



Channel Pointe Informational Letter

Welcome to Channel Pointe.

As a current, new or potential resident to the Channel Pointe subdivision in Sale Creek, TN, the following information is being provided by the Homeowners Association of Phase II and III and is intended as a helpful guide regarding our growing community. Membership in the HOA is required of all Phase II and III property owners. We hope this information will prove helpful as you settle into our terrific neighborhood.

What is Channel Pointe?

The Channel Point community was started in 2003 or 2004 by Riverfront Shores and consists of three phases.

Phase I consists of 17 lots boarding Burton Road. Phase I has a set of restrictions and covenants registered in October 2004. It is important for new owners to note that the restrictions for Phases I, II and III are each different. Phase I does not currently have a Homeowners Association or any contacts for restrictions or covenants. Phase I also does not have access to the common areas (Pavilion and boat ramp) included in Phase II and III. Phase I property owners are excluded from acquiring a boat slip in Phase II per guidance from Riverfront Shores.

Phase II consists of 43 lots bordering Boat Hook Lane, Sand Bar Lane and Channel Pointe Drive. Phase II covenants and restrictions were registered in October 2006. Phase II has an active Homeowner Association (HOA) which can make available copies of all covenants, restrictions and guidelines. The HOA has a well maintained website with copies of all documents and contact information for all property owners. Phase II property owners have available to them the Pavilion, boat ramp, and common areas owned and maintained by the HOA. Membership in the HOA is required of all Phase II property owners.

Phase III consists of 61 acres owned by Channel Pointe Reserve. The land has been registered in a conservation easement and can not be developed except for one home on an acre lot near the pavilion. Phase III is included in the covenants and restriction and amenities of Phase II with a few exceptions.

Property owners in Channel Pointe Phases II and III have the opportunity to purchase the “right to use” a boat slip in the community owned marina. The “rights to use” each of the 16 slips are currently assigned to property owners. You must own property in Phase II or III and must be current with Channel Pointe DOA dues payments in order to maintain boat slip “right to use”. The marina dock is owned and managed by the Channel Pointe Dock Owners Association (DOA) and currently governed by the Phase II/III HOA/DOA board of directors.

Helpful Information for Phase II Residents.

Contact Information

The HOA Board for Phase II/III maintains a website for the use of Phase II/III property owners. The website address is: www.channelpointehoa.org Under Main Menu, click on “Contact us”. The contact information (phone and email address) for the current HOA Secretary is listed. There is space to write an email to request help with questions or request access to the site once you are a property owner.

Restrictions and Covenants

The developers established restrictions and covenants for the Channel Pointe community in order to maintain a high quality neighborhood that would hold its value over time. There are several requirements that will help potential owners or existing owners as they plan their new homes or make revisions to existing property.

Before building, property owners must submit detailed plans to the Architectural Review Committee of the HOA. Homes must meet certain minimums as to size (varies by type of home, i.e. ranch or 1.5 or greater stories), and must meet various restrictions as to building materials and location of items such as air conditioners, septic systems, etc. All plans must be approved before building can commence. Specific information is available in the “Covenants, Conditions and Restrictions” (CCR’s) listed on the Channel Pointe website. Any changes to existing buildings must also be submitted to and approved by the Architectural Review Committee before proceeding.

Before building, property owners must also submit and have approved by the Landscape Committee, a landscape plan for the property. Details of the Minimum Landscape Requirements (MLR’s) are also located on the HOA website. Major changes to an existing property must also be submitted and approved before work begins.

Property owners with vacant lots are expected to maintain their property in a way that helps hold the value of all other property owners. The HOA hires a company to maintain the community common areas including mowing, trimming etc. The service has been extended to lot owners at a very reasonable cost. Contact an HOA board member for more information.

Local Services

Channel Pointe is located at the very northern tip of Hamilton County. Children attend Hamilton County schools including North Hamilton County Elementary and Sale Creek Middle School and High School. Bus service is available.

Channel Pointe is a Neighborhood Watch community. The Hamilton County Sheriff's Department frequently circulates through our community. The direct phone number for the Sheriff is 423-622-0022. For emergencies dial 911 (tell them you are in Hamilton County as cell phone calls are picked up by Rhea County 911).

Fire department services are provided through the Sale Creek Volunteer Fire Department. The department maintains a location with fire truck within two miles of Channel Pointe. 911 calls for help made by cell phone may go to the Rhea County Emergency Center in Dayton, TN so make sure you tell them you are calling from Channel Pointe in Hamilton County.

Electric service to Channel Point is provided by EPB, the local electric coop. EPB customer service can be reached at: 423-648-1372. Web address is: www.epb.net EPB also provides phone, internet and TV service through their fiber optics cable network.

Satellite TV and internet service is available through Dish and Direct TV.

Water service is provided by North West Utility District, also known as Sale Creek Water District. The mailing address is PO Box 575, Soddy Daisy TN 37384. They have an office on old Rt 27 in Soddy Daisy. Phone number is 423-332-2427

Natural gas service is provided by Middle Tennessee Natural Gas, PO Box 6, Dayton, TN 37321-0006. Website: www.mtng.com Phone: 423-775-2422

There are currently two Garbage Service providers servicing Channel Pointe. They include:

Priority Waste Services
PO Box 1492
Soddy Daisy, TN 37384
423-332-4600

Republic Services
Sales Creek Customer Service
800-321-8128
423-867-4650

We hope this information is helpful.
Channel Pointe HOA/DOA Board of Directors
Updated 8/12/2020