



Welcome to Southern Woods West,

Our community is proud to have a reputation of high standards, consistent look, and professional responsibility. As a resident of Southern Woods West, the Board of Directors has implemented a standard of rules, regulations and guidelines that all residents must follow.

The rules and regulations for the amenities are located on the following pages, as well as on the Southern Woods West HOA website at www.swwhoa.com. The CCR's, Architectural Guidelines, and the By Laws are also located on our website. It is the responsibility of every homeowner and/or resident to abide by and adhere to all rules, regulations, CCR's, By Laws, and Architectural Guidelines.

It is important for all homeowners to keep their properties maintained. Many homes are no longer new and require continuous upkeep to keep the lawns and structures looking good. This is instrumental in keeping our neighborhood a desirable place to live and competitive in the home sales market.

The Architectural Review Committee (ARC) and the HOA Board of Directors are neighbors working with you to maintain our subdivision's high standards. We must consider the whole concept of the ARC in assisting homeowners toward fair and reasonable solutions, while ensuring the architectural and aesthetic integrity of our neighborhood is upheld.

These Architectural Guidelines are intended to serve as clarification of the CCR's and guidance as to changes, maintenance, location and size of existing and additional structures on any lot and other ARC issues.

I hereby agree to abide by all Rules, Regulations, CCR's, Bylaws, and Architectural Guidelines as a resident/homeowner of Southern Woods West. I also agree to return my pool keycard to the HOA immediately upon sale of my residence.

* _____ * _____
 Homeowner Signature Date

* _____
 Homeowner Print Name

* _____
 Homeowner Address

* _____
 Date of closing

* _____ * _____
 Required * Homeowner's Email Address Homeowner Cell or Best Contact Number

*This page must be completed to receive your pool keycard.

If you have any questions, please contact: David Dunn at (615)775-9015 or email: hoa@swwhoa.com

SOUTHERN WOODS WEST HOA
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SOUTHERN WOODS WEST HOA
HOA BOARD OF DIRECTORS

The Southern Woods West HOA Board consists of 5 elected neighborhood volunteers.

The Annual Homeowner meeting is being held in September.

Rob Silverman	President
Jay Platt	Secretary
Aaron Cherry	Vice President
Steve Whalen	Treasurer
Susan Oney	Member at Large

Group Email: hoa@swwhoa.com

SOUTHERN WOODS WEST HOA

HOA COMMITTEE OVERVIEW

All Committees consist of fellow neighbor volunteers who work with the HOA Board of Directors on various projects.

- **Amenities Committee**

- Oversee and provide recommendations regarding the swimming pool operation, adjacent grounds and other amenities
- Contact: Amenities@swwhoa.com

- **Architectural Review Committee**

- Maintaining our subdivision's high standards. Considering the whole concept in assisting homeowners toward fair and reasonable solutions, while ensuring the architectural and aesthetic integrity of our neighborhood is upheld
- Contact: ARC@swwhoa.com

- **Events Committee**

- Plan and execute all community social activities and events
- Contact: Events@swwhoa.com

- **Welcome Committee**

- Responsible to greet all new residents
- Deliver a welcome packet with key HOA information, a small gift and a smile
- The goal is to make all new residents and their families feel welcome and give them some information about the community in general
- Contact: welcome@swwhoa.com

SOUTHERN WOODS WEST HOA

IMPORTANT INFORMATION

Southern Woods West HOA is proud to serve 419 homes in 3 unique and diverse neighborhoods: Courtside at Southern Woods, Shadow Creek and South Springs.

- **Association Website**

Our neighborhood's website is www.swwhoa.com. It is full of important information about the HOA including our Covenants, Bylaws, CCR's, Architectural Guidelines, Amenities, our quarterly newsletter and a schedule of upcoming neighborhood events. And much more!
You will also be able to browse pictures of past events.

- **Management Company**

Associa Tennessee
278 Franklin Road, Suite 140
Brentwood, TN 37027
Phone: (615)775-9050
Contact: David Dunn
Direct Extension: (615)775-9015
Email: hoa@swwhoa.com

- **Quarterly HOA Homeowner Dues**

- Quarterly homeowner dues are \$140
- Payment is due on the 1st day of each quarter (January 1, April 1, July 1 and October 1) and must be received by the 30th to avoid a late fee (\$10) and admin fee (\$10)
- Here are 4 ways to pay your HOA dues:
 - Mail in your payment along with a coupon from your Associa payment book to:
Southern Woods West HOA
c/o Associa Tennessee
P.O. Box 62884
Dept. #650
Phoenix, AZ 85082-2884
 - For online payment, please visit <https://app.townsq.io/associa/signup> and contact David Dunn (hoa@swwhoa.com) for account number and password information.
 - Fill out the Associa Automated Payment of Assessment Form (page 13)
 - Arrange payment through your bank

- **Pools**

- Location: 1610 South Timber Dr., Brentwood, TN 37027
- Please see pages 7-9 for more information on our pools

- **Trash**

For residents with trash service, please be aware that Southern Woods West REQUIRES backdoor pickup service.

