

Dear Cumberland Lakes Property Owner,

We are sorry to hear that you are selling your Cumberland Lakes property. We wish you could stay but understand that plans change. But now that you have decided to put your lot or home on the market – we want to be an asset to you.

For your convenience, the board has posted a “For Sale by Owner” 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 seller status and contact information should you have any questions.

As you know – we are an established community that operates our neighborhood through the Cumberland Lakes Property Owners’ Association (CLPOA), managed by a community elected Board of Directors. **There is a Set-Up Fee to CLPOA when each lot is sold.** The Treasurer’s information sheet gives you CLPOA financial details of selling your lot. We encourage you to have your buyers review our Covenants and Restrictions as well as the operating By-Laws found on our website early in the negotiation process.

<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 your buyers 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 waterways.

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. Realtorsigns 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.” These restrictions also apply to For Sale by Owner signs.*

We look forward to working with you and welcoming your buyer into this beautiful Tennessee community. Should you have any questions – you are encouraged to contact the board at the below address.

We wish you a quick and successful sale.

Sincerely,  
The Cumberland Lakes Property Owners’ Association Board of Directors  
[CumberlandLakes.Monterey@gmail.com](mailto:CumberlandLakes.Monterey@gmail.com)

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