

## Sanbyrn Hall Homeowners Association

### RULES AND REGULATIONS

*As stated in the Master Deed and By-Laws of the complex and set forth by the Board of Directors.*

1. Unit owners, residents (including renters), relatives and guests of Sanbyrn Hall shall be subject to the rules and regulations as contained in the Master Deed and By-Laws for Sanbyrn Hall HOA and as set forth by the Board of Directors governing the complex. Violations can result in fines and liens imposed against the property.
2. Unit Owner Association Fees / HOA Dues (1-bedroom \$163.00; 2-bedroom \$242.00; 3-bedroom \$294.00) are due by the 15<sup>th</sup> of the month. A \$25.00 late fee is assessed if your payment is received after that date.
3. Every attempt should be made to be a good neighbor. The sidewalks, entrances, common parking, drives and courts of all buildings shall not be obstructed or used for any other purpose than ingress to and egress from the units in the building. No obstructions; such as, bicycles, motorcycles, children's toys, furniture, plants, trash bags, etc., shall be allowed to obstruct the driveways, sidewalks, entry passages, stairs or hallways. This includes congregating/loitering on stairs and breezeways.
4. All persons should be fully clothed (including shirts and shoes) and properly attired when appearing in any of the common areas. Exception: shirt and shoes are not required to and from, or while at the swimming pool and pool area.
5. Patios or balconies are Limited Common Elements, and as such are not to be used as a storage area or as a suspended clothesline. These areas must be kept free of debris; including items such as, sporting equipment, bicycles, children's toys, coolers, floats, etc. If you carpet the area, it shall be kept clean and replaced when it shows signs of wear. Nothing shall be swept, hung over, or thrown from the doors, windows, balcony or patio including: laundry, cigarette butts, pet waste, etc. by the resident or guests.
6. Bicycle racks are located on the premises for bike storage. In the event a bicycle becomes unusable (rusted, flat tires, etc.) the owner will need to remove it.
7. The use of firearms, air guns, paintball guns, archery equipment or fireworks are strictly prohibited anywhere on the property.
8. Charcoal or gas grills are not to be used nor stored on any patio or balcony. This is set forth by the International Fire Code under General Precautions against Fire, Sections 307.5 and 307.5.1 Electric grills are permitted. There is also a community charcoal grill in the commons area for you to use.

9. Nothing shall be suspended from the columns, windows or balconies, placed upon the windowsills or planted in the landscaping of the buildings without written consent of the Board of Directors. The foregoing restriction as to use and occupancy shall not be construed to prohibit a unit owner from placing and maintaining customary patio outdoor furniture and decorative foliage of a customary nature and appearance on a patio. Folding furniture such as tables and chairs are not allowed. If the furniture or decoration is considered inappropriate to the Board of Directors, the resident will be asked to remove or replace it.
10. All plans and specifications for additions or alterations to the residential units must be submitted to the Board for approval; including storm doors and screened porches. Screened-in patios and/or balconies are not permitted to be built on the street side of Buildings A or G. None can be built on Building H on the front or back of the building.
11. Dumpsters are provided at four locations on the property for disposal of refuse. Please use dumpsters as follows:
  - a) All garbage, cans, paper, etc., placed in dumpsters must be placed in plastic bags and tied securely.
  - b) Doors must be closed after placing refuse in dumpster.
  - c) All boxes must be broken down before being placed in the dumpster.
  - d) Children are not allowed to play around the dumpsters.
  - e) Garbage cans are not permitted outside of the Units.
  - f) Resident is responsible for the disposal of any large items of furniture or appliances and shall not be placed in the dumpster. Nothing is to be placed on the ground adjacent to the dumpster.
  - g) If a water heater or A/C unit is replaced, the old one and any refuse related to the installation must be removed from the complex. It may not be placed anywhere on the complex grounds or in the dumpster.
  - h) Garbage bags and trash shall not be placed outside of a Unit, even for a short period of time. Litter shall remain inside the Unit until taken to the dumpster for disposal.
  - i) Littering in any form is prohibited anywhere on the property: cigarette butts, chewing gum, cans, paper, etc.
12. Toilets, drains, disposals, and other waste apparatus in any building shall not be used for any purpose other than those for which they were designed, nor shall any sweeping, rubbish, rags, etc., be thrown in to them. Any damage resulting from misuse of any of these apparatuses in the unit shall be repaired and paid for by the owner of the unit.
13. No vehicle shall be improperly parked in a manner as to impede or prevent ready access to any entrance or exit of a building. All vehicles must be currently licensed and operations. No vehicles with a noisy muffler or other unusual noises are allowed on the

premises. Operation of a vehicle in any manner that would disturb or annoy a resident such as excessive idling, revving engine, squealing tires, loud radio, etc., is not permitted. All vehicles are limited to 10 mph while on property. No vehicles with a GVW in excess of 12,000 lbs are allowed on property. Any vehicle in disrepair or considered a deformation to the property by the Board should be removed from the property at the owner's expense. Any damage caused to the parking lot, physical or visual (such as abnormal oil leakage) will be at the owners' expense.

