

June 2023

Dear New Homeowner,

On behalf of the Sweet Grass Plantation Homeowners Association Board of Directors and the other homeowners of Sweet Grass, we welcome you to your new community. Over the coming months we look forward to meeting you, whether it be walking through the neighborhood or at a community activity.

The operation of your homeowner's association is governed by a board of volunteer directors. The five Board members are elected on a staggered basis by the community typically for a 3-year term. Elections are held at the annual homeowners meeting during the 4th quarter. The Board is responsible for overseeing the daily functions and financial responsibilities of the Association, and for maintaining members' compliance with the established rules and guidelines. Please take the time to read through the Declarations and Bylaws you received during the home purchase process. The Board meets every other month.

As a new homeowner, you may already have some ideas on how you would like to improve your property. Please keep in mind, the Association has an Architectural Review Committee to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) in order to ensure compliance with all covenants, restrictions and guidelines. The purpose of this review is to protect our scenic environment and maintain the value of our homes. Modifications to the exterior of your home and property must be submitted to the Architectural Review Committee for approval before any work begins. If work is started without prior approval, the homeowner may be required to alter or remove the changes. Attached for your information is a copy of the HOA "Amended Declarations of Restrictions for Sweet Grass Plantation" dated 2011. A Summary has been provided for your reference.

Again, welcome to the Sweet Grass Plantation community! We know you will find this neighborhood a great place to live and we encourage your participation in our activities and functions.

Sincerely yours,
Board of Directors
Sweet Grass Plantation Homeowners Association

Attachments:

- Contact list for the Sweet Grass HOA Board Members
- Summary of Key Restrictions
- Amended Declarations of Restrictions for Sweet Grass Plantation

Resources which you may find helpful:

Sweet Grass Plantation Website: <https://www.sgpoatn.com>

Great Smoky Mountains National Park

- <https://www.nps.gov/grsm/index.htm>
- Note that dogs are not permitted on many of the trails
- Maryville Greenway Park has both a dog friendly trail as well as separate small and large dog parks. <https://www.trailink.com/trail/maryville-alcoa-greenway/>
- Several of your fellow neighbors hike the Park trails and would be happy to share information with you

Blount County Chamber of Commerce

- <https://www.blountchamber.com/>
- <https://blountcountytncoc.wliinc16.com/search>
The chamber has a directory of key businesses in the area as well as churches, etc.

Sweet Grass Plantation Homeowners Association Board of Directors

President

Steve Goepfert

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Vice President

Marty Gramlich

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Treasurer

Brenda Hardin

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865-324-4740

Treasurer@sgpoatn.com

Secretary

Brenda Riden

3401 Old Plantation Way
901-921-6550

Secretary@sgpoatn.com

Chair, Architectural Review Committee (ARC)

Alan Henderson

3362 Old Plantation Way
865-621-9927

Arc@sgpoatn.com

The website for Sweet Grass Plantation Community is as follows:

<https://www.sgpoatn.com>