

Dear Springhouse Homeowners/Residents:

With new neighbors moving into Springhouse, upcoming cooler temperatures and the beginning of many home improvements, we (Architectural Committee and Board) want to share a reminder concerning the Architectural Improvement Application process. Prior to work commencing, any modification/addition to the home exterior and yard must be submitted for review and approval.

The Architecture Committee and Board volunteer their time and efforts to ensure that any home improvement adheres to the requirements in the Springhouse HOA Bylaws and Codes, Covenants and Restrictions (CC&Rs). As stated, all exterior improvements must be submitted for approval.

Examples include, but not limited to:

- New landscaping areas/islands
- Landscaping/driveway curbing or alterations
- Highly visible improvements/modifications from neighboring homes, streets and/or common areas
- Structures such as pools, gazebos, trellises, arbors, pergolas, outbuildings, cabanas, fences, retaining walls, curbing
- Repainting or modifying any portion of the exterior home paint colors, trim or rock feature.
- New trees. Additionally, no tree 8" or larger in diameter can be removed without prior submission and approval.

Smaller maintenance work like flowers, mulch, replacing shrubs around home in existing beds, etc. are typically left to the owner's discretion unless they consist of a drastic alteration.

If ever in doubt, please submit an ARC request at the links below using the "Architectural Improvement Application" link on the page:

<http://springhousehoa.com> or <https://propertysolutionsmt.com/properties/springhouse/>

Please communicate with our PSMT property manager, John Dillard via email at jdillard@propertysolutionsmt.com or 615-295-2317 or an ARC member if you have any questions or need an update on a submitted request/unresolved request.

When improvements are constructed or implemented that are not approved and are in violation of the Bylaws and CCRs, it sets into motion a series of events, potentially including the delay or halt of issuing a resale certificate of the home. Violations can also create the impression of "well it was approved as their house," which is typically not accurate. The Board and Committee members will continue responding to complaints of existing violations and pursuing action as needed to resolve them. However, this is difficult, takes time, and can lead to hard feelings among neighbors.

Our hope is that through proactive submissions of improvements, we can ensure harmonious neighborhood standards for the entire community. As always, we are happy to work with homeowners on any questions and will review/respond to all requests/submissions as quickly as possible.

Sincerely,

The Springhouse HOA