

NAME _____

ADDRESS _____

EMAIL _____ PHONE _____

DATE _____

QUESTION 1

BACKGROUND:

This question was posed to a sampling of Tollgate residents several months ago. Seventy six percent of those who responded were in favor of this item. With that vote, the developer asked that we conduct a formal vote of all Tollgate Residents.

With the booming economy in the Nashville area, companies are acquiring houses and condos in upscale neighborhoods with the sole intent of renting them by the night or for short term periods. Unfortunately, most neighborhood covenants do not address these situations and there little that residents can do. The Tollgate Action Committee and the HOA asked the developer if he would implement a covenant to prohibit this from occurring in Tollgate

VOTE:

Would you be in favor of creating a covenant in our TGV bylaws that expressly prohibits short term rentals of less than 12 months? *Please mark one:*

I AM in favor of creating this covenant

I am NOT in favor of creating this covenant

COMMENTS:

QUESTION 2

BACKGROUND:

In addition to the explanation in Question1, investors, many from out of town, are purchasing residences with the sole intent of renting them. They have no vested interest in the integrity of the neighborhood and only look at their property as an investment property. While we cannot prohibit rental of property, we do understand that a covenant can be created that requires an entity who purchases property in Tollgate Village to live in that property for at least twelve months before they are able to rent the property.

VOTE:

Are you in favor of creating a covenant that requires a buyer reside in the residence for at least twelve months before it can be rented? *Please mark one:*

I AM in favor of creating this covenant

I am NOT in favor of creating this covenant

COMMENTS:

QUESTION 3

BACKGROUND:

Street parking continues to be a challenge for Tollgate Village residents. It is believed that a contributor to cars parking on the street is from residents who rent a room or rooms to third parties. While there is no prohibition to this occurring, if it results in vehicles being parked on the street, it should be regulated. This recommendation is to create a covenant that requires residents who rent a part of their residence to third parties to provide a plan to the HOA to accommodate off street parking for both the resident and renter’s vehicles. The inability to provide acceptable off street parking may result in the HOA prohibiting the rental.

VOTE:

Are you in favor of creating a covenant that requires residents who rent to third parties to provide a plan to accommodate off street parking for resident and renter’s vehicles? The inability to meet this requirement would result in the HOA prohibiting the rental? *Please mark one:*

I AM in favor of creating this covenant

I am NOT in favor of creating this covenant

COMMENTS:

THANK YOU FOR YOUR FEEDBACK. PLEASE BE SURE TO PUT YOUR NAME, ADDRESS AND EMAIL ON THE FORM AND PUT IT IN THE DROPBOX AT THE SIDE OF THE CLUBHOUSE FACING THE CREEK AS SOON AS POSSIBLE. THANK YOU.