14. Each unit is allotted one parking space next to the building, since each building contains 16 units and there are only 16 parking spaces next to the building. Other vehicles belonging to unit owner or guests shall be parked in the spaces away from the building. There are no assigned parking spaces, nor handicap parking. The spaces in front of each breezeway are allocated for emergency vehicles, ambulances, etc. No vehicle shall be parked in these areas at any time. Recreational vehicles, trailers, and commercial vehicles shall not be parked on the property overnight. This is private property and the Association has the authority to have a vehicle towed at the vehicle owners' expense.
15. Washers, dryers, vacuum cleaners, etc., shall not be used before 8:00 a.m. or after 10:00 p.m.
16. Unit owners, tenants, and their invited guests shall not wash any vehicle on property. Nor shall automobile maintenance (changing oil, rotating tires, etc.) or repairs shall be permitted.
17. Notification of maintenance problems or complaints regarding other owners and/or tenants shall be made in writing or emailed to the Manager for proper action. Complaints must be signed and dated by the resident making the complaint. Any notification of maintenance problems and complaints must be stated in writing exactly as the problem exists and those matters, after having been reported to the Manager, will be brought directly to the Board.
18. Unit owners, occupants, and visitors permitted in the units by the owner/occupants shall not cause or permit any "disorderly house" on the premises of Sanbyrn Hall. In addition, no objectionable noise or odors are to be produced upon or emanate from their units.
19. All drapes, liners, sheers, vertical blinds and mini blinds used on the windows shall be white, off-white or lined with white or off-white colored material. Window treatments/coverings must be maintained in good condition and set in a customary manner.
20. Only unit owners, tenants, their families and accompanied invited guests may use the swimming pool and other recreational club facilities in compliance with all regulations posted or issued in written form by the Board of Directors. Each member must have a

pool pass that has been issued by the Association. Guests must always be accompanied by the unit owner or renter. Unaccompanied guest will be asked to leave until the resident returns.

21. All radios, television sets, and other musical devices/instruments must be kept at a level or sound that does not interfere with other unit owners. No music lessons, either vocal or instrumental shall be permitted.
22. Any business activity is restricted on the property. The Board has complete discretion regarding any business activity. Use of the unit as a place of business shall not be apparent or detectable by signs, sound, or smell. The business shall not involve persons coming onto the property for business purposes.
23. Each owner or occupant will be held responsible for the behavior of their pet. Pets in excess of 25 pounds are prohibited. Only one cat or one dog is permitted per unit. All pets must be properly vaccinated. Pets must be walked to the designated areas on the property. Owners are required to dispose of the pet's waste. Pets are not permitted in or around the pool area. Cats shall not be permitted to roam freely. Cats found roaming or causing a nuisance to others will be subject to immediate removal without further notice and an incurred fee to have them removed from the property will be charge to the owner of the Unit. Any damages to shrubs or other landscaping by pets will be replaced at the pet owners' expense. Dogs are not permitted on Unit decks/porches without supervision. Dogs shall be kept on a lease, or, under voice command control always when outside the unit. Any animal that becomes aggressive, or becomes a nuisance may be required, by the Board, to revoke the pet owners' common area privileges, and require the pet to be removed from the property permanently.
24. The use of kerosene or electric heaters, fireplaces or any other type of supplemental heating will not be permitted since these are considered a fire hazard.
25. No unit shall be occupied by more than two people who are not related, whether owners or leaseholders.
26. The courtyard and grounds are kept for the peace and quite of all our residents. No objects, structures, etc., may be set up at any time. This is to be a designed passive area, to be used only for walking, lounging, and medication.
27. No wild animals, (possums, squirrels, rabbits, cats, or dogs) may be fed on Sanbyrn Hall Property.
28. If any undue cost is incurred by the HOA, the cost may be charged back to the unit owner creating the cost. (for example, Court costs and lawyer fees, etc.)

29. A Board member and/or Board members spouse is not permitted to order or give directives to any person on the Sanbyrn Hall grounds. All correspondence or directives will be given by the management company in writing.

Any consent or approval given under these Rules and Regulations may be added to, amended to, or repealed at any time by resolution of the Board of Directors.

*Last Amended: November 8, 2018 by the Sanbyrn Hall Homeowners Association Board of Directors.*

**Contact for Association Management Company:**

**Property Solutions of Middle Tennessee**

**2146 N. Thompson Lane, Suite B**

**Murfreesboro, TN 37129**

**(615) 295-2317**

**Carrie Snow, Senior Community Manager**

**[csnow@propertysolutionsmt.com](mailto:csnow@propertysolutionsmt.com)**

***IMPORTANT: In the event of an emergency (fire, tornado, etc.) you should contact your insurance company and/or 911, then report the issue to PSMT during business hours (8:00 a.m. to 4:00 p.m. Monday through Friday).***

***You should call a licensed plumber for water leaks to your shower, toilets, sinks, line connections to your refrigerator ice makers, hot water tanks and backups from any drains associated with the above. If you have a plumbing issue that will require the immediate shut-off of the water valve serving that building, please contact Bruce Shelton at 817-239-5146 or Jeanie Shaw at 615-351-8475 or your preferred plumber.***

**If you are going to have a scheduled plumbing job or a project that would require the water to be cut-off to the building, please contact Carrie Snow with PSMT at least 4-5 days in advance of the job so that proper notice can be given to all residents that would be affected by the cut-off. Please contact Carrie by email at [csnow@propertysolutionsmt.com](mailto:csnow@propertysolutionsmt.com) or by phone at 615-295-2317.**

***You should call an HVAC Mechanical Company for any evidence of water leaks or drain backups associated with your heating unit or air conditioner or your clothes dryer venting. You should call your insurance agency ASAP if any visual damage is noted.***

***The HOA is not responsible for the repair and maintenance of any interior items serving a Unit; such as, but not limited to, electrical, plumbing, HVAC (heating and air unit), dryer vents (the HOA is only required to ensure that the outside vent cover is secure and to prevent any entry from birds and rodents) – the HOA is only responsible for maintenance to the building exteriors and the electrical and plumbing components from the exterior of the building to the meter only.***