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## *Bent Creek Home Owners Association*

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### Welcome to Bent Creek

Our community is proud to have a reputation of high standards, consistent look, and professional responsibility. As a resident of Bent Creek, the Board of Directors has implemented a standard for 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 Bent Creek HOA website at [www.bentcreekhoa.org](http://www.bentcreekhoa.org). The CCR's, Architectural Design and Maintenance Guidelines, and By Laws are also located at [www.bentcreekhoa.org](http://www.bentcreekhoa.org). 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.

As our neighborhood continues to grow, it becomes 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 Control Committee 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 Design & Maintenance 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 Design and Maintenance Guidelines as a resident/homeowner of the Highlands at Ladd Park. I also agree to return my pool key fob to the HOA immediately upon sale of my residence.**

\* \_\_\_\_\_ \*

Homeowner Signature Date

\* \_\_\_\_\_

Homeowner PRINT NAME

\* \_\_\_\_\_ Nolensville, TN 37135 \*LOT # \_\_\_\_\_

Homeowner Address

\* \_\_\_\_\_

Date of Closing

\* \_\_\_\_\_ \*

REQUIRED\* Homeowners Email Address

Homeowner Cell or Best Contact Number

\_\_\_\_\_ (completed by Property Management Company)

Key Fob Number

\*This page must be completed to receive your pool key fob. Sign this page at closing and return this page only to Timmons Properties. Homeowner will keep the remainder of this document for important social media instructions and how to access the Ladd Park HOA website. If you have any questions please contact:

Attn: Bent Creek Property Manager or

Email: [pm@bentcreekhoa.org](mailto:pm@bentcreekhoa.org)