

TOWNE STATION HOA NEWSLETTER

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www.TowneStation.com

2014 Towne Station HOA

ATTENTION:

Look for the canopy tent at the front Common Ground area this week, between 5pm and 7pm. Board Members will be there a couple nights this week, weather permitting, seeking signatures for the proposed Covenant Revision. Homeowners, please stop by and sign the Revision.

HOA Mailing Address:
PO Box 392
Brandon MS 39043

Next HOA Board Meeting:
Tues, Aug 5th 2014 at 6:00pm CT
Location: Small Conference Room
at the Brandon City Library.

Email:
TowneStation@gmail.com

Or, send us a message through
the HOA Website.

Website:
TowneStation.com

Facebook:
Facebook.com/townestation

Pipeline Work: As requested, Denbury Pipeline did some work on the grounds above the pipeline in the center of the neighborhood, in an effort to fill in some holes and even out the ground.

“Attend a Meeting, Get Involved”

NEWSLETTERS: This will be our last paper, printed, Newsletter. Going forward, our HOA Newsletters will be sent electronically via email, and also available being links on our Facebook Page and website. If you would like to receive future Newsletters via email, be sure to subscribe on our website or Facebook Page. On the website, look for the heading “Newsletter” on the right-side of the homepage. On the Facebook Page, look for the “Email Signup” tab.

DID YOU KNOW? You do not have to be on the HOA Board to get involved or volunteer in our neighborhood. Feel free to get involved and contribute, as assistance from residents is welcomed.

WANT TO BE IN THE KNOW? There are multiple ways to keep up with things regarding our neighborhood:

- **Attend:** We host 12 monthly meetings throughout the year, typically on the 1st or 2nd Tuesday of each month (monthly dates may be verified on our website and Facebook Page). Our meetings are open, so you’re welcome to attend.
- **View** our website: www.TowneStation.com
- **Checkout** our Facebook Page: www.Facebook.com/townestation
- **Subscribe** to the electronic Newsletter, by filling out the short subscription form on our website or Facebook Page.
- **Opt-in** to our Text Message Alerts. You can do so by texting TSHOA to 71441, or signup on our website.

COVENANT REVISION: The back page of this Newsletter contains the language for our proposed Covenant Amendment. Signatures representing 67% of the Lots in the subdivision is required in order for the Revision to be filed and go into effect. NOTE: Only one signature per lot... two signatures from the same Lot count only as one vote.

We believe the Amendments broaden our Covenants (i.e., less restrictive), as well as clarify them.

IMPORTANT: Should we not be able to obtain the required amount of signatures, the Revision will NOT take effect. As a result, the HOA will be compelled to enforce several items, such as “pine fences”, location of fences on sides of dwellings, signage on Lots (alarm signs, school support signs, fence company signs, etc.) **NOTE: A large number of homes in the neighborhood will be fined as a result.** Please support the Covenant Revision, so this won’t occur.

Look for the tent at the front of the neighborhood, or for HOA Members walking the neighborhood, to obtain signatures. Thank you for supporting the HOA with this effort.

Proposed Covenant Amendment:

E. FENCES

The covenants as written to include “pine” as an acceptable fence material in addition to the previously allowed cedar and cypress.

The covenants as written to include “wrought-iron” or “wrought-iron-looking” as an acceptable fence material in addition to the allowed cedar, cypress, and pine, for Lots which are considered to be “waterfront”, as deemed by the Homeowners Association, in its sole discretion. This addition does not include “chain-link” fence material or similar material, as an acceptable fence material.

Additionally, the current wording of “...lateral extension of the back face of the dwelling...” is changed to read “...lateral extension of the front face of the dwelling...”.

Additionally, fences and fence material must be kept in a state of good repair, condition, and appearance at all times.

F. MAILBOXES

1. Black decorative-style Brookwood type mailbox (matching others in neighborhood), must be installed properly, according to United States Postage Regulations and policies, on each Lot with a dwelling on the Lot, and in a manner to create uniformity within the neighborhood. This is intended to mean that such a mailbox must be properly installed, mounted in the ground, near the curb area adjacent to the street in front of each Lot containing a dwelling. Such mailboxes are known to be available for purchase from Sign Mark in Pearl MS (Ph: 601-932-6699), but may be purchased elsewhere as well.

2. Mailboxes must be kept in a state of good condition, appearance, and repair, painted appropriately in black, with the customary red flag appropriately attached. This must be done in such a manner as to inhibit and/or hide any rust or missing paint areas on the mailbox.

G. MISCELLANEOUS

9. No signs or advertising device of any kind may be placed or kept on any lot other than the following:

One name and/or number plate not exceeding 120 (one hundred twenty) square inches in area.

A maximum of 2 (two) “badge” type signs on fence, related to fence company name, provided sign(s) does not exceed 50 (fifty) square inches.

Security type sign – up to 2 (two) signs designating security company contracted to protect dwelling, provided sign(s) does not exceed 180 (one hundred eighty) square inches, and is placed on or within 6 feet of dwelling.

One sign for sale purposes, not exceeding 6 (six) square feet in area. One additional sign, not exceeding 6 (six) square feet in area, may be used as an “Open House” type sign, as needed (not to exceed 10 consecutive days). Information type boxes (intended to hold flyers) may be used, during the time the lot is for sale, provided such item does not exceed 250 (two hundred fifty) square inches.

Signs which are decorative in nature, such as garden flags and the like, or placed in conjunction to support of an area school, school booster club, or local youth sports organization provided such sign(s) does not exceed 6 (six) square feet each, are not constructed of coroplast, and complies with covenant G.31. of covenant Amendment filed January 6th 2011.

NOTE: Signs advertising any business, vendor, contractor, or political in nature are not permitted, except as explicitly listed in this covenant.