

Almadale Farms Homeowners Association
1851 Hartwell Manor North
Collierville, TN 38017
www.almadalefarms.org
Phone: 861-1028



Date: _____

Each homeowner who purchases a home in Almadale Farms is required to become a member of the Almadale Farms Homeowners Association (HOA). The buyer agrees to a set of published rules and regulations about maintaining the status, condition, and appearance of the property. Periodic site inspections are conducted for non-compliance issues. Our goal is to correct problems and keep a happy community.

The following list describes the major compliance requirements for Almadale Farms HOA.

- Two deciduous trees are required in front yard.** Deciduous trees consist of hardwoods, including oaks, maples and pear trees. Multi-trunk or ornamental trees, such as crape myrtles, sweet bay magnolias or redbuds do not fit this category. *Resolve within 30 days.*
- Green electric box properly landscaped.** If a box is located on your property, landscape should be adequate to completely cover the box (excluding the side that allows access for MLGW). *Resolve within 14 days.*
- AC units and utility meters properly screened.** AC units should be screened with landscaping or fencing from view from the street. Utility meters should be screened with landscaping to completely cover the meters or painted to match the brick or trim color of the house. *Resolve within 14 days.*
- Mailboxes & lampposts should be in good condition and working order.** Mailboxes should have a working flag and door with vinyl numbers on both sides. Mailbox should be securely attached to post. Lamppost sensors should operate from dusk to dawn. All mailboxes and lampposts are to conform to the existing type and style. *Resolve within 30 days.*
- Brick columns are required on 90 degrees fence corners facing road or lake.** Columns should match brick on house. Corner lots have exposure to two roads and thus require columns on both exposures. *Resolve within 45 days.*
- Window air conditioners, screens and fans** are not permitted within view of the street. *Resolve within 7 days.*
- Lawn, shrubs and beds are maintained and trimmed.** Lawns should be free of weeds and edged. Shrubs should be kept trimmed and beds kept free of weeds. All dead or dying landscape should be removed. Street curb and gutter should be swept clean of debris. *Resolve within 7 days.*
- Trashcans should not be visible from the street.** Trashcans should be stored in garage, behind the house or behind a fence. Lawn clippings and trashcans should not go to street until Sunday evening for Monday pick-up. Trashcans should not be left at street after the day of trash pick-up. *Resolve immediately. Fourth offense within a calendar year will result in fine.*
- Recreation or commercial vehicles including trailers, boats, ATVs, RVs and work vehicles and equipment** are NOT allowed in the driveway OR the street for any length of time. *Second offence will result in a fine. For the purpose of cleaning/packing, RV's are allowed 2 days.*
- Stored items in driveway or front yard not allowed:** Items such as wheel barrels, water hoses, ladders, landscape material, bricks, firewood or children's toys, bikes, etc. should not be stored in driveway or yard in view of street. *Resolve immediately*
- Broken or unsafe sidewalks** are the responsibility of the homeowner to repair. *Resolve within 45 days.*
- Holiday decorations should be removed no later than two weeks after holiday.** *Resolve immediately*
- The Architectural Review Committee (ARC) must approve all exterior improvements/additions prior to beginning work.** This includes additions, pools, fencing, arbors, exterior painting, roofing, windows, doors, new or removal of trees or landscaping, fountains/ponds, play sets, ground mounted basketball goals, etc. *Resolve immediately. Failure to obtain prior approval from the ARC will result in a \$500 fine and could also result in work having to be redone or removed at the homeowner's expense.*
- Other:** _____

Failure to comply within the resolution period from the date of this letter will result in an initial fine of \$100. **If noncompliance persists after 45 days, a lien will be filed against your property and the homeowner will be responsible for any and all expenses incurred, in addition to the fine.** If you have any questions about how to proceed, please contact any Board Member or our property manager, Daphne Winton at 861-1028.

Thank you in advance for maintaining the value of our neighborhood.
The Board of Directors