



Welcome to . . . Hobbs House

Managed By:
Metropolitan Property Management,
LLC 4011 Armory Oaks Dr.
Nashville, TN 37204
John C. Green
Office 615-915-3204
Cell 615-500-8528
john@mpmnashville.com



| Property Information | Updated 7/25/2016 |
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| Property type | Condominiums |
| Conversion | Yes, apartment conversion |
| Amenities | Pool, Clubhouse, Laundry Room, Storage Lockers, Gas BBQ Grills |
| Cable | Comcast, AT&T, and Dish |
| Controlled access to common areas and facilities | Key required for laundry room and pool. No charge for 1st key, \$50 for each replacement key. |
| Driving directions | Going south on Hillsboro Rd. turn right onto Hobbs Road, go 1/8 mile and turn right into Hobbs House |
| Electric power | N.E.S, 24/7 Emergency or Power failure 615-747-3911. Customer Service 615-736-6900 |
| Electrical contractor (common areas) | Energy Command |
| Fire district | Nashville-Davidson County, Fire Station 20, 1626 Harding Place, Nashville, 37215 Telephone 911 |
| Fire hydrant information | Hydrant on site, Metro Water 615-862-6000 |
| Garbage pickup | Metro Nashville Public Works and Waste Management |
| Garbage and Recycling pickup days | Metro on Tuesday, Waste Management on Friday, Recycling every Wednesday |
| General maintenance | MPM, LLC., John C. Green, 615-915-3204 |

| Property Information, Cont. | |
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| Grounds care company | Sunrise of Nashville, Inc. |
| HVAC contractor (common elements) | Energy Command |
| Laundry room equipment maintenance | CoinMach Corp., jcarpenter@coinmachcorp.com |
| Natural gas | Piedmont Natural Gas |
| Number of buildings | 15 + Clubhouse |
| Number of Resident Homeowners | 69 as of 7/25/2015 |
| Number and size of units | 121, ranging from 705 SF, 1 BR garden flats to 1150 SF, 2 BR townhomes |
| Pool service | Langley and Taylor Pool Corporation |
| Pool season | Six months per year, typically April 15 -- October 15 |
| Public schools | Hillsboro High, John Trotwood Moore Middle, Julia Green Elementary |
| Public library | Green Hills Branch, 3701 Benham Ave (Off Glen Echo) |
| Roof repair/replacement | MPM, LLC, John C. Green 615-915-3204 |
| Snow/ice removal | Sunrise of Nashville, Inc. |
| Termite contract and Termite Letter | Ace Pest Control 615-876- 7185 |
| Water/sewer | Metro Water Customer Service 615-862-6000 |
| Water included in fee | Yes |
| Water cutoff | Individual building and section cut-offs. See map posted on website under www.hobbshousecondos.com |
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| Association Fees | |
| Association fee | \$171-\$267, based on square footage |
| Payment frequency | Monthly |
| Payment due date | 1 st of month |
| Payment is late after | 10 th |
| Late charge | \$35 |
| Bank draft available | Yes |
| Transfer fee | Yes, \$500 |
| Working capital fee | No |
| Refinance fee | Yes, \$50 |
| Personal Washer in unit | \$150 annually, billed monthly. |
| On-site storage | Large unit \$25, medium \$20, small \$15, billed monthly. Access code by Management. |
| | |
| Insurance | |
| Certificate of Insurance | Chappell Smith and Associates, Inc. |
| Agent and phone | Todd Lee 615 435-8311 |
| Renewal date | March 1 |
| Insurance carrier | Community Association Underwriters of America |
| Insurance included in Association fee | Master policy covers structure and common areas. Does not cover contents and improvements of units. |
| Flood insurance included in Association Fee | All buildings except M, N and O. Renewal date June 1. |
| Flood insurance carrier | Philadelphia Indemnity Insurance Company |

