

## River Plantation Section Two

### Utilities

**Water:** Harpeth Valley provides the water for River Plantation Section Two. Our section does not have individual water meters for our homes. Our water is metered for buildings, not individual homes. The total cost of water is divided equally among all Homeowners and the costs are included in the monthly HOA dues. Individual water meters were installed for homes in certain of the other River Plantation sections during initial construction. Therefore, while our dues are comparable, or even lower than, to some other sections of River Plantation, other sections pay dues plus water usage costs. To control all or our costs, we must continuously strive to conserve water usage at all times.

Homeowners will receive, via USPS mail, a statement from Metro Water Services for Stormwater Charges. These are sent approximately once per quarter-year.

Homeowners must allow access, by authorized workers, to exterior water sources (hose bibs, etc.) for appropriate maintenance work.

**Electricity:** The HOA pays a monthly electric bill for exterior lighting, Clubhouse and swimming pool electricity usage. Homeowners receive individual bills for electric usage inside their Homes.

Each Home is equipped with an exterior outlet on the unit's wall. When HOA maintenance and repair work requires it, the workers must have access to this outlet. **At no time** should a worker ask for access to an interior outlet unless the need for such has been previously discussed and cleared with the Homeowner.

**Natural Gas:** The HOA pays a monthly natural gas bill for usage at the Clubhouse. Homeowners receive individual bills for gas usage inside their Homes.

### When Selling Your Home

If considering selling your home, contact the Property Manager who can guide you through the process of selling and buying a home in a condominium community. It is the Homeowner's responsibility to disclose certain information to prospective buyers when selling their home. In addition to the Property Manager, you should consult your attorney or realtor to ensure that all items required under the law are disclosed. Please be aware that the following information, in addition to other items, should also be disclosed to prospective buyers.

- Information about any changes or improvements made to the home after initial construction. The new homeowner will be required to carry insurance for their home and their insurance carrier will want to be aware of improvements made. The HOA does not provide maintenance services for this type of change or improvement.
- Information pertaining to any special plantings, shrubs, or flower beds adjacent to the home. These are the responsibility of Homeowners to maintain. Prospective buyers should be aware that this type of improvement can be removed by the new Homeowner and at their expense, and the HOA will then maintain the area as a common element.
- Information regarding the Rental Restriction Policy.