CCR's Article VI 6.2.f

Trash pick-up service must be contracted for by each homeowner, to be picked up at the residence door, thereby preventing trash containers from being placed in the front yards or near the street in driveways.

Homeowners who place their trash bins at curbside are in violation of the rule and are subject to fines.

As a courtesy, below is a list of area vendors that currently offer backdoor trash pickup service (current as of July 2019):

Company	Phone	Company	Phone
A-1 Disposal	615 394-1635	Franklin Disposal	615 483-8747
Advanced Disposal	615 483-8747	Gray's Disposal	615 333-9311
Clean Earth Collections	615 714-2177	U.S. Waste Mgmt.*	615 390-1929
Elite Sanitation	615 626-4146	Waste Industries**	615 350-5901

*U.S. Waste Management stated that its truck remains on the street and does not enter driveway with its backdoor pickup service.

**Waste Industries did not return messages but is thought to offer backdoor pickup service.

SOUTHERN WOODS WEST HOA

POOL RULES, POOL PARTIES

- **Pool Hours**

During operating season, the pool opens daily at 8:00 a.m. and closes at 8 p.m..

The Pool is permitted for daylight hours only (in accordance with Brentwood codes). Anyone in the pool area after dusk will be considered trespassing.

When lightning and/or thunder is present in the area, the pool should be evacuated. The pool is considered closed when lightning and/or thunder is present.

- **Pool Access**

The pools and pool area are for Southern Woods West Residents and their accompanied guests only. Access to the pool is by keycard issued to those homeowners in good standing. Lost or stolen keycards must be immediately reported to the HOA and will be deactivated. Replacement keycards can be requested by contacting the management company. Please see Pool Keycard Replacement Form (page 10). Homeowners entering accept that video cameras record the pool area and surrounding grounds 24 hours per day and can be monitored remotely. The viewing of this live or recorded feed is only allowed by SWWHOA Board of Directors and is only done so to protect the interest of SWW and its residents.

By entering this facility all users agree to abide by the rules.

- Access to the pools requires a keycard. Homeowners must accompany guests to the pool and are responsible for the actions of their guests as well as any damage.
- **No lifeguard on duty.** Residents and guests swim at their own risk and are responsible for their own safety. Swimming alone is not recommended.
- The Association is not responsible for the loss or damage of personal property at the pool area.
- A homeowner can allow the usage of their pool keycard to the following: (a) A family member that is 14 years or older. (b) A family member that is 16 years or older. The 16 year old may bring up to two guests/siblings. (c) A family member that is 18 years or older. The 18 year old may bring up to three guests/siblings.
- The homeowner/household may have up to 6 guests total.
- Children of a homeowner can be taken to the pool by a care giver (I.e. Sitter or Nanny) and will be considered a representative of the homeowner/household and treated accordingly.
- Children under 14 must be accompanied by an adult homeowner. Children are the sole responsibility of their parents or guardian, who must be present with children in the pool area.
- Children 14 years old and above may enter (requires homeowner's keycard) the pool without adult supervision with their parents' permission. Parents take sole responsibility to decide if their child at 14 years and older is a good swimmer and mature enough to handle not being supervised.
- Parents must directly supervise their children and all non-swimmers in the wading (kiddy) pool. This pool is for young children under the age of 6 only and not for upper elementary and teenagers.
- Children not potty trained must wear special swim diapers specifically designed for swimming pools. Please take all dirty diapers home.
- Flotation devices are permitted as long as they do not interfere with other swimmers.
- No running, diving, horseplay, foul language, throwing of heavy objects or any objects other than those which are specifically designed for safe use in the pool, rough behavior, inappropriate behavior or any behavior that would be objectionable in a family atmosphere is allowed in the pool area.

