylaws control.

VIOLATIONS AND PENALTIES: The Association is responsible for protecting the rights and privileges of the Homeowners and for enforcing the covenants, conditions, rules, regulations, and restrictions as set forth in the Governing Documents. Any violation thereof will be addressed by the Association in accordance with the following procedures:

Violation Notice: If a violation occurs, then the Board of Directors will have a Notice of Violation issued to the Homeowner, which will specify the nature and approximate date of the violation and, if applicable, will state a reasonable time within which to comply with the Governing Documents (“Cure Period”).

Enforcement Policy: If the violation is not corrected by the Homeowner within the Cure Period as stated in the Notice of Violation, then the Association may (1) cause its agents and representatives to take such action necessary to remedy said violation or (2) institute legal proceedings seeking injunctive relief to abate and/or correct the violation. Any costs associated with such remedial action will be added to and become part of the assessment to which such Townhome is subject and shall be a continuing lien against the Townhome, along with late fees (if any), accrued interest, and costs of collection, including reasonable attorneys’ fees and litigation costs, for which the Association may enforce as provided under Article V, Section 1 of the Declaration or by any other available remedies at law or in equity. *See* Bylaws, Art. VIII, § 4.

Appeals: Homeowners have the right to appeal any Notice of Violation. Homeowners wishing to appeal must submit their appeal in writing to the Board of Directors and to the management company at Fredericksburg601@gmail.com. The Board of Directors will consider the appeal and deliver its decision to the Homeowner within thirty days of receipt of said appeal. The Board of Directors reserves the right to extend the decision period, if necessary.

COMPLAINTS: Any Homeowner may submit a complaint to the Association regarding non-compliance with any covenant, condition, rule, regulation, or restriction set forth in the Governing Documents. The complaint must be made in writing and submitted through the Violations Tab on the website or mailed, emailed or faxed to the management company as provided below. The identities of all complainants will be maintained in strict confidence.

Mail: David Floyd & Associates, Inc.
104 East Park Drive, Suite 320
Brentwood, TN 37027

Fax: 615-297-9340

Email: Fredericksburg601@gmail.com

GENERAL APPEARANCE: The Association has the right and the responsibility to control the visual attractiveness of the property, including the right to require removal of objects that are visible from the Common Area and that detract from the property's appearance.

Windows: Window shades, blinds, drapes or other window treatments visible from the front of a Townhome should be solid white or a solid light color and maintained in good repair and working condition. No window air-conditioners are allowed pursuant to Article VII, Section 7 of the Declaration.

Exterior Lightbulbs: Lightbulbs in all exterior light fixtures should be clear in color (i.e., daylight, soft white, bright white). No colored lightbulbs are permitted.

Seasonal Decorations: Seasonal decorations such as wreaths, outdoor lights, etc. may be attached to the outside of a Townhome or on the landscape in front of a Townhome during the period not to exceed 30 days prior to the holiday. Seasonal décor must be removed no later than 21 days after the holiday. Christmas decorations are permitted from November 15 until Martin Luther King Weekend. No inflatable or blow-up type decorations are permitted.

Flags: With the exception of the flag of the United States, all flags, banners, or pennants (such as "Class of" banners) are allowed but are limited to no more than seven consecutive days. One small garden flag per Townhome is permitted. If a Homeowner elects to fly the flag of the United States, then the Homeowner should ensure that the flag is not wrapped around its pole and that the Homeowner observes all rules of flag etiquette. If the flag is displayed after dark, then it must be lighted. To the extent that any of the foregoing restrictions of these Rules and Regulations or as set forth in any other Governing Document with respect to the display of flags is not permitted under the Freedom to Display the American Flag Act of 2005 as codified at 4 U.S.C. sec. 5 (Executive Order 10834, Section 3) as amended, or any other applicable federal, state, or local laws, such provisions of the applicable Governing Documents shall be interpreted so as to be in compliance with such applicable laws.

Exterior: All porches, patios and decks must be kept in a clean and orderly condition. Porches, patios and decks may not be used for storage or for any workshop-type activities. Nothing may be hung from or attached to the exterior of any Townhome except flag brackets and holiday décor referred to above. No lawn, porch, patio, window, windowsill, or entranceway may be covered without the prior written approval of the Board of Directors.

Exterior Furnishings: Front and back porch furnishings and décor must be in good repair and appropriately sized for the allotted space. No items other than furnishings and decorations are permitted.

MAINTENANCE: All exterior maintenance, including the roof, is each Homeowner's responsibility.

