



Frequently Asked Questions

1. Who can answer my question about common area issues?

Most questions about common area issues can be answered by one of the four groups listed below:

A. Overall Providence Home Owners Association questions should be directed to Ghertner Management Company – This company manages the daily affairs of the Master Providence Home Owners Association (HOA). Typical areas of responsibility include:

Collection of dues

Payment of bills for maintenance of the HOA common areas

Cabana reservations

Architectural requests

Contact information: Ghertner Management Company
50 Vantage Way Suite 100
Nashville TN 37228
(615) 255-8531
Rudy Lahoud

B. The Village at Providence: This community has a separate sub-association to manage the common property maintenance and to collect the dues for this neighborhood.

Contact information: Ghertner Management Company
50 Vantage Way Suite 100
Nashville TN 37228
(615) 255-8531
John Kidd

C. The Cottages at Providence: This community has a separate sub-association to manage the common property maintenance and to collect the dues for this neighborhood.

Contact information: Rochford Realty and Construction
2200 Abbott Martin Road
(615) 383-1141

D. Lake Providence: This community has a separate sub-association to manage the common property maintenance and to collect the dues for this neighborhood.

Contact information: Pulte Homes
TBD

2. **Who do I contact regarding issues such as speeding, loud noises, illegal activity and parking in the street?** Homeowners should contact the Mt. Juliet Police Department regarding the above.

Contact information: Mt. Juliet Police Department
2425 N. Mt. Juliet Road
Non Emergency Phone Number: (615) 754-2550

You can also report suspicious behavior to the Providence Neighborhood Watch Committee:

Contact information: John Shafer
(615) 414-3278
jakshafer@tds.net.

3. **Who do I contact with questions regarding your property and items related to the construction of my home?** These questions should be directed towards your builder or your builder's warranty representative.

4. Who are approved Builders for Providence?

Eleven of Tennessee's most recognized builders will build homes for every lifestyle in Providence.

The Jones Company at "Autumn Ridge"	(615) 758-6161
Drees Homes at "Arbor Springs"	(615) 758-8762
Eastland Construction at "The Reserve"	(615) 758-0488
Homes by Design at "The Reserve"	(615) 293-7057
Norwood Homes at "The Reserve"	(615) 754-4333

Beazer Homes at “Bradford Park”	(615) 754-1911
Parkside Homes at “The Village”	(615) 456-1621
Celebration Homes at “Legacy Park”	(615) 758-8561
Rochford Construction at “The Village”	(615) 383-1141
Del Webb at “Lake Providence”	(866) 888-5947
MLP Properties, LLC at “Aventura”	(615)773-8767

5. Is it permissible to drive golf carts or other motorized vehicles on the Pedestrian Trail?

No. The trail was not built to accommodate motor vehicles. The use of motor vehicles would put pedestrians at risk. Foot traffic, strollers, bicycles, rollerblades, skateboards, etc. are allowed on the trail.

6. Who is the developer?

CPS Land, LLC is the developer. CPS Land has been developing communities in the Middle Tennessee area for more than ten years. CPS Land communities include Montclair, The Links at Temple Hills, Riverwalk, Annandale and Burkitt Place. Additional information on CPS Land is available at www.cpsland.com.

7. What amenities will be offered in Providence?

Providence residents will enjoy:

- The Residents Swim Club with multiple swimming pools and a water slide.
- Approximately 2 miles of paved hiking and biking trails. These trails provide connections from each neighborhood to the Swim Club, Rutland Elementary School and a future connection to the Providence Market Place.
- A play park known as Cedar Grove Play Park adjacent to the Providence Swim Club.
- A future play park to be located at the corner of Providence Trail and Bridge Mill Drive.

8. Are there basketball or tennis courts in Providence? The amenity plan for Providence was focused on creating a spectacular swimming facility and exterior trail system. Based on this emphasis, a conscious decision was made to not include basketball or tennis courts.

9. What are the Master Homeowners Association (HOA) fees in Providence and what do these fees cover?

As of January 2008, the HOA quarterly fee assessment is \$137.75. At the closing of every home in Providence, there is a payment due of \$250 for the Providence Master Owners Association working capital fund and a \$150 transfer fee for the initial sale of a home (Subsequent sales of an existing home will pay a \$150 transfer fee). The Providence Masters Association quarterly fee of \$137.75 is subject to a maximum annual

increase of 5% as provided for in the restrictive covenants. Quarterly fees for any sub associations will be set and collected by the sub associations. The quarterly assessments are subject to review and / or revision as outlined in the by-laws.

