

Fredericksburg Townhomes Homeowners Association

601 Old Hickory Blvd.
Brentwood, TN 37027

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601brentwood.com

Professionally managed by
David Floyd & Associates, Inc.
104 East Park Drive, Suite 320
Brentwood, TN 37027

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ARC Request Form

The Fredericksburg Townhome Association was formed to protect and enhance the value of the townhomes in this subdivision. They manage and maintain all common areas and enforce the covenants and restrictions outlined in the declaration. It's important to note that the ownership of each townhome only extends to the exterior walls. However, each unit does have exclusive use of a contiguous easement area, which includes the rear, front, and side areas of end-unit townhomes.

As a homeowner, you have the right to modify and improve the easement areas associated with your unit with the prior written consent of the Association. This includes constructing a fence, updating your gutters, windows, and doors, adding a deck, extending your patio, and placing items on common areas like your stoop, portico, patio, or easement area. However, all modifications and improvements must comply with the [Rules and Regulations](#) set by the Association available on our website to all homeowners.

Before undertaking any modifications (except planting decorative plant materials around your unit), you must obtain written approval from the Board. Failure to do so may result in the Board directing you to restore the property at your own expense. It's essential to understand and follow these guidelines to ensure the harmony and value of our community.

We strive to maintain a harmonious community while respecting the rights and responsibilities of our homeowners. Please contact us for further clarification or assistance, including recommendations for contractors for specific home improvement projects.

When completed, you can submit your form along with your plans to the board for approval through our property management company - David Floyd Associates, via email at Fredericksburg601@gmail.com, Fax to 615-297-9340, or snail mail to Fredericksburg Townhomes HOA c/o David Floyd & Assoc., Inc. 104 East Park Dr. Suite 320 Brentwood, TN 37027.

ARC Request Details

Today's Date	Unit Number	Address of Owner
Homeowner Name	Homeowner Phone	Homeowner Email
Type of Work	Notes	Timeframe of Work
<ul style="list-style-type: none"><input type="checkbox"/> Fencing<input type="checkbox"/> Deck or patio work<input type="checkbox"/> Windows<input type="checkbox"/> Gutters<input type="checkbox"/> Garage doors<input type="checkbox"/> Doors<input type="checkbox"/> Awning<input type="checkbox"/> Roof replacement<input type="checkbox"/> Hardscaping<input type="checkbox"/> Other		
Signature of Homeowner		

Exterior Maintenance Guidelines

Important Homeowner Responsibilities:

- **Gutters:** The owner is responsible for cleaning the gutters at least once a year.
- **Downspouts:** Owners should periodically check the downspouts to ensure they are secure and won't fall.
- **Siding:** The owner must promptly repair any visible damage to the siding.
- **Exterior Wood:** Owners should expect to paint the exterior wood every two years with white paint.

Shutter Replacement:

- If bolts or shutters are broken or lost, they must be replaced.
- Order and purchase new raised panel black shutters from Home Depot or Lowes.
- Upper-level shutters should be 67 inches, and lower-level shutters should be 80 inches.

Window Repair:

- Any window contractor can repair windows and sliding glass doors.
- The HOA recommends Bob McKeown (615-351-1435 or bullrunbob@gmail.com).

Roofing:

- Choose CertainTeed shingles (Type – Landmark Architectural, Shingle Color - Weathered Wood).
- Using a Ridge Vent System is highly recommended.
- Professional Roofers (615-778-1440 c/o Jeff Pleasant) is the HOA's recommended roofing contractor.

Landscaping:

- The Homeowner is responsible for maintaining the exterior planting beds in the front, back, and side of the Townhome in an appropriate state. Trees such as willows, mimosas, ailanthus, privet, etc. are considered weeds and must be removed by the Homeowner.
- Any landscaping contractor can perform bed maintenance.
- The HOA recommends Green House Landscaping (615-533-0322 c/o Jim Green).

Exterior Paint

- Please note that the exterior paint for all community areas, except for shutters and doors, must be white.
- When painting your doors and shutters, the required color is black, specifically in a semi-gloss finish. You can conveniently find this paint at Lowes, under Duramax (Valspar), with the mix number 1626-B2018070118122. Alternatively, Porter Paints also offers this color under the Acri-Shield line with the mix number 0300586683.

