

Lakewood Ranches (LWR) – New Owner Checklist

*****This checklist is not a recommendation for any person or business, but a checklist of helpful information for new owners. It is most useful for owners with new builds but also contains useful information for all owners. POCs listed are either sole source (only 1 person or company), or they are listed in random order. It is **YOUR** responsibility to verify credentials of anyone you contract with for services to ensure they are licensed, bonded, and insured (if/as required).***

*****Please notify the ARC @ arclwr@gmail.com of any errors, or to update/add information.***

Property Owners Association (POA) Access, Information & Permissions

☐ LWR PORTAL ACCESS

All owners should request access to the official Lakewood Ranches Website/Portal @ www.lakewoodranchestennesseeipoa.com

☐ Requested ☐ Approved

☐ LWR PORTAL ACTIONS

- ☐ Download and fill out the LWR Form 1 – Owner Contact Information & Consent Form
- ☐ Email to POC listed on form
- ☐ Review Covenants and ARC Guidelines

☐ INITIAL ARC APPROVAL

Request ARC approval for utilities @ arclwr@gmail.com, \$300 non-refundable fee (Submit simple drawing of lot and potential location of septic, well, barn, home etc.)

☐ Requested ☐ Approved

Prep

☐ HEALTH DEPT/SEPTIC PERMIT

If no septic – apply for septic @ www.tn.gov, POC: Health Office, 931-296-2231, estimated approval is 3-6 mos, \$500

☐ Requested ☐ Approved

☐ SEPTIC TANK

If no septic – initiate septic install, estimated install 3 mos, approx \$6,500

POC: Philipi Construction - 615-418-0276

POC: Superior Septic Service - 731-441-0987

☐ Requested ☐ Installed

☐ WELL

If no well – initiate install asap, estimated install is 6-12 mos, approx \$20,000

POC: Castleman Drilling - 931-296-3800

POC: Norman Drilling - 615-446-2545

POC: Bingham drilling - 270-388-7003

☐ Requested ☐ Installed

☐ ELECTRIC

If no electric – Meriwether Lewis Electric (MLEC), 931-296-2581

(Temporary electric permit is good for 3 yrs)

☐ Requested ☐ Installed

☐ ELECTRICIANS

POC: Barnes Contracting & Construction, New Johnsonville, TN, 615-939-4181

POC: Trevanthan's Electrical Services, McKenzie, TN, 731-234-5879

POC: Barnett Electrical Services, Hurricane Mills, TN, 931-296-5849

☐ ADDRESS

Residences need a "Permanent Address" if not already assigned.

POC: 911 Office, 103 E Main Street, Waverly, 931-296-7792, \$15 fee

☐ Requested ☐ Approved

☐ ARC BUILD APPROVAL

Request ARC approval for build @ arclwr@gmail.com, \$500 refundable deposit (Submit drawing of lot and semi-detailed build plan.)

☐ Requested ☐ Approved

☐ CONSTRUCTION/CONTRACTORS

POC: Barnes Contracting & Construction, New Johnsonville, TN, 615-939-4181

POC: PAC Lumber, 3856 US Hwy 70 W, Waverly TN, 931-296-2777

POC: Biltmore Construction, 2255 Little Blue Creek Rd, McEwen, TN 931-296-5703

POC: Quality Building Supply, 3492 Hwy, 438 E, Lobelville, TN, 931-593-2027

POC: Watsons Metals, 10363 TN-46, Bon Aqua, TN, 931-996-4110

Misc☐ INTERNET

Meriwether Lewis Internet (MLEC) 931-296-2581, Details: \$50 mo, 300 GB Fiber, unlimited, estimated install is 3-6 mos

☐ Requested ☐ Installed

☐ Research Affordable Connectivity Program

☐ TRASH

There is no formal trash pick-up. The closest drop off location is on Clydeton Rd going to town from LWR on left. See vendor for hours and information.

☐ PROPERTY TAX ASSESSOR

102 Thompson St, Waverly, 931-296-2144

Details: Property Tax Bill Oct/Nov

☐ Veterans - Must live on property before 31 Dec to get exclusion, stop in to fill out form, state pays \$953.75 of bill

☐ HUMPHREYS COUNTY SHERIFF

112 Thompson St, Waverly, 931-296-2301

☐ WAVERLY PUBLIC SAFETY OFFICE

<https://facebook.com/waverlypublicsafety>

☐ TURKEY CREEK MARINA

6565 Turkey Creek Road, 931-662-9180

Restaurant, bar, beach, swimming, boat slip rentals, camping.

☐ MASON'S BOAT DOCK

10275 Clydeton Road, 931-296-9165

Restaurant, bar, swimming, boat slip rentals, camping.



****Updated 29 Jul 2022**