

HELPFUL PHONE NUMBERS

ELECTRICITY

Lenoir City Utilities Board (LCUB)

(865) 986-6591

GAS

Knoxville Utility Board (KUB)

(865) 524-2911

WATER & SEWER

First Utility District

(865) 966-9741

TOWN OF FARRAGUT

(865) 966-7057

KNOX COUNTY CLERK (FARRAGUT)

(865) 215-2385

KNOX COUNTY SHERIFF

(865)215-2444

RURAL/METRO FIRE DEPARTMENT

(865) 560-0239

**YOU MAY ADDRESS ANY QUESTIONS
REGARDING BERKELEY PARK TO:**

HOA Management

120 Suburban Road, STE 103

Knoxville, TN 37923

(865) 558-3030

BERKELEY PARK

Farragut, TN



***Provided by:
The Berkeley Park
Homeowners Association***



BERKELEY PARK

BERKELEY PARK: A Southern neighborhood featuring a two-tiered, hand-carved fountain, the romantic flicker of gas lanterns embraced by limestone adorned brick columns, tree-lined streets with elegant street lamps woven throughout, and homes with classic covered front porches with sidewalks stretched to welcome guests. Towering two stories over the entrance to Berkeley Park is the eight-ton hand-carved fountain of careta stone crowned with lifelike bronze Great Blue Herons, custom cast by world-renowned artist, Walter Palmer. Enter the brick-paved oasis of lush Magnolias, Boxwoods, and Crape Myrtles—truly, a perfect gathering spot to relax amid the misty spray of the fountain and to create long-lasting memories with friends and family.

The neighborhood is conveniently located in the town of Farragut, some 15 miles southwest of downtown Knoxville, TN. The town encompasses approximately 17 square miles with a growing population now exceeding 17,800 people. The town is governed by a Board of Mayor and Aldermen (4). Berkeley Park is just minutes from:

- The Farragut Primary, Junior High, and Senior High Schools, part of the Knox County School District
- Three Medical Centers: Parkwest, Tennova, and Ft Sanders
- The Turkey Creek Shopping center with more than 130 retail stores, restaurants, & motels, plus a 14 movie cinema
- Tennessee's most beautiful Loudon lake and the Great Smokey mountains
- Churches of all faiths
- The Fox Den Country Club as well as other championship golf courses

GOVERNANCE: The Berkeley Park Home Owners Association (HOA) meets annually and is governed by a five person Board of Directors elected by the homeowners for two year terms. Officers include a president, treasurer, and secretary. Additionally, an Architectural Control Committee (ACC) of residents serve to achieve and ensure uncompromising harmony and consistency in the appearance and ambiance of our neighborhood. The daily operations are conducted by HOA Management, located close by.

Current HOA dues are \$425.00 per quarter. Residents are provided payment coupons annually and are invoiced quarterly by HOA Management. Payments can be mailed, charged to a credit card, or paid electronically. HOA dues provide:

- **RESIDENT LAWN CARE:***
 1. Mowing: every 7 days in growing season
 2. Trimming & Edging: around buildings, walkways, curbs, shrubs/trees
 3. Clean Up: Sticks, limbs, & grass clippings
 4. Fertilization: three applications/year
- **MAINTENANCE OF COMMON AREAS:** mulch, pruning, and weed/pest control
- **CLUBHOUSE AND POOL:** The pool and clubhouse are for use by residents and their guests. The pool opens Memorial Day week end and closes post Labor Day. Daily operating hours are 9 AM to 10 PM. A no lifeguard pool, children under 14 must be accompanied by an adult.

TRASH/RECYCLE COLLECTION: To reduce truck traffic, the HOA has an established a discounted service agreement with Waste Connection (865-522-0078). All homeowners are to use same entity.

***CONTRACTOR WILL PROVIDE A FULL RANGE OF LAWN/LANDSCAPE SERVICES AT HOMEOWNER'S EXPENSE TO INCLUDE LEAF REMOVAL, OVER SEEDING, AERATION, ETC.**

Covenants: Neighborhood restrictions and covenants are fully detailed in available documents. Some highlights follow:

- A pet friendly community, but animals cannot become a nuisance. Pets must be kept inside the residence except when being walked with a leash. No structure for animal housing or confinement is permitted.
- Any fence or wall must be ACC approved and located in backyard areas from an approved set of fencing types (black wrought iron or facsimile).
- Swimming pools, spas, recreational, and playground equipment must be ACC approved.

• Only one mailbox allowed/lot. Mailboxes are of a common design and must be purchased from the HOA.

- No trailer, trailer house, boat, or recreational vehicle can be parked on any lot/street.



POOL AND CLUB HOUSE

- Bird baths/houses, frog ponds, flag poles, lawn sculpture, artificial plants, rock gardens, lawn furnishings, etc. must be ACC approved.
- Automatic sprinkler systems must be in working order and used as needed to keep lawns in acceptable condition.