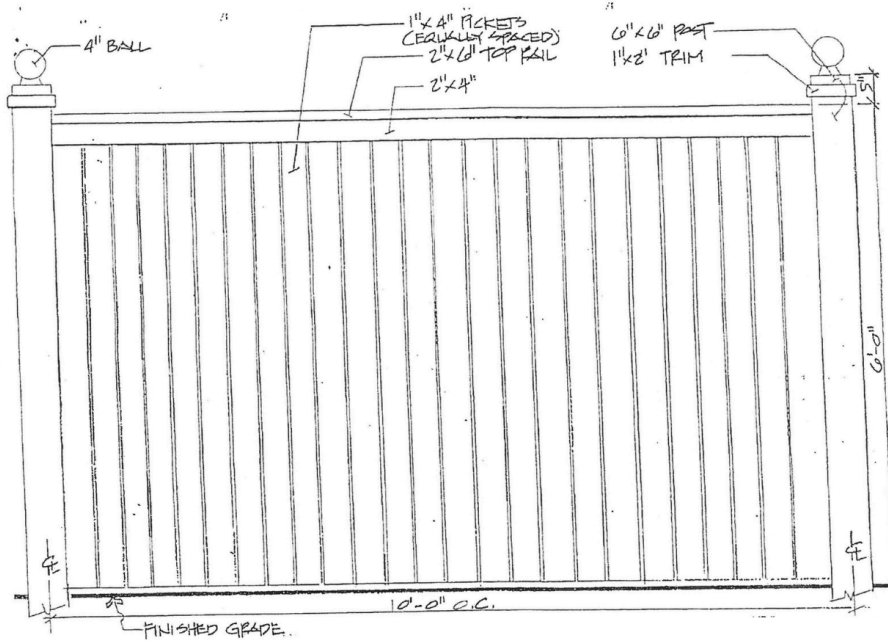
Door Styles

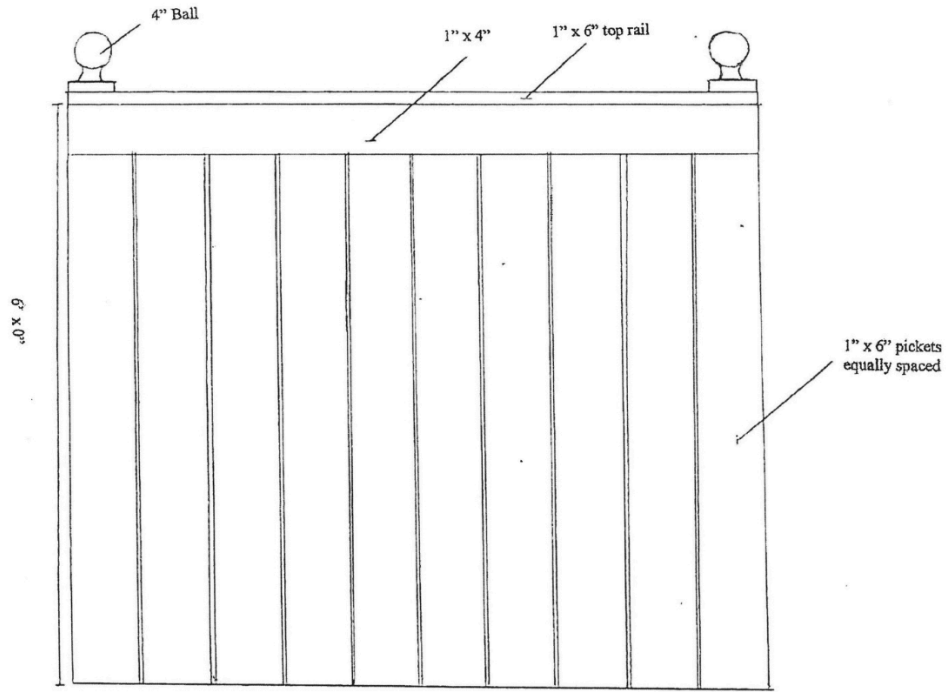
- Ensure the integrity of your doors - replace any cracked or damaged ones promptly.
 - Approved front door styles for garage units:
 - Craftsman style
 - 4-panel half-moon style
- Approved front door styles for non-garage units:
 - Craftsman style
 - 2-panel half-lite style
- For storm doors, the approved style is full-view.

Fencing

- Only natural wood or wood-colored stain is allowed for all fences.
- Painted fences are strictly prohibited.
- An accessible gate must be included in the fence design.
- Leaving a 5-6 foot easement for mowers to cross is mandatory.
- The support boards should face the inside, with a flat surface, and the trim should be on the outside.
- Exposed posts can be either 4-inch or 6-inch in size.
- Please reference the design diagrams below for guidance.

- That said, incorporating 4" balls into fence designs is optional.





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