Gutters and Siding: Gutters and siding are the responsibility of the Homeowner. The Association recommends cleaning gutters and pressure-washing siding twice a year in the Spring and Fall. Any damage to the gutters or siding must be promptly repaired.

Downspouts: Downspouts are the responsibility of the Homeowner. Downspouts need to be cleaned and checked periodically to ensure they are not full or loose.

Shutters: It is the responsibility of the Homeowner to repair or replace missing or damaged shutters. New shutters can be purchased from Home Depot or Lowes. They are raised panel, black shutters. Upper level shutters are 67 inches and lower level shutters are 80 inches.

Exterior Wood: The Homeowner is responsible for maintaining the exterior wood of the Townhome. The Association recommends painting the exterior wood every two years. Exterior wood must be painted white.

Landscaping: It is the responsibility of the Homeowner to maintain the exterior planting beds in the front, back, and side of the Townhome in an appropriate state. Trees such as willows, mimosas, ailanthus, privet, etc. are considered weeds and must be removed by the Homeowner. Owners may choose to have their planting beds professionally maintained, if preferred. The Association currently uses Jim Green, Green House Landscaping (615-533-0322), for Common Area maintenance.

Windows and Doors: Windows and doors are the responsibility of the Homeowner. Repair of windows and sliding glass doors can be performed by any window contractor.

Roofing: Roofing is the responsibility of the Homeowner. Shingles are by CertainTeed (Type – Landmark Architectural; Color – Weathered Wood). Roofing repairs can be performed by any roofing contractor. Professional Roofers (615-778-1440) recently installed the roofs on most units.

Paint: With the exception of shutters and doors, all exterior paint must be white. Shutters and doors are black semi-gloss paint, which can be purchased at Lowes [Duramax (Valspar) mix number 1626-B2018070118122] or at Porter Paints [AcrylicShield mix number 0300586683].

Damage: Repair of all visible damage (i.e., broken windows/doors, broken garage door, missing or loose siding, wood damage) or attention to any maintenance required, such as peeling or discolored paint, mildew, loose downspouts, detached shutters, dead plantings, is the responsibility of the Homeowner and must be undertaken as soon as is practicably possible.

MODIFICATIONS: No modifications or changes may be made to the exterior of any Townhome, including painting and the application of any brick, stucco, paneling, or other siding, unless the change has been first approved in writing by the Board of Directors. Exterior modifications such as fences, decks, garage doors, storm doors, and windows are required to be reviewed and approved by the Board of Directors. Homeowners seeking to make an exterior modification to their Townhomes must submit an ARC Form, which can be found on the website under the Resources Tab under Architectural Standards, to the Board of Directors and the management company as provided on the ARC Form. No fence, structure or other improvement of any kind may be erected or begun until approval has been given by the Board of Directors. The Board of Directors retains the right to remove any construction not completed in accordance with the Architectural Rules and Regulations. Any damage caused to a Townhome by a Homeowner-installed feature will be the financial responsibility of the Homeowner.

Landscaping Modifications: Homeowners are obligated to maintain any trees, flowers, shrubbery or bushes that have been placed in the Easement Area of their Townhomes. Such maintenance includes removing dead trees, shrubs and plants, as well as pruning and otherwise maintaining all plants, shrubbery, trees, flowers, bushes, and other foliage. Homeowners are also responsible for weeding their flowerbeds.

1. Homeowners must submit an ARC request before planting or removing any tree with a height or expected height over 10 feet.
2. Climbing plants that attach themselves to the building are not permitted.
3. Tree limbs must be kept off of and away from the roof. The Association recommends that tree limbs be trimmed to a six-foot clearance.

USE RESTRICTIONS: No Townhome may be used for any commercial, business or professional purpose. Notwithstanding the foregoing, nothing in the Governing Documents should be construed as preventing a Homeowner from using a Townhome as an office, provided that such use does not create regular customer or client traffic and no sign, logo, symbol or nameplate identifying such business is displayed anywhere on such Townhome.

Storage: Personal property may not be stored, temporarily or permanently, on sidewalks, streets, parking spaces, or other Common Areas. Personal property (including bicycles, toys, balls) should be stored within the Townhome or out of sight in garages or backyards. Personal property may not be stored in the front or on the side of Townhomes.

Pods or Storage Containers: Pods or other similar moving/storage containers may only be parked in driveways or parking areas with prior permission from the Board of Directors. The Homeowner wishing to park a Pod or other storage container must submit a request in writing to the Board of Directors and management company by email to Fredericksburg601@gmail.com, detailing the type of storage container and the requested timeframe for its use. The Board of Directors will consider the request and has full discretion to determine the location and length of time that any storage container or Pod may be parked on the premises. In any event, a Pod or other similar storage container must be parked/located so as not to interfere with traffic or emergency service vehicles.

