



Dear Marketing Realtor

Congratulations on being chosen to market a property here in Yankee Trace. The Community prides itself on well-maintained homes with strong market value and great people. It truly is **a great place to live!**

As you begin your marketing campaign, please be aware of certain aspects of a Master Planned community and the need to communicate such to a prospective buyer.

- 1) Only one type of yard sign is allowed during your marketing period and may be obtained from Design Now, 937-293-7545. "For Sale" and "Sale Pending" are acceptable. Sign must be removed the day after closing. Lead-In Signs are not permitted.
- 2) All homes in Yankee Trace are part of the Yankee Trace Community Association and as such are required to pay quarterly association fees. Fees differ by area and can be verified by calling our property manager, Towne Properties at 937-222-2550. Be sure your listing is current with their association dues.
- 3) All homes in Yankee Trace are governed by a set of bylaws with covenants and restrictions. These covenants establish certain standards and require that all exterior changes, improvements or repairs must be approved by the Board of Trustee's Design Review Committee. Information regarding the submission of a Design Review Application (DRA) can be found on our website at www.myyankeetrace.com and must be submitted PRIOR to the start of any exterior project. Special approval must be received from the City of Centerville if the home is adjacent to the Golf Club at Yankee Trace. DRA's are approved timely.
- 4) Use of any of the amenities, community room, swimming pool, tennis/pickleball courts, etc. requires proper identification and being current on all association dues. An electronic key card has been issued to your seller which must be transferred to the new owner. Replacement cards may be purchased from the attendant at the Community Room swimming pool.
- 5) To receive newsletters and communications from the Association, new residents are encouraged to complete a New Residents Information form. The form may be downloaded from our website at www.myyankeetrace.com/documents.
- 6) The Association is managed by seven Trustees and a property manager. They may be contacted by emailing Trustees@MyYankeetrace.com.

Sincerely,

Board of Trustees

Yankee Trace Community Assn. LLC