

This Instrument Prepared by:
Scott D. Weiss, Attorney at Law
Weiss & Weiss, Attorneys at Law
1900 Church Street, Suite 301
Nashville, TN 37203

**Prepared from information provided
By and at the direction of the Boyd Mill
Estates Home Owners' Association, Inc.
Board of Directors**

**BOYD MILL ESTATES
HOME OWNERS' ASSOCIATION, INC.**

RULES & REGULATIONS

Adopted DEC. 20, 2018

Notice, Fine and Enforcement Policy

These Rules and Regulations are adopted by the Board of Directors (“Board” or “Directors”) of Boyd Mill Estates Home Owners’ Association, Inc. (“Boyd Mill Estates” 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 Covenants, Conditions and Restrictions for Boyd Mill Estates (“Declaration”) and the By-Laws of Boyd Mill Estates Home Owners’ 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, suspend voting rights and use of all Association amenities for so long as any non-compliance may continue** in accordance with Article V, Section 11(b) of the Amendment of Declaration of Covenants, Conditions and Restrictions for Boyd Mill Estates and of By-Laws of Boyd Mill Estates Home Owners’ Association.

General: Except as otherwise noted in these Rules and Regulations, the Declaration and/or By-Laws, violation of these Rules and Regulations, the Declaration and/or By-Laws and all amendments thereto 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.

If the violation continues past the Ten (10) calendar days, an additional five (\$5.00) dollars per day will be assessed and will continue for up to four (4) weeks

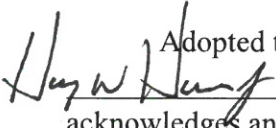
from the expiration of the ten (10) calendar days written on the Second Written Notice.

- c. Third Written Notice: If the violation remains unresolved after the aforementioned four (4) weeks, 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 Boyd Mill Estates, 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 sixty (60) 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 20th day of December, 2018, by the undersigned, Wayne Wang, President of the Boyd Mill Estates Home Owners' Association, Inc., who acknowledges and affirms that a meeting of the Board of Directors was held on June 26, 2018 where a quorum of Directors were present and a motion was made, seconded and passed to adopt these Rules and Regulations.

BOYD MILL ESTATES
HOME OWNERS' ASSOCIATION, INC.

Wayne Hough
By: _____

Its: President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Harry Harris 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 Boyd Mille Estates Home Owners' 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 Brentwood, Williamson County, Tennessee, this 20 day of December, 2018.

Christopher Marrano
Notary Public

My Commission Expires: 8/22/2022



Boyd Mill HOA Board Member Vote

11 messages

Perry Hamlett <perryhamlett@gmail.com>

Tue, Jun 26, 2018 at 5:53 PM

Reply-To: perryhamlett@gmail.com

To: Harry Harris HOA <hharris@hnharchitects.com>, Liz Alvey HOA <Lizalvey@gmail.com>, Kelley Hall <kmwhall@yahoo.com>, Steve Kimmel <stevekimmel52@gmail.com>, Janet Wallace <jantheteach@att.net>, Janet Wallace HOA <Janet.Wallace@mnps.org>, Perry Hamlett <perryhamlett@gmail.com>, william8170@att.net

Hello Everyone,

Our Boyd Mill Estates Annual Meeting was last night, June 25.

There were not enough board members present to conduct business.

We can elect officers at the next monthly meeting.

The following (3) items need your vote.

Please respond either "yes" or "no" to each item.

1. Bill Creswell accepted the nomination to become a HOA Director.
He has served many years on our board in the past and has done great service for our community. I vouch for Bill.
(please vote to elect Bill Creswell as a Director)
2. A Fine Policy to enforce Exterior Maintenance matters has been drafted by Attorney, Scott Weiss. See Attachment
(please vote to adopt the much needed Fine Policy).
3. Our current HOA assessment is \$76.57 per quarter.
We can raise the amount 5% each year ($76.57 \times 5\% = \$3.87$ per quarter)
This needs to be done to keep up with rising costs.
(please vote to raise the assessment by 5%)

Also, the Franklin Street Department has committed to paving our neighborhood streets this year. I am waiting for an update from Derrick McCord for the date. If you have time contact him. I've been through this before and the squeaky wheel gets the oil. We are over due and the Street Dept has acknowledged. Derrick can be reached at derrickm@franklintn.gov / 615-478-0359.

Thank you all for serving our community!

