



Fox Hollow Farms Homeowners Association

Welcome to all prospective buyers and new owners. We are a gated community with Restrictive Covenants attached to the properties. All the owners of property in Fox Hollow are members of the Homeowners Association (HOA).

Each lot is at least five acres in size. Each lot owner pays dues to the HOA for the upkeep of our private roads and gate area, insurance and other costs, and to keep the community looking neat. Owner dues are currently \$160 monthly (\$480 per quarter). Lot owners themselves are responsible for maintenance of each individual property. The HOA maintains the gate area as well as the nearly two and a half miles of roads within our community. It is also the responsibility of the HOA to make sure all owners abide by the Restrictive Covenants.

BUILDING

The HOA looks forward to working with new owners to help each of them build a wonderful home. With regard to building, there are relatively few restrictions, but it is important that they be observed. It is the responsibility of each Owner to obtain the covenants, by-laws, and amendments, and to read them. They are available from the Register's Office of either Davidson or Williamson County. For convenience, a general summary follows, but please remember that the Covenants themselves provide the most accurate information.

Minimum house size is 2800 square feet, excluding porches, patios, garages, and breezeways. Driveways must be paved, and garage doors should face the side or the back of the lot. Electrical and cable lines are required to be underground from the street to the house. LP gas tanks are also required to be underground. Each house design should be architecturally and aesthetically compatible with the development as a whole.

Before building a house or beginning an improvement to a current house, an owner must submit plans to the HOA Architectural Review Committee for their review. In order to be approved by the committee, plans must conform to the Restrictive Covenants, and be otherwise consistent with the character of the development.

During the building process, the lot must be maintained in a neat and orderly manner, with trash and debris removed daily. A house must be completely finished before it may be occupied.

LIVING IN FOX HOLLOW FARMS

Our community has a great deal of natural beauty and is certified as a "Backyard Habitat" by the National Wildlife Federation. A "blue bird trail" has been installed. The roads in Fox Hollow are private thoroughfares maintained by the HOA. We have the responsibility for maintenance, repair and eventual replacement of these roads. In winter, we contract for snow removal from the roads. The gate area and other areas along the roadways are planted attractively by the HOA and volunteer owners.

Owners' responsibilities include neatly maintaining their lots. Whether your gardening style is formal, wildflowers, naturalized, or just mown grass, your yard should look planned, not as if the weeds and grass just grew up there. Grass should be mown from the road to the house and a reasonable amount around the house.

Owners may not use their homes for business purposes. An exception is made for a home office which does not generate any additional traffic, and which does not include more than one employee. No noise or disturbance to the neighbors will be allowed. No signs are allowed by the Restrictive Covenants except for one "For Sale" sign per home. Exterior lights cannot be sodium vapor, mercury vapor, or fluorescent, and should be pointed down.

If you or your realtor has more questions, please call HOA volunteer Alan Costa at 646-0047.

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