



Lowe's Ferry Property Owners Association
P.O. Box 732
Louisville, TN 37777

May 14, 2017

Dear Lowe's Ferry Property Owners:

Wow – it's hard to believe today is Mother's Day and the last day of school for Blount County students is this coming Friday, May 19! On behalf of the Board – Happy Mother's Day to all mothers and grandmothers, and Congratulations to all Graduates.

With summer on the horizon, Garber Grounds has been busy mowing, spraying for aphids, and on weed patrol. Arrangements are being made for repairs to the pool tiles. Once completed Loope Pools and Spa will get the pool ready for the 2017 season. All going well, the POOL WILL OFFICIALLY OPEN Friday May 26, just in time for the MEMORIAL DAY WEEKEND. Owners are reminded that for the safety of your friends and family, please insure *everyone* is familiar with the attached Rules and Regulations. These rules are posted poolside as a visible reminder.

The clubhouse and pool area are an extension of our homes. These amenities are available for the enjoyment of Lowes Ferry Property Owners, their family and guests ONLY. Children under 14 are not permitted to use the facilities unless supervised by an adult (18 years or older). Owners are liable for any personal injury and/or property damage resulting from improper or unauthorized use. Please help us identify unauthorized parties who may be using the facilities. Introduce yourself to strangers you see at the pool, and meet your neighbors.

If you are interested in renting the LF Clubhouse and Pool for a family event, please contact Steve Jennings (sejvol@icloud.com). The rental fee for exclusive use of the facilities is \$500/day. As a reminder, the facilities ARE NOT available for exclusive use/rental during the 2017 holiday weekends: Memorial Day (May 26 - 29)
July 4th (Jul 1 - 4)
Labor Day (Sept 1 - 4)

Given the recent construction activities and turnover of property, the Board thought it would be a good idea to highlight some of the Lowe's Ferry Easements, Reservations, Covenants, Conditions and Restrictions and ARC Guidelines:

- All Lot/Home Owners are members of Lowe's Ferry Property Owners Association (POA);
- Lot Owners, their guest and invitees must abide by the POA rules and regulations, and are subject to fines for failure to comply.

- No Lot Owner shall construct, alter, or maintain any improvements on any Lot until all Architectural Design requirements are met, and approval of construction has been issued by Markus Chady, Allan Associates Architects, PLLC., retained by Lowe's Ferry to carry out the duties of the Architectural Review Committee. Landscaping plans and materials are part of the ARC approval process.
- Make sure you & your builder understand your obligations:
 - Allowable construction hours Mon – Sat 7 am to 6 pm. NO WORK on Sundays.
 - Construction must be completed within 12 months of breaking ground or penalties apply.
 - Roads in front of the construction site MUST BE SWEPT every day to reduce road damage.
 - Damage by contractors to common areas must be repaired.
 - Owners/Builders are not permitted to store materials on or access the job site through another Owner's lot without Permission to Trespass.
- Owners shall maintain exterior of all improvements in a neat & attractive manner, including removal of excess construction materials, lawn maintenance and weed control.

This list is not intended to be all inclusive of Owners responsibilities. Be sure to check the POA and ARC documents available on the Lowes Ferry POA website – www.lowesferryhoa.com.

More news updates to follow. Don't hesitate to contact the Board if you have any questions regarding any of the above topics.

Board of Directors
Lowe's Ferry Property Owners Association

Cc: Clubhouse & Pool Regulations
Rules Pertaining to Construction Site