

ATTACHMENT

Frequently Answered Questions:

Moving to a property governed by a homeowners' association can be confusing and challenging, especially for those who have never before been involved with a homeowners association. To aid in your transition to the neighborhood, we have compiled a list of answers to frequently asked questions.

Community Lots:

There are five community lots within Phase II. Below are the addresses for the community lots:

- 812 Lynnstone (retention pond)
- 1040 Runyan Drive (rear entrance lot)
- 717 Shearer Cove (retention pond)
- 1137 Hidden Creek (retention pond)
- 1148 Saddlebrook (detention pond)
- The areas underneath the TVA transmission lines are private property and owned by residents of the adjoining lots.

Ponds:

- There are three retention ponds, one detention pond and a series of drainage ditches. These ponds were created for runoff, sediment abatement and storm management only.
- Swimming, personal flotation devices, boats, etc. are prohibited.
- Fishing is prohibited. Tangled fishing lines have caused damage to pond pumps in the past resulting in expensive repairs. Additionally, the ponds are stocked solely with carp as an ecologically safe means of controlling otherwise extensive algae growth.

Mail Boxes:

Maintenance of mail boxes is the responsibility of the property owner. Horse Creek Farms requires a uniform mail-box design. If your mail box is damaged or destroyed contact:

Creative Lawn and Lighting
Tony Travis, Owner
84 Vero Beach Avenue
Rossville, GA 30741
Office: 423-847-1196

Garbage/Recycling Cans:

- Garbage and recycling cans must be stored in the garage, a concealed service court, back of the house or to the side of the house if hidden by shrubs.
- Cans should be moved as soon as possible after collection, certainly by the day after collection.

Yard Maintenance:

- Lawns must be mowed and edged routinely. Grass clippings must be removed from sidewalks, driveways, and the street. Clippings can **not** be left in the Street. Shrubs are to be pruned on a regular basis. Flower beds should be weeded routinely.
- Grass clippings, leaves, or other debris, fertilizers or other potentially hazardous substances may **not** be dumped in drainage ditches or storm water outlets, ponds. Fertilizer may be applied to landscaping provided care is taken to minimize runoff. If you use a lawn service, please advise them of these rules.
- Maintenance of drainage ditches/swales/easements on one's property is the responsibility of the relevant homeowner(s).
- All homeowners whose lots include part of the TVA easement are responsible for yard maintenance of that easement, including the land under the TVA towers. TVA is not responsible for property maintenance; they do not own the land; they do, however have access rights to the property.

Street Parking:

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- Routine parking of vehicles on the street is prohibited. This includes cars, boats, trailers, RV's, etc. Temporary waiver of this rule may be provided by the HOA Board if requested in advance.
- RV's, boats, commercial vehicles, etc. are not to be routinely parked in driveways.
- Owners' cars when parked in the driveways should not routinely block the public sidewalks.

Pets:

- When walked, dogs must be on a leash and any droppings must be picked up and disposed of by the pet owner.
- The HOA has looked into installing Pet-Waste Stations within the neighborhood, however at this time no one has volunteered to clean and maintain the stations and the HOA has not found a reasonably-priced outside service.

Projects that Require Architectural Approval: Below is a list of some of the projects requiring HOA Board approval. A PDF copy of the Architectural Design Guidelines, along with the *Application for Architectural Review* can be found on the website: www.horsecreekfarmshoa.org.

- Modifications to screened porches
- Additions of or changes to patios and decks
- Additions of fences
- Construction of retaining walls
- Construction of in-ground pools only (above-ground not allowed)
- Major additions such as bedrooms, sun-rooms or garages
- Construction or placement of outbuildings/storage buildings
- Clearing, excavation, grading or other site work
- Planting or removal of major landscaping

If you have additional questions please contact the HOA Association at:
contact@phase2.horsecreekfarmshoa.org