

**THE COLUMNS ON MAIN STREET
RULES & REGULATIONS
FINING POLICY**

Introduction

The following rules & regulations are adopted by the Board of Directors of The Columns on Main Street are in accordance with the governing documents of the Association. These rules & regulations are not intended to infringe on unit owners or occupants, but establish standards to protect the financial investment and maintain an attractive community. For a complete list of all policies associated with The Columns on Main Street please refer to the Ghertner & Company web site.

Powers & Duties of the Board of Directors

Part 1 & 2 Master Deed - May formulate policies for the administration, management and operation of the Condominium. Reasonable rules and regulations concerning the use of the Condominium property may be made and amended from time to time by the Association in the manner provided by its Charter and By-Laws. Copies of such regulations and amendments thereto shall be furnished by the Association to all Unit Owners and residents of the Condominium upon request.

Columns on Main Street Charter

Part 1 - Represent and promote the welfare of the owners and residents of the units located within The Columns on Main Street and to have and exercise any and all rights, powers, and privileges which a corporation not for profit organized under the Tennessee General Corporation Act may now or hereafter have or exercise

Tennessee General Corporation Act/Tennessee Condominium Act

Section 11 – Impose charges for late payment of assessments and after notice and an opportunity to be heard, levy reasonable fines for violations of the declaration, bylaws and rules and regulations of the association

Rules & Regulations

1. Each unit shall be occupied by a family or individuals, as a residence as lodging and no other purpose. No unit may be divided or subdivided into a smaller unit nor any portion sold or transferred.
2. Parking - With respect to each unit, there shall be one vehicle per bedroom. Columns on Main parking sticker must be displayed at all times in the windshield of the vehicle. Parking stickers can be obtained thru the management company. Unlicensed or inoperable vehicles are not permitted at the Condominium. Boats, trailers, jet-skis, panel trucks, buses, commercial vehicles, recreational vehicles, are prohibited as well. Vehicles shall be correctly parked within the marked spaces.
3. Pets – No more than two cats or dogs per unit each weighing no more than 30 pounds each. All pets must be kept on a leash and under the physical control of a responsible person at all times. No device or structure may be placed upon the property for the purpose of restraining or housing pets, including but not limited to chains or doghouses. Feces and or other bodily excrements left upon the Common Elements by pets must be immediately removed by the owner of the pet or the responsible person.

4. Grilling – The use of or storage of outdoor grills on any portion of the Condominium property or patios is prohibited.
5. Signs – Except for signs used for the sales of or rental of a unit, no sign shall be erected, placed or permitted without the written consent of the Board of Directors.
6. Personal Objects – No objects, including by way of illustration, but not limitation, potted plants, grills, umbrellas, bicycles, laundry garments, towels, awnings, canopies, tents, furniture, yard art, play equipment, ash trays and all other personal objects, may be placed upon or stored on the Common Elements or any outdoor Limited Common Elements by a Unit Owner or an occupant of a Unit. Acceptable items to have on the patio would include patio tables, chairs, or other outdoor patio furniture, excluding umbrellas, may be placed on a Unit Owner's Patio.
7. Screen Doors- No screen doors shall be constructed upon or affixed to any Unit by a Unit Owner or occupant of a Unit, without the prior written consent of the Association.
8. Antennas and Satellite Dishes - No satellite dish, antenna or other device for the transmission or reception of television signals, radio signals or any form of electromagnetic wave or radiation shall be erected, used or maintained on any portion of the Condominium, including the Unit or Limited Common Elements; provided, however, the Association shall have the right to erect, construct and maintain such devices.
9. Trash and Garbage - All Unit Owners and occupants shall keep their Units, in a clean and sanitary condition, and all rubbish, trash and garbage shall be regularly removed from a Unit shall not be allowed to accumulate therein or outside the unit. Rubbish, trash, garbage, or other property that a Unit Owner wishes to dispose shall be moved to the -Condominium trash facilities for collection (the dumpster). All rubbish, trash, garbage or other property shall be placed inside the dumpster. Unit owner or occupants found not place their trash in the dumpster will be subject to an immediate \$75 fine.
10. Nuisance. No use or practice shall be permitted on the Condominium which is the source of annoyance to residents, or which interferes with the peaceful possession and proper use of the Condominium by its residents. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage shall be allowed to accumulate, nor any fire hazard allowed to exist. No Unit Owner or occupant shall permit any use of his Unit, or of the Common Elements, which will increase the rate of insurance upon the Condominium. No immoral, improper, offensive, or unlawful use shall be made of the Condominium or any part thereof.

Fine Policy

1. First notice of non-compliance warning letter sent
2. Second notice of non-compliance reminder sent
3. Third notice of non-compliance fine shall be assessed \$25
4. Fourth notice of non-compliance fine shall be assessed \$50
5. Fifth notice of non-compliance fine shall be assessed 100 as well as subject to legal action.

Fine Policy for Dumpster

1. Any trash, rubbish, etc. associated to a specific unit found lying on the ground outside the dumpster will be subject to an immediate \$200 fine.

If you are an owner who leases your unit, you are responsible for ensuring the tenants know these policies and are aware of the fines that can be assessed.

Adopted by the Board of Directors August 2014