

This Instrument Prepared by:
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**Prepared from information provided
By and at the direction of the Board of
Directors for Cove Hollow Bay
Homeowners' Association, Inc.**

**COVE HOLLOW BAY
HOMEOWNERS' ASSOCIATION, INC.**

**RULES & REGULATIONS AND
FINE POLICY**

Adopted 10/30, 2018

Notice, Fine and Enforcement Policy

This Notice, Fine and Enforcement Policy is adopted by the Board of Directors (“Board” or “Directors”) of Cove Hollow Bay Homeowners’ Association, Inc. (“Cove Hollow Bay” or “Association”) to provide a fair, equitable and consistent policy and application of due process for the enforcement of existing and future Rules and Regulations which may be adopted by the Board from time to time; and, to the extent enforcement provisions do not already exist, for the enforcement of the Declaration of Protective Covenants, Conditions and Restrictions for Cove Hollow Bay (“Declaration”) and the By-Laws of Cove Hollow Bay Homeowners’ Association, Inc. (“By-Laws”) and any and all amendments thereto.

It is the intent of the Board of Directors that this Notice, Fine and Enforcement Policy shall terminate, override and supersede any and all existing fine policies which may have been adopted by any previous Board.

All complaints regarding non-compliance with Rules and Regulations, the Declaration and/or By-Laws, shall be signed and submitted in writing to the Association management company. **In addition to the provisions below, the Board may, at its discretion and in accordance with Article III, paragraph 3(c) of the Declaration, suspend voting rights and use of all Association amenities for so long as any non-compliance may continue.**

General: Except as otherwise noted in the Rules and Regulations, the Declaration and/or By-Laws, violation of Rules and Regulations, the Declaration and/or By-Laws shall be enforced as follows:

- a. First Written Notice: Owner and tenant/occupant (if applicable) will be mailed a written notice detailing the violation, action(s) which must be taken to resolve the infraction and that resolution of the violation shall be achieved within ten (10) calendar days of the date written on the First Written Notice.
- b. Second Written Notice: Owner and tenant/occupant (if applicable) will be mailed a second written notice detailing the violation, action(s) which must be taken to resolve the infraction, that a fine of \$100.00 has been levied against their account and that resolution of the violation shall be achieved within ten (10) calendar days of the date written on the Second Written Notice.

- c. Fine Assessment (General Violations). If the violation continues past the ten (10) calendar days, a fine in the amount of \$200.00 per month will be assessed to the Owner and will continue until the sooner of four (4) months or until resolution of such violation.
- d. Fine Assessment (Dangerous Activities). Due to the risk to the health, welfare and safety of Owners, their families, guests, agents, licensees and invitees, violations in the form of Dangerous Activities, as defined in Article VI, paragraph 2, part (m) of the Declaration, which continue past the ten (10) calendar days in part b. above, shall be assessed to the violating Owner in the amount of \$500.00 per month and will continue until the sooner of four (4) months or until resolution of such violation.
- e. Third Written Notice: If the violation remains unresolved after the aforementioned four (4) months, the Owner and tenant/occupant (if applicable) will be mailed a third written notice informing them that the violation has been referred to the Association attorney for enforcement.

After the Third Written Notice is mailed, the Board of Directors or its Managing Agent or Property Manager will refer the violating Owner and/or tenant/occupant to its attorney who shall have the benefit of all of the same remedies available within the Declaration, By-Laws, at law and in equity, to Cove Hollow Bay, for the enforcement all such violations. Violation of any provision of Rules and Regulations shall be enforceable in the same manner that non-payment of Assessments, Common Expenses and Special Assessments are enforceable in the Declaration including lien rights; and the remedies provided to the Association for other violations of the Declaration including late fees and/or interest provided for therein shall likewise be available for the enforcement of violations. The violating Owner and/or tenant/occupant shall be liable for all costs of the enforcement of Rules and Regulations, including reasonable attorney's fees.

Continuing Violations

Any violation which is resolved but reoccurs at any time within or after ninety (90) calendar days from the date of resolution, shall be considered a continuation of the previous violation and will be enforced in accordance with the relevant next part of this Notice, Fine and Enforcement Policy.

Adopted this 30th day of August, 2018, by the undersigned, Matt Daniel, President of the Cove Hollow Bay Homeowners Association, Inc., who acknowledges and affirms that a meeting of the Board of Directors was held on 9/29, 2018 where a quorum of Directors were present and a motion was made, seconded and passed to adopt these Rules and Regulations.

**COVE HOLLOW BAY
HOMEOWNERS' ASSOCIATION, INC.**

Matt Daniel

By:
Its: President

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Matt Daniel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of Cove Hollow Bay Homeowners Association, Inc., and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by himself as such President.

Witness my hand and official seal at Murfreesboro Rutherford County, Tennessee, this 30 day of October, 2018.

Elaine Clifton
Notary Public

My Commission Expires 4-18-21

