

**TOWNE STATION HOA NEWSLETTER**  
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[www.TowneStation.com](http://www.TowneStation.com)

**2014 Towne Station HOA  
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**ASSESSMENTS FOR 2014:** To insure that our HOA is in proper financial condition, the 2014 HOA Assessments reflect a small \$25 annual increase from last year. Therefore, 2014 HOA Assessments are \$175. You should receive an invoice for your Assessments in the coming days. The amount is due before March 1<sup>st</sup> 2014. If you do not receive an invoice, please contact the HOA.

**IMPORTANT:** Please be aware that a \$25 Late Fee may be applied MONTHLY, for any balance unpaid before March 1<sup>st</sup> 2014. So please be sure to pay before that date.

**CREDIT CARD PAYMENTS:** Great News... Your HOA now accepts credit cards, in addition to checks, for payment of Annual Assessments and/or Fees. Credit Card payments may be completed on our website, at [www.TowneStation.com](http://www.TowneStation.com). There is NO fee for paying by credit card.

**NEWSLETTER:** We are moving toward an Email Newsletter format so we'll be phasing out this paper Newsletter. You may sign up for the Email Newsletter on our website as well. Don't forget, you can Opt-In to our Text Message Alerts as well (Text TSHOA to 71441).

**GARBAGE CANS & STREET PARKING:** In accordance with City of Brandon Ordinances, we'd like to remind everyone that garbage cans should be placed inside your garage (or otherwise out of view from the street). Also, "street parking" is not allowed in our neighborhood. We understand special circumstances with out-of-town visitors and such, and for limited occasions. But usual, long-term street parking will be reported to the City of Brandon.

**COVENANT REVISION:** The back page of this Newsletter contains the language for our proposed Covenant Amendment. As you may know, we must get signatures representing 67% of the Lots in the subdivision, 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 as only 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. So please support the Covenant Revision, so this won't occur.

We will be walking the neighborhood soon, 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 6<sup>th</sup> 2011.

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