Construction Dumpsters: Homeowners are permitted to have a dumpster in their driveway or assigned parking space for up to one week if needed for renovations or construction reasons. Dumpsters may not exceed 7.5 feet in width and 22 feet in length. Homeowners wishing to have a dumpster for a period longer than one week must request approval from the Board of Directors prior to having the dumpster delivered.

Nuisances: No nuisance, noxious or offensive activity is permitted on the premises. Homeowners must take care not to cause or permit any noise, music, or unusual or objectionable odor to emanate from their Townhomes. No exterior speakers, horns, whistles, bells or other sound devices may be located, used or placed on any Townhome. All radios, televisions, stereos, musical instruments, etc., should be played at, or set to, a sound level that does not unreasonably annoy or interfere with other Homeowners. These noise restrictions also extend to automobile radios or radios in parking areas. Noise that is unreasonably loud or jarring to persons within the area of audibility between the hours of 10:00 p.m. and 8:00 a.m. is a nuisance subject to action by the Board of Directors.

Signs: One sign of customary and reasonable dimensions advertising a Townhome for Sale, for Lease, or for Rent may be posted in the front yard or front window of a Townhome, but it must be removed after close of escrow or when the Townhome is rented or leased. In accordance with Article VII, Section 5 of the Declaration, one additional Open House sign may be added on the day the Townhome is being held open and available for viewing and an Open House sign may also be placed at the entrance to the property, but these signs must be removed within two hours of the conclusion of the event. No sign advertising an upcoming Open House is allowed. No other sign of any kind may be erected or displayed to the public on any portion of any Townhome.

Window Air-Conditioners: No air-conditioner may be installed in any window of any Townhome or installed in such a manner that causes the air-conditioner to protrude through any exterior wall of such Townhome.

Miscellaneous: Marking any Common Area, roadway, building or sidewalk with chalk, paint or other substance is not allowed. Littering is strictly prohibited.

SATELLITE DISH POLICY: The size of a satellite dish is restricted to one meter (39.37 inches) or less in diameter. The satellite dish must be located only on that portion of the Townhome which is least visible from public view and shielded so as to minimize any risks and to ensure a nuisance is not created.

LEASE POLICY: Each Homeowner wishing to rent or lease their Townhome must comply with the following policy:

1. Investor-Owners are required to provide to the Association and management company written notice of the lease and the name and contact information for the tenant(s). *See* Bylaws, Art. VII, § 6.2. Investor-Owners must also confirm that they have provided their tenant(s) with a copy of the Rules and Regulations.
2. Homeowners are responsible for the actions of their tenant(s) and tentant's guests.
3. Homeowners are required to maintain all state and local governmental registrations and/or forms on the required schedule.

PET POLICY: Household pets, as that term is used in Article VII, Section 4 of the Declaration, means dogs, cats, rabbits, guinea pigs, caged birds, turtles, and fish in an aquarium or within an approved outside aquascape.

1. All pets must be appropriately licensed, leashed, and at the immediate command of their owners and/or custodians while on the premises.
2. The Metropolitan Government of Nashville and Davidson County Leash Law is in effect on the premises and will be strictly enforced. No pets will be allowed to roam or run loose on or through the premises. Pets must be confined at all times to the Townhome occupied by the pet owner or restrained by a leash or similar restraint when outside the Townhome.
3. Dogs and cats may be securely kept outside in the rear of a Townhome for a period not to exceed two hours in duration only in appropriate weather conditions. If a pet creates a disturbance, then the pet shall immediately be brought indoors.
4. Pet owners or persons having charge, custody or control of any pet are not permitted to leave pet excreta to remain on any part of the premises, including the front, rear and sides of Townhomes and the Common Areas. Pet owners are responsible for the immediate removal and proper disposal of all pet waste.

COMMON AREA RESTRICTIONS: No sidewalk, entrance, parking area, driveway or yard may be obstructed or used for any purpose other than ingress and egress. Bicycles, motorcycles, toys or other equipment are not allowed to obstruct any driveway, sidewalk, porch or entry passage. Nothing may be placed on the Common Areas either in the development or along Old Hickory Boulevard. This includes signage of any kind. Nothing should be placed on another Homeowner's property.

TRAFFIC REGULATIONS: No vehicle may be operated within Fredericksburg Townhomes in a manner that is unsafe or that presents a danger to the safety of persons

or property. No vehicle may be operated on sidewalks or areas other than streets and parking places.

