



Community Management Associates, Inc
1916 Patterson St, Suite 308
Nashville TN 37203
615.600.4910
kstinson@cmacommunities.com
www.fairvueplantationhoa.org

Spring Projects Information for Fairvue Plantation

It's that time of year. The Fairvue Plantation HOA Architectural Review Board wants you to be mindful of the 2017 Design Guidelines within the HOA.

Some project questions commonly received, in regards to the Fairvue Plantation Architectural Review Board (ARB) Design Guidelines, are listed below. If you have any questions when considering a Spring project at your home, whether it be landscaping or exterior projects, please consult to the January 2017 Design Guidelines for specifics or contact Kay Stinson. The 2017 Design Guidelines are posted on the website at www.fairvueplantationhoa.org

Design Guidelines, Section 3 Existing Home Property Modifications, b. Upgrades: any change to the outside of a home, including but not limited to fencing, landscaping, lighting, adding screens to an existing porch, replacements that are changes to existing (shingles, painting, windows, shutters), recreational equipment (playground sets, trampolines, basketball goals, hot tubs), etc. *Replacements that are not changes are considered maintenance and do not need ARB approval.

Below is a list of some of the common questions asked by Fairvue Plantation homeowners:

1. What color of mulch can I install in my landscape beds? Any color mulch other than red. Replenishing your mulch in the spring & fall is recommended to keep your landscape looking great. Also landscape curbing
2. Can we plant a new tree/shrub in our yard/landscape? All additional landscaping project within Fairvue Plantation requires ARB approval. There is a suggested tree list in the Design Guidelines, but the ARB would gladly review something else you might want to plant. Any changes to your existing landscape will require ARB approval.
3. Can we remove a tree(s) in our yard? Any additional landscaping project within Fairvue Plantation requires ARB approval.
Design Guidelines, Fairvue Tree Removal Policy, B. Unapproved Tree Removals & Fines: Lot Owners who remove trees from the property without ARB written approval will be subject to the following tree replacement procedures and fines . . . (details in Design Guidelines)
4. Can we have a hot tub-basketball goal-play set-trampoline at our home? All outdoor equipment must be approved by the ARB before installation.
Design Guidelines, Landscape Guidelines, Outdoor recreational equipment (including but not limited to: Pools, swing sets, trampolines, hot tubs, basketball goals): All recreational equipment must be submitted for approval and include a site plan showing the location and a landscape plan for screening. Pictures of the equipment should be included in the submittal. . . .
5. Can we install a satellite dish at our home? All outdoor equipment must be approved by the ARB before installation.
Design Guidelines, Home Design Guidelines, General Design Restrictions, j. Satellite dish/antennas: ARB to approve locations and screening. . . .

6. Can we install a fence on our property? All outdoor fence additions must be approved by the ARB before installation. Golf Course lots will also be required to an approval from Gallatin Golf, whom will provide assistance in gaining an Encroachment Agreement of Record.
Design Guidelines, Fence Standards: *A fence can be constructed with prior approval from the ARB. The proposal will be submitted on the Upgrade Submittal form and include a site plan showing property lines and any easements as well as pictures or a brochure describing the fence material to be used. The original corner pins must be found prior to installation.*

7. Can we install a patio or pool to our home? All additional outdoor projects must be approved by the ARB before installation. There are fees associated with these type of projects.
3. Existing Home/Property Modifications, Modifications fall into two categories: Addition or Upgrade, a.Addition: *includes work that changes the exterior structure of the house or typically requires excavation including room additions, enclosing decks, pool, patio, retaining wall, outdoor living areas etc*