

New Residence Welcome



Misty Waters

Townhouse Community
780 Hamilton Road
Blountville, Tennessee
mwhoatn.com

Dear new homeowner

On behalf of the Misty Waters Homeowners Association, we would like to extend a warm welcome to you! We are delighted to have you join our neighborhood and hope you quickly feel at home.

As a new member of our community, here are a few helpful details to get you started:

- **Communication:** Stay informed by visiting and establishing an account on our MWHOA community website at mwhoatn.com. By joining you may request rental of the clubhouse, review HOA meeting minutes and financials, communicate with the community, receive community updates via its mailing list, or contact the Board of Directors. We encourage open communication and welcome your questions or suggestions.
 - The Board of Directors convenes monthly on the second Thursday of each month at 7:00 PM in the clubhouse. We encourage everyone to attendance and discuss community matters and review past and future agenda items. The meeting schedule is available on the website calendar, and a sign will be posted near the mailboxes during the week leading up to each meeting.
 - The Board of Directors is always seeking assistance to improve the community's management. If you're interested in collaborating with the board or becoming a member, please attend a meeting.
- **HOA Guidelines & Documents:** Please review the enclosed Charter, By-Laws and Declaration (CBD), Rules & Restrictions (R&Rs). Enclosed is a Census form that each household is required to complete upon initial moving in and all information updated yearly thereafter every August prior to each September Board of Directors Election Mailing. These are designed to ensure safety, consistency, and enhance the overall quality of our neighborhood. These forms are also available on our website.
- **Dues & Payments:** HOA dues are \$264 and are due on the first of each month but no later than 5pm on the 10th or an automatic \$25/late fee incurs. These funds help maintain common areas, amenities, and community services.
- **Landscaping:** Wood mulch is not allowed but white or red rock and/or rubber mulch are acceptable. Nothing should be within 4 inches of, or affix to the siding of the building. Areas around each unit with landscaping such as in front of the unit, down the driveway, outside the decking, around steps, or on the sides of units on the end of the buildings, should be kept weed free or will be made so at the homeowner's expense.
- **Pets:** Pet beds and pet food may not be left out on decks or common ground. Feeding feral animals is not permitted.
 - Dogs may not be off a leash or tethered to common ground. Dogs may be off leash while with their owners at the tennis court. Please remove any/all fecal waste from common ground/tennis court at the time of the occurrence. If waste receptacles are full do not overfill. Take the time to empty the contents into trash dumpsters and replace liner in receptacle. New liners are available under the receptacles.

- Cats must have collars and the owner of the feline is responsible for actions of the pet while loose. Any cat caught without a collar will be taken to a shelter.
- Wild animals (Deer, opossum, racoon, etc.) are not to be feed at any time.

- **Amenities:**

- Residents have access to the pool and docks via an access code provided for their personal use and are not to be shared. Codes can be requested from the Board of Directors. There is no smoking, alcohol, or food allowed inside the fenced-in pool area. Homeowners may have 4 guests maximum and must always be present with their guests.
- Boat slips are available seasonally for a fee. Furthermore, documentation of insurance and ownership of watercrafts in a homeowner's name are required.
- Watercrafts and motorized vehicles may park in the overflow lot provided the vehicle is in working condition, has current registration, and the homeowner has identified themselves and their vehicles to the Board of Directors so that towing does not occur.
- Clubhouse. Reservations are \$250 deposits and can be made online using the website calendar or by speaking with the Board of Directors. Rental of clubhouse does not include guests' use of the pool.

Please don't hesitate to reach out to the HOA board using the Contact Us form on our website or email us using email mwhoa@mwhoatn.com if you need assistance or have any questions. We're here to help ensure your experience in our community is a positive one.

We encourage you to introduce yourself to your neighbors and participate in community events. Together, we can continue to make MWHO A a wonderful place to live.

Once again, welcome—we're glad you're here!

Warm regards,

Misty Waters Homeowners Association Board of Directors

Website: mwhoatn.com

Email: mwhoa@mwhoatn.com