Dallas Downs

Community Association

Franklin, Tennessee

Post Office Box 680741  
Franklin, Tennessee, 37068-0741  
**Email:**[HOA@DallasDowns.org](mailto:HOA@DallasDowns.org)

**Frequently Asked Questions:**

**What are the Homeowners’ Dues?**

* Dues are currently $236 annually billed January 1st to the street address of the property. Failure to pay dues by March 15th will result in a late fee.

​**What are the play equipment restrictions?**

* Play equipment must be compatible with the neighborhood’s aesthetic quality
* Approval by the Design Committee is required prior to the erection or installation of a play structure

**What are the details for trash collection?**

* Trash pickup is conducted every Wednesday by the City of Franklin
* Residents are requested to place their trash containers at the curb the evening before trash pickup
* Trash containers must be stowed away by 8:00 PM the day of trash pickup
* Once stowed away, trash containers must be completely screened and concealed from view of neighboring residences, streets and property located adjacent to the home
* Methods of screening must be approved Design Committee

**How does the pool membership work?**

* The Dallas Downs pool membership is open to any existing homeowner; membership is not mandatory
* Months of operation: generally late-May until early September
* Open every day during daylight hours
* No lifeguard on duty
* Payment of a membership fee is required to use the pool
* Pool keys are sold at the pool usually a few weeks before opening.  Otherwise, homeowners can make requests by emailing the Board at [hoa@dallasdowns.org](mailto:hoa@dallasdowns.org) to obtain a pool key.

**What are the fence restrictions?**

* No fence will be permitted beyond the front building line of any lot, or either the front or side building lines of any corner lot
* Approval by the Design Committee is required before erecting any fence

**How can I access the tennis courts?**

* There is no fee for homeowners to use the tennis court
* Homeowners should make requests by emailing the Board at [hoa@dallasdowns.org](mailto:hoa@dallasdowns.org) to obtain an access key.

**Can I build a tool shed or outbuilding?**

* Any additions or architectural changes must be approved by the Design Committee and is required prior to the erection or construction.
* Must consist of the same material as the main structure and compatible with the neighborhood’s aesthetic quality

**How can the pavilion be accessed?**

* The pavilion is only available to members in good standing
* There is no fee for homeowners to use the pavilion
* Homeowners must reserve the pavilion one week in advance of the time needed
* Homeowners are required to clean up the area before leaving, remove the trash and place a new bag in the container.
* Email [pavilion@dallasdowns.org](mailto:pavilion@DallasDowns.org) to request a reservation

**Are there exterior awning/hot tub restrictions?**

* Approval by the Design Committee is required prior to the erection or installation of an exterior awning or hot tub/Jacuzzi

​**Are there landscaping/tree removal restrictions?** Removal of trees (greater than 4 inches in diameter) require approval of the Design Committee

Inquiries

**Association Mailing Address**  
Dallas Downs Community Association  
256 Seaboard Ln. C-101  
Franklin, Tennessee, 37067