



Cumberland Lakes
Property Owners' Association, Inc.
1901 Cumberland Lakes Drive
Monterey, TN 38574

Dear Realtor,

Congratulations on your listing in Cumberland Lakes! As you know, we are a beautifully wooded community with both unimproved large lots and beautiful homes. Our neighborhood has much to offer of which you may not be aware. We have a very active Neighborhood Watch, Community Center, quarterly newsletter, two dam-controlled lakes with boat ramp access. We are a proud FireWise community, as well. Each new resident is contacted by our welcome chairperson with information concerning our subdivision, including social events and important emergency services information.

As an established community, we operate our neighborhood through the Cumberland Lakes Property Owners' Association (CLPOA), managed by a community elected Board of Directors. Each lot incurs an annual fee to CLPOA. There is a transfer fee to CLPOA when each lot is sold. **We encourage you to have your clients review our Covenants and Restrictions. We are a deed restricted community.**

For more information visit <http://www.cumberlandlakes.net>

Also, on the website are the guidelines for building in Cumberland Lakes. The procedures and standards are found under the Architectural and Environmental Compliance Committee (AECC) section. We highly encourage you to familiarize yourself with the building and improvement regulations that are policy for the Cumberland Lakes community. Much of the AECC principles involve preservation of the natural beauty for which this community is known. For example, to preserve the serene atmosphere of Cumberland Lakes, our lakes are no-gas motor water ways.

To further maintain the natural look of our neighborhood, we have a few restrictions concerning Real Estate signs in both size and location. They are also listed in the AECC requirements and restrictions. Here are a few things to know:

“The placement of real estate signs on specific properties shall not exceed the maximum size of 24” X 36”. Place the signs at the tree line. Realtors are restricted to one sign per property. Realtor signs must be removed within (30) days following the sale or (30) days from the expiration date of the listing’s contract.” The placement of your sign is important especially during mowing season. **“Upon AECC approval, the association allows temporary signage announcing open houses on the roadways. The AECC can grant temporary approval of such signs for a period not to exceed two (2) weeks. “**

For your convenience, the board has posted a “Realtor” button on our website with detailed information concerning procedures for selling property in Cumberland Lakes. This essential information includes: how to request “open house” directional signs, notification procedures to CLPOA upon the sale of the property, CLPOA transfer fees, how the Title Company can obtain CLPOA status of seller and contact information should you have any questions.

We look forward to working with you and welcoming your client into this beautiful Tennessee community. There’s no place like home in Cumberland Lakes!

Sincerely,

The Cumberland Lakes Property Owners' Association

2024/01/30