Speed Limit: The speed limit within Fredericksburg Townhomes may never be more than is safe for existing circumstances and never more than 20 miles per hour.

Vehicles: All vehicles operating within Fredericksburg Townhomes must be licensed and operable. Expired tags are not permitted, and Homeowners' vehicles must be maintained in reasonably good condition and meet all applicable Metro Codes.

PARKING REGULATIONS: There is no parking in the postal turnarounds, entry road into the property, a Townhome's front yard, or anywhere on the grass. No vehicle may be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any Townhome, garage or driveway by another vehicle. Owners of vehicles parked improperly will receive a Notice and will thereafter be subject to towing at the owner's expense.

Parking Spaces: Non-garage units are allotted two parking spaces. Garage units are allotted three parking spaces as follows: one vehicle in the garage, one vehicle on the driveway, and one additional parking space.

Trailers, Boats, RVs: No boat, boat trailer, jet-ski, trailer, panel truck, bus, trucks with a load capacity of one ton or more, trucks with length of 19 feet or more, utility van, camper, or utility trailer is permitted to be stored or repaired on the premises. Recreational vehicles, vehicles used primarily for commercial purposes, and vehicles with commercial writings on their exteriors are also not permitted to be parked on the premises. Notwithstanding the foregoing, commercial trucks, vans and vehicles with commercial lettering are temporarily permitted during normal business hours for the purpose of serving any Townhome or the Common Area.

Inoperable Vehicles: Parking spaces should not be used to store non-operating vehicles. If a vehicle is inoperable or unregistered, then it will be subject to the Enforcement Policy and the Homeowner will be asked to remove the vehicle to an off-site storage facility. If the Homeowner refuses to move the vehicle, then it will be subject to towing at the Homeowner's expense.

Repairs: Except for emergency repairs such as a dead battery or flat tire, no mechanical work on vehicles is allowed on the premises. Vehicles being repaired may not be left unattended while jacked-up or on blocks anywhere on the premises. Such vehicles create a safety hazard and are subject to towing at the Homeowner's expense.

Moving Trucks: At this time, our neighborhood has no accommodations for oversized vehicles. However, a Homeowner needing limited and/or overnight

parking for a moving truck may request approval from the Board of Directors and the management company to temporarily park the vehicle on the premises. The moving truck must be parked in the manner and location approved by the Board of Directors or it may be subject to towing at the Homeowner's expense.

Driveways: Homeowners with driveways may only park one vehicle on the driveway in front of the garage.

Loading: If a Homeowner's vehicle is temporarily parked in a prohibited parking area to load or unload the vehicle, then the driver must remove the vehicle within 30 minutes.

Prohibited Parking: Parking is prohibited:

1. In a marked fire lane
2. Within 15 feet of a fire hydrant
3. In a manner that interferes with entrance to or exit from our property or any Townhome
4. Curbside during the hours of 12:00 a.m. to 6:00 a.m.
5. In the cul-de-sacs
6. Directly in front of another's Townhome without permission
7. On the grass

TOWING POLICY: Any member of the Board of Directors or the management company may authorize the towing of a vehicle located on the premises. No vehicle may be towed without first providing notice to the Homeowner and an opportunity to cure the parking violation.

TRASH POLICY: Trash, rubbish, recycling or debris may not be left or deposited, even temporarily, on any Common Area, yard, portico, stoop, porch, deck, or patio. All such refuse must be bagged and placed in trash/recycling receptacles, and trash/recycling receptacles are to be closed when not in use. Trash, recycling and trash/recycling receptacles may not be stored on the front or side of any Townhome.

Trash/Recycling Pickup: Our trash is collected by GreenMax Trash and Recycling. Trash and recycling are picked up weekly at approximately **6:00 a.m. on Wednesdays.**

The use of trash and recycling cans is optional, but ***no loose trash or recycling will be collected.***

If you choose not to use a trash can, then all trash must be placed in heavy-duty black or grey trash bags. Trash bags must be placed on the curb directly in front of your unit. Trash may be placed on the curb beginning at **3:00 p.m. on Tuesday.**

If you choose to use a trash can, then all trash must be bagged, but regular kitchen trash bags will suffice for trash inside of trash cans. Trash cans must be placed on

the curb directly in front of your unit. Overflow trash may be placed on the curb next to your trash can, but it must be in heavy-duty black or grey trash bags. Trash cans may be placed on the curb beginning at **3:00 p.m. on Tuesday**. Trash cans must be put away by **10:00 a.m. on Thursday**.