The HOA fees will cover maintenance of the:

- Lawn care and seasonal planting in selected common areas throughout the community including entrances, parks and common open space (see maintenance plan for more details at www.liveshopplay.com on the *HOA* page)
- Highly landscaped and lighted entrances to each neighborhood
- Maintenance of the Swim Club (including all pools, waterslide, cabana, pool furniture, etc.), play parks and fountain at the Swim Club
- The paved pedestrian trail
- Common detention ponds
- Garbage collection in common areas
- Legal fees for collection of delinquent dues
- HOA website and communications
- Social budget and activities programming

HOA fees also cover:

- Insurance for the pools, cabana and all open space
- Water used to irrigate the entrances and selected common areas.
- Electricity for the pool, cabana, street lights, entry lighting and other landscape lighting in common spaces
- A fee to the management company that is responsible for maintaining Providence on a day-to-day basis so residents can enjoy their time while at home

There are numerous additional items not listed above that the HOA fees cover. All homeowners will be invited to HOA meetings and have an opportunity to participate in leadership positions helping to insure Providence remains one of Middle Tennessee's premier communities.

10. What is Providence's Architectural Review Committee (ARC)?

The Architectural Review Committee (ARC) is a committee made up of members from the community and CPS Land, LLC. This committee reviews each request for an improvement to the lot and ensures that it is consistent with the Architectural Guidelines for Providence.

11. Can I build my own home?

Only the approved Providence Builders are permitted to build homes in Providence.

12. Is the construction of private swimming pools allowed?

Construction of a swimming pool will be considered on a case-by-case basis. Homebuyers interested in constructing a swimming pool must submit a request and the appropriate plans to the ARC. No pool shall be constructed without prior written approval from the ARC. No above swimming pools are permitted. Pools and all pool equipment will require screening.

13. Is play equipment allowed?

Children are an important part of the Providence community and providing a pleasant place for children to grow and play should be a common goal. The type, structure and design of any semi-permanent or permanent play equipment must be submitted to the Architectural Review Committee (ARC) for approval before installation. All playground and recreational equipment must be used, erected, placed or maintained to the rear of all lots. Play equipment in the front or side yard is prohibited. Wood construction for such equipment is encouraged.

14. What is the requirement on fences in Providence?

ALL fences must be located toward the rear of the lot. There are 2 fence styles approved for Providence: a 6' privacy fence and a 4' picket fence (please see fence diagrams for details). All fences must be approved by the ARC prior to construction.

15. May homeowners choose their own mailbox design/size in Providence?

No, each neighborhood's homebuilder has chosen a standard mailbox design. This mailbox will be ordered and installed by your builder upon completion of your home construction. No alternate mailboxes may be used. If the event arises where replacement is needed, it must be replaced with the same mailbox. Please contact the ARC for details on ordering a replacement mailbox.

16. Will there be streetlights in Providence?

Yes, however the builder in Arbor Springs has chosen to install individual gas lights instead of street lights.

17. Who do I notify to report a burned-out street light?

All of the street lights in Providence are under contract with MTEMC for service. If a light has burned out, anyone can call 444-1323, press option 4 ("other") to report it. You will need to note the general location or the address of a nearby home.

18. Will there be sidewalks in Providence?

Yes, there will be sidewalks throughout the community that will connect to the parks and trails. Providence is a pedestrian oriented community that was designed for people interested in walking and running on the sidewalks and trails.

19. What is the "Street Tree Program" at Providence?

The Street Tree Program was developed to provide the framework for planting and maintaining street trees between the curb and sidewalk. The trees provide an important separation between the pedestrian areas and the street, and help to frame the houses. The developer or builder will plant the street trees at the appropriate time. After the home closing, the homeowner is responsible for the care, maintenance and replacement, if necessary, of street trees on their lot.

20. Which schools is Providence zoned for?

Rutland Elementary School – 754-1800

Mt. Juliet Middle School – 754-6688

Mt. Juliet High School – 758-5606

<http://www.wcschools.com/>

21. What utility companies serve Providence?

Electric Company

Middle Tennessee Electric

615-444-1323

Gas Company

Nashville Gas Company

814 Church Street

Nashville, TN 37203

615-734-0665

Phone Company

TDS Telecom

615-754-2000

Water Company

West Wilson Utility District

10960 Lebanon Road

Mt. Juliet, TN 37122

615-758-5862

Cable TV

TDS Telecom

615-754-2000

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