

**2013 Towne Station HOA
Board Members**

Robert Graham Jr
President

Michelle Warrington
Vice President

Nathan Taylor
Director at Large

David Harmond
Treasurer

Mitch Rogers
Secretary

Address:
PO Box 392
Brandon MS 39043

Email:
TowneStation@gmail.com

Website:
TowneStation.com

NOTICE: Proposed Covenant Revisions Enclosed

REMINDER: General Assembly Date, Time, & Location:

WHAT: Towne Station HOA General Assembly

WHEN: Tuesday November 12th at 6:30pm CT (TWO DAYS FROM NOW)

WHERE: City of Brandon Public Library, next to Brandon Police Dept

WHO: All residents, homeowners, and anyone else who would like to know more about our beautiful neighborhood.

IMPORTANT: It is VERY important that we have a strong attendance at the General Assembly. We will be voting on officers (Board Members) for 2014, as well as considering some important Covenant Revisions.

Everyone probably has a busy schedule, but please try to make time to attend the meeting. Be sure to ask your neighbors to attend as well.

As promised, we are hereby distributing a copy of the proposed Covenant Amendment, before the Assembly, so you'll have time to review them.

This Amendment to our Covenants will be available for signature by Homeowners at our upcoming General Assembly, and is listed in the remainder of this Newsletter (back side).

Please read over the proposed Amendments carefully. We believe the Amendments *broaden* our Covenants (i.e., less restrictive), as well as clarify them. We expect that a great majority of our Homeowners will want to approve the Amendment, as it provides more flexibility in several areas.

As you may know, we need signatures representing 67% or more of the Lots in our subdivision in order to file the Amendment and make it effective (only one signature per lot... two signatures from the same Lot count as only one vote).

We will openly discuss the proposed Covenant Amendment early in the General Assembly, allowing for an open discussion, then we'll pause for a few minutes to allow signatures on the document. This way, you won't have to stay for the entire meeting if you're not able to do so. So please come, even if it's only for the first 30 minutes or so.

We ask for your support in signing this proposed Amendment. If we are not able to secure enough signatures at the upcoming General Assembly, then we will go door to door in the neighborhood, seeking the remaining signatures. Your availability and assistance with this are very important. This is *YOUR* HOA, so please exercise your rights by being heard at the General Assembly, by voting for 2014 Officers, and reviewing and/or signing the proposed Covenant Amendment.

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 “iron” or “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 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.