



DAVID FLOYD & ASSOCIATES, INC.

A Property Management Company

Mailing Address:

P.O. Box 150947
Nashville, TN 37215

Maryland Farms Office:

104 East Park Drive, Suite 320
Brentwood, TN 37027

Office: (615) 297-2824

Cell: (615) 582-1996
Fax: (615) 297-9340

Dear New Homeowner,

Welcome to Brentwood Pointe II!

Enclosed please find copies of the Rules and Regulations, Homeowner Information Form (to be completed and returned), and an Auto-Draft Form (optional) for the Brentwood Pointe II Homeowners' Association. Please familiarize yourself and/or your family members with this information and don't hesitate to contact us with any questions.

The monthly dues are \$165, due on or before the 1st of each month. There is a \$10 late fee added if payment is not received by the 10th of each month. Checks should be made payable to: "Brentwood Pointe II HOA" and mailed to *David Floyd & Associates, Inc., located at 104 East Park Dr., Suite 320, Brentwood, Tennessee 37027*. You are encouraged and welcome to participate on the monthly payment by auto-draft program which is free of charge....this program allows you to pay your monthly dues without ever having to pay late fees or postage, etc.

Should you have any questions or maintenance requests that are the homeowner's association's responsibility, please either call us at (615) 297-2824 or send us a note at the above address, or you may also e-mail us at Dfloydasoc@gmail.com.

Pest Control is provided by the HOA at no additional charge to the owner. For scheduling, please call Cook's Pest Control at 360-3777.

Trash Removal is provided on Mondays and Thursdays and we ask that you always place your trash in tied plastic bags.

There is also a terrific Clubhouse which is also available for your reservation and the fee is \$50 with a \$100 refundable deposit.

Again, we welcome you to Brentwood Pointe II, and we look forward to serving you!

Sincerely,

David A. Floyd, Jr.
David Floyd & Associates, Inc.

HOMEOWNER INFORMATION SHEET

Name _____

Address _____

Home Phone _____ Work Phone _____

In the event of an emergency at your residence while you are away, please notify:

Name _____

Address _____

Home Phone _____ Office Phone _____

If you are leasing your home, please provide us with the following information:

Tenant(s) Name _____

Home Phone _____ Office Phone _____

BRENTWOOD POINTE II

AUTHORIZATION AGREEMENT FOR AUTOMATIC BANK DRAFT

I hereby authorize David Floyd & Assoc., Inc.
hereinafter called ORGANIZATION, to initiate debit or credit entries to my Checking Account/Savings Account (circle one) indicated below at the depository financial institution named below, hereinafter called DEPOSITORY, and to debit/credit the same to such account. I acknowledge that the origination of ACH transactions to my account must comply with the provisions of U. S. law.

Financial Institution Name: _____

Routing Number: _____ Account Number: _____

This authorization is to remain in full force and effect until ORGANIZATION, has received written notification from me of its termination in such time and in such manner as to afford ORGANIZATION and DEPOSITORY a reasonable opportunity to act on it.

Name: _____

Signature: _____ Date: _____

Note: Please provide a voided check with this authorization form.

****Completed form must be received prior to the 25th of the current month in order for it to begin drafting the following month.***

Unit/Address at Brentwood Pointe II to be credited: _____

BRENTWOOD POINTE II

IMPORTANT OWNERSHIP INFORMATION!

The Board of Directors would like to thank you for investing in and/or calling Brentwood Pointe II home! We would also like to remind you of some commonly overlooked regulations and policies. Please note that the following items enhance your investment and make Brentwood Pointe a more attractive and better place to live. If you rent your unit, please make sure that all current and future tenants are aware of these items. Owners who fail to comply or enforce these items will be subject to incremental fines.

To avoid any future problems the following items must have prior approval by the board of directors or property manager before installing.

1) Storm door replacements

The storm door color should match the color of the front door or match the color of the building's primary siding color. Since none of the buildings are "White" -this color is not allowed.

2) Replacement windows

The replacement window's trim must be a dark bronze and resemble the existing windows.

3) Replacement or painting of the front door

The front door must be of solid construction (no glass or decorative features) and similar to other doors in the development. The color of the front door must also match the color of the shutters.

4) Satellite dishes

A partially-refundable deposit (depending on damage to structure) of \$150.00 is now required prior to the installation of any satellite dish. The satellite dish should be installed on the wood fascia boards never on the roof.

Please be considerate of your neighborhood and neighbors and follow the next items.

5) Pet waste

Needs to be removed from the grounds by the person walking the animal. Common areas are used for walking dogs and active children and residents enjoying an afternoon stroll. Please remove the waste immediately and dispose of properly.

6) Dogs

Please do not leave pets unattended in the patio area. This isn't safe for the animals and can be an annoyance to the neighbors.

7) Parking

Each unit is allowed to park one vehicle in front of the buildings. All other vehicles are required to park in areas not adjacent to the buildings.

8) Trailers

Residents and guests are not allowed to park or store trailers in our development overnight.

9) Trash

All trash items must be placed in trash bags. Items not in bags or larger items (i.e. Christmas trees, mattresses, bookshelves, etc.) are not included in the trash contract and will not be removed by the trash company. You are required to haul off these larger items.

10) Storage

The grass areas adjacent to your privacy fence are not for the "storage of materials". Storing any items or materials in these areas is a violation.

11) Signs

For Sale or For Rent signs are not allowed on the property. The board of directors will allow a small sign to be placed on the inside of a window that faces the interior parking areas.

Please take pride in our neighborhood. If you notice someone, littering please let us know. When you are out walking and see trash in the parking lot or on the grounds, please pick it up.

As a reminder, our property is managed by: David Floyd & Associates, Inc., 104 East Park Drive, Suite 320, Brentwood, TN 37027 (O) 615-297-2824, (F) 615-297-9340, (Email) Dfloydasoc@gmail.com. Maintenance Fee checks should be sent to: Brentwood Pointe II, 104 East Park Drive, Suite 320, Brentwood, TN 37027.

Our neighborhood also has a website... check it out at www.brentwoodpointe2.com

Thank you for your cooperation!

Sincerely,
Board of Directors