- No large water guns (larger than 10 inches in length) allowed in the pool or pool deck.
- No smoking of any kind allowed. Including but not limited to cigarettes, cigars, chewing tobacco, or vaporizers.
- No pets, skate boards or bikes are allowed in the pool area.
- **No glass containers** allowed in the fenced pool area. No food or beverages are allowed in the pool or within 6 feet of the pool.
- No alcoholic beverages may be consumed by anyone under the age of 21. Please be discreet with all containers of alcoholic beverages. Any drunken or disorderly conduct will be reported to and handled by the Brentwood Police Department and pool privileges will be revoked.
- Pool furniture will not be placed in either pool or used to make forts, etc. and may not be removed from the deck area.
- Please clean up after yourself. Trash receptacles are available.
- Umbrellas should be closed and secured after every use to avoid damage due to wind and weather.
- Proper swimwear clothing is required to enter the pool. No street clothing is allowed in the pool.
- The pool gates and the doors to the restrooms are not to be propped open and should remain closed at all times.
- **When lightning and/or thunder is present in the area, the pool should be evacuated. The pool is considered closed when lightning and/or thunder is present.**
- **In case of emergency, call 911. Emergency call box is located on the wall by the restrooms.**

- **Parties**

In an effort to avoid the potential chaos associated with multiple parties occurring simultaneously, the Events Committee has decided to set up procedures that must be adhered to. For parties or special events, the homeowner is responsible for giving our Events Committee seven days prior notice in writing at Events@swwhoa.com. Please include the following information when scheduling an event:

- Name and phone number of party organizer
- The time and date of the party
- Expected number of guests
- The general age group of the people scheduled to attend.

Scheduled parties are allowed for up to 15 people. Parties for children under 12 years old must have one adult to supervise each 5 children.

The Events Committee will confirm if the party is approved for the day and time requested. Once approved, the party will be posted on our bulletin board at the pool.

The following rules will apply:

- Food and drinks are allowed at the tables but not around the pool.
- No glass containers allowed in the fenced pool area.
- The homeowner arranging a party is to ensure that everyone adheres to the rules.
- Party trash shall be removed.

- **Unplanned Pool Closures**

From time to time there will be unavoidable pool closures due to:

Fecal matter 24 hours

Blood 24 hours

Vomit 8 hours

We understand that accidents do happen. Please be responsible for your children. For toddlers and young children in diapers, special swim diapers are required.

For replacement keycard, please see the Pool Keycard Replacement Form on page 10.

It is the responsibility of each resident to see that these rules are enforced in order to maintain a safe pool area for the use and recreation of all concerned. The Board of Directors has the right to suspend the pool privileges of any member who does not follow pool rules or creates a safety hazard to others.

*****ANY HOMEOWNER DELINQUENT ON THEIR ASSESSMENTS***
WILL BE RESTRICTED FROM THE POOL AND/OR POOL AREA**

SOUTHERN WOODS WEST HOA
POOL KEYCARD REPLACEMENT FORM

Name of Homeowner(s): _____

Address: _____

Phone Number(s): _____

E-Mail Address: _____

- Replacement pool keycards are \$25
- Pool rules and procedures will be strictly enforced by the Management Company and the Board of Directors.
- **Failure to comply could result in loss of pool privileges.**

I/We have read & hereby agree that I/we have received and read the pool rules (attached) and hereby agree to comply with the rules established by the Southern Woods West HOA while using the facilities owned and operated by the Association.

Homeowner Signature

Date

Homeowner Signature

Date

*****ANY HOMEOWNER DELINQUENT ON THEIR ASSESSMENTS*****
WILL BE RESTRICTED FROM THE POOL AND/OR POOL AREA

For replacement keycard, please submit this completed & signed form along with a \$25 check or money order, made out to Southern Woods West HOA, to **David Dunn** at:

Associa Tennessee
278 Franklin Road, Suite 140
Brentwood, TN 37027
Phone: 615-775-9050
Direct Extension: 615-775-9015
Email: hoa@swwhoa.com

Office Use: Key Card # _____

SOUTHERN WOODS WEST HOA
TENNIS COURT AND PLAYGROUND RULES

- **Hours**
Open from 8am to 8pm
- **Access**
 - Reserved for residents and their guests
 - Play at your own risk
 - Improper use of equipment is prohibited
 - Children under the age of 12 must be accompanied by an adult
 - No glass containers
 - Proper footwear required
 - No pets allowed on the Tennis Court and on the Playground
 - Keep Southern Woods West beautiful. Please clean up after yourself
 - Activities are recorded by 24 hour video cameras
 - Disregard of these rules and regulations or failure to pay quarterly HOA dues may result in homeowners and their guests being asked to leave the premises and their amenity privileges on site being revoked.
 - Have fun and be safe!