Recycling: If you wish to recycle, then recycling must be placed in blue transparent recycling bags and separated by category. The following categories will be collected:

1. Paper
2. Plastic
3. Aluminum
4. Glass

Recycled items from multiple categories may not be combined into the same recycling bag. There must be one bag per recycling category.

Recycling bags may be placed either inside of recycling cans or on the curb in front of your unit.

Trash and Recycling Can Requirements: Trash and recycling cans must adhere to the following guidelines:

1. Must be between 32 and 64 gallons in size
2. Must have a hinged lid
3. Must have your unit number on the front of the can (handwritten or sticker)
4. Trash cans must be dark in color (black, dark grey, dark green)
5. Recycling cans must be bright blue or bright green in color
6. Rolling cans are recommended but not required

TERMITE AND PEST CONTROL: The Association provides in-ground Sentricon systems around each building, annual termite inspections, and covers repairs if termite damage does occur. The Association does not provide pest control; however, Northwest Exterminating offers quarterly pest control treatments for Homeowners. Contact Northwest Exterminating for pricing.

Termite control is provided by: Northwest Exterminating (615-890-4161)

MONTHLY ASSESSMENTS: All monthly assessments are due and payable on the **first day of each month**, unless otherwise specified. Payment should be made directly to the Association at the management company's office, on-line, or through autodraft. Failure to pay by the 15th of the month will result in the accrual of interest pursuant to Article V, Section 7 of the Declaration and/or a late fee of \$10.00 per month until the balance is paid in full. All unpaid assessments to which a Townhome is subject shall be a continuing lien against the Townhome, along with late fees (if any), accrued interest, and costs of collection, including reasonable attorneys' fees and litigation costs, for which the

Association may enforce as provided under Article V, Section 1 of the Declaration or by any other available remedies at law or in equity. After a Homeowner's delinquent assessment balance equals \$750.00, the matter will be turned over to the Association's attorney, who shall then file a Notice of Lien against the Homeowner's Townhome and institute collection proceedings against the Homeowner.

INSURANCE: The Association does not provide hazard insurance for the Townhomes. All Homeowners are required to obtain their own homeowner's insurance policies that cover the entirety of the Townhome, including the exterior. Fredericksburg Townhomes is a Planned Unit Development (PUD) and the Association's insurance only covers the grounds and the Association's property.

Providing evidence of property insurance is an annual requirement for all Homeowners. Evidence of property insurance can be obtained from your personal insurance agent and must be provided within **thirty days** of request from the Association.

Evidence of property insurance may be emailed, faxed or mailed to:

Fredericksburg Townhomes HOA
c/o David Floyd & Associates, Inc.
104 East Park Drive, Suite 320
Brentwood, TN 37027
(fax) 615-297-9340
insurance@dfloydassoc.com

MEETINGS: Meetings of the Board of Directors are typically held on the second Tuesday of the month at 6:30 p.m. via Zoom, although the Board may not meet every month. If you would like to attend a Board meeting, please email Fredericksburg601@gmail.com. The Annual Meeting of Fredericksburg Townhomes is typically held on the second Tuesday of November at 7:00 p.m. Notice of the Annual Meeting will be sent to Homeowners in accordance with the Governing Documents and applicable law. Location of the Annual Meeting will be provided in the Notice of the Annual Meeting.

OTHER: The Association's website is 601brentwood.com and its email address is Fredericksburg601@gmail.com.

Management Company: David Floyd & Associates, Inc.
104 East Park Drive, Suite 320
Brentwood, TN 37027
615-297-2824

Landscaping Company: Green House Landscaping, Inc.
Jim Green
P. O. Box 291992
Nashville, TN 37229
615-533-0322

Termite Company: Northwest Exterminating
3185 Franklin Road
Murfreesboro, TN 37128
615-890-4161

Roofing Company: Professional Roofers
Jeff Pleasant
321 Billingsly Court, Suite 13
Franklin, TN 37067
615-778-1440

Shutter Information: Raised Panel Black Shutters
Upper level: 67 inches
Lower level: 80 inches
Color: Black, semi-gloss
Lowe's: Duramax(Valspar) mix no. 1626-B2018070118122
Porter Paint: Acri-Shield mix no. 0300586683

Shingle Information: CertainTeed
Type – Landmark Architectural
Color – Weathered Wood

Door Information: Color – Black semi-gloss
Lowe's: Duramax(Valspar) mix no. 1626-B2018070118122
Porter Paint: Acri-Shield mix no. 0300586683