| Restrictions | |
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| Business use | Not allowed |
| Boarding house/group home/lodging house | Not allowed |
| Chain link fences | Not allowed |
| Clotheslines | Not allowed |
| Exterior artwork | Not allowed |
| Flags | Not allowed other than on National Holidays |
| For Sale and For Rent signs displayed on property or visible from driveway or street | Not allowed |
| Obnoxious trade | Not allowed |
| Parking restrictions | No commercial vehicles, no campers, boat trailers or RVs. |
| Adjunctive lighting on patios and balconies such as party or holiday lights | Not allowed except for temporary seasonal lighting |
| Pet restrictions | Tenants are not allowed to have pets. See rules posted on website under www.hobbshousecondos.com . |
| Replacement of exterior doors and windows, storm doors and windows, and additions such as awnings. | Architectural Review Committee and Board approval required. |
| Satellite dishes/TV antennas | Cannot be mounted on roof. Prefer mounting within the space encompassed by patio or balcony. Board approval must be obtained for other locations. |
| Storage buildings | Not allowed |
| Temporary structures | Not allowed |
| Vehicle repair or washing | Not allowed |
| Vehicle storage | Not allowed |
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| Homeowner Responsibilities | |
| Air conditioner | Homeowner |
| Electric for unit | Homeowner |
| Electrical connections/wiring | Homeowner |
| Exterior unit light fixtures controlled by interior switches | Homeowner for bulb replacement and fixture repair. Fixture replacement by Homeowner to match the original as nearly as possible |
| Furnace | Homeowner |
| Gas for unit | Homeowner |
| Interior unit maintenance | Homeowner |
| Kitchen/bathroom fixtures and appliances | Homeowner |
| Mailbox | Homeowner; replacement color black, mounted in original location |
| Mold treatment | Homeowner |
| Front entrance door color and/or replacement. | Homeowner. Allowable colors are original brown or black only. If painted, must use high gloss enamel. Architectural Review Committee and Board approval required for replacement doors. |
| Patio and Balcony doors. | Homeowner. Allowable color is white. Architectural Review Committee and Board approval required for replacement doors. |
| Replacement windows | Homeowner. Allowable color is white. Architectural Review Committee and Board approval required for replacement windows. |

| Homeowner Responsibilities, Cont. | |
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| Pest control other than termite | Homeowner |
| Plumbing repairs of all interior lines serving one or more units. | Homeowner(s) affected |
| Windows, doors, storm doors and windows and screens | Homeowner. Replacements by homeowner with Board approval |
| | |
| Association Responsibilities | |
| Building exterior | HOA |
| Driveway/sidewalks | HOA |
| Exterior lighting | HOA for all security lighting and fixtures. |
| Fences | HOA |
| Foundation vent opening/closing | HOA |
| Grounds care and landscaping | HOA |
| Gutter/downspouts | HOA |
| Hot water | All buildings (except N and O) are served by a central hot water system for which the HOA is responsible. N and O buildings have individual water heaters that are the responsibility of the homeowner. |
| Laundry room | HOA |
| Laundry room key | HOA provides one key per unit, no charge for 1st key, \$50 each for replacement key. |
| Painting (exterior) | All exterior by HOA except exterior doors. Homeowner responsible for exterior door painting, original brown or black only. |
| Patio/balcony | HOA |
| Paving and striping | HOA |
| Pool | HOA |
| Pool key | HOA provides one key per unit, no charge for 1st key, \$50 each for replacement key. |
| Plumbing, meter to exterior walls of units and cast iron sewer lines outside the unit exterior walls or below floors. | HOA |
| Roofs | HOA |
| Storage locker room | HOA |
| Storage locker room access | Upon signing lease agreement and paying 1 st month's fee, leasee will be provided with access code by Management. Fees charged monthly and paid with maintenance fee. |
| Termite treatment | HOA |
| Trash pick-up | HOA |
| Steps | HOA |
| Structural repairs (building) | HOA |
| Vapor barrier | HOA |
| Water | HOA |