Perry Hamlett

 **Fine Policy #1pdf.pdf**
91K

Steve Kimmel <stevekimmel52@gmail.com>

Tue, Jun 26, 2018 at 6:02 PM

To: perryhamlett@gmail.com

Cc: Liz Alvey HOA <Lizalvey@gmail.com>, Harry Harris HOA <hharris@hnharchitects.com>, Janet Wallace HOA <Janet.Wallace@mnps.org>, Janet Wallace <janthewallace@att.net>, william8170@att.net, Kelley Hall <kmwhall@yahoo.com>

1. Yes
2. Yes
3. Yes

Thanks,

Steve Kimmel

On Jun 26, 2018 5:53 PM, "Perry Hamlett" <perryhamlett@gmail.com> wrote:
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Perry Hamlett

Perry Hamlett <perryhamlett@gmail.com>

Tue, Jun 26, 2018 at 6:15 PM

Reply-To: perryhamlett@gmail.com

To: Steve Kimmel <stevekimmel52@gmail.com>

Cc: Liz Alvey HOA <Lizalvey@gmail.com>, Harry Harris <hharris@hnharchitects.com>, Janet Wallace HOA <Janet.Wallace@mnps.org>, Janet Wallace <jantheteach@att.net>, william8170@att.net, Kelley Hall <kmwhall@yahoo.com>

1. Yes
2. Yes
3. Yes

Perry

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2. Yes
3. Yes

Thanks,

Steve Kimmel

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Perry Hamlett

Perry Hamlett <perryhamlett@gmail.com>

Tue, Jun 26, 2018 at 6:30 PM

Reply-To: perryhamlett@gmail.com

To: Steve Kimmel <stevekimmel52@gmail.com>

Cc: Liz Alvey HOA <Lizalvey@gmail.com>, Harry Harris <hharris@hnharchitects.com>, Janet Wallace HOA <Janet.Wallace@mnps.org>, Janet Wallace <janheteach@att.net>, william8170@att.net, Kelley Hall <kmwhall@yahoo.com>

Bill, if you are elected please vote on items #1 & #2.

On Tue, Jun 26, 2018, 6:15 PM Perry Hamlett <perryhamlett@gmail.com> wrote:

1. Yes
 2. Yes
 3. Yes
- Perry

On Tue, Jun 26, 2018, 6:02 PM Steve Kimmel <stevekimmel52@gmail.com> wrote:

1. Yes
2. Yes

3. Yes

Thanks,

Steve Kimmel

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Perry Hamlett

Cc: Steve Kimmel <stevekimmel52@gmail.com>, Liz Alvey HOA <Lizalvey@gmail.com>, Harry Harris <hharris@hnharchitects.com>, Janet Wallace HOA <Janet.Wallace@mnp.org>, Janet Wallace <jantheteach@att.net>, william8170@att.net

Yes

Yes

And yes...

Kelley Hall

Kelley Whitney Hall

"Preach the gospel at all times; when necessary, use words." St Francis of Assisi

On Jun 26, 2018, at 6:30 PM, Perry Hamlett <perryhamlett@gmail.com> wrote:

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1. Yes

2. Yes

3. Yes

Perry

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1. Yes

2. Yes

3. Yes

Thanks,

Steve Kimmel

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Thank you all for serving our community!

Perry Hamlett

Harry Harris <hharris@hnharchitects.com>

Wed, Jun 27, 2018 at 9:16 AM

To: "perryhamlett@gmail.com" <perryhamlett@gmail.com>, Liz Alvey HOA <Lizalvey@gmail.com>, Kelley Hall <kmwhall@yahoo.com>, Steve Kimmel <stevekimmel52@gmail.com>, Janet Wallace <jantheteach@att.net>, Janet Wallace HOA <Janet.Wallace@mnps.org>, "william8170@att.net" <william8170@att.net>

1. Yes

2. Yes

3. Yes

Harry

From: Perry Hamlett [mailto:perryhamlett@gmail.com]

Sent: Tuesday, June 26, 2018 5:53 PM

To: Harry Harris; Liz Alvey HOA; Kelley Hall; Steve Kimmel; Janet Wallace; Janet Wallace HOA; Perry Hamlett; william8170@att.net

Subject: Boyd Mill HOA Board Member Vote

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Thank you all for serving our community!

Perry Hamlett

lizalvey@gmail.com <lizalvey@gmail.com>

Wed, Jun 27, 2018 at 10:13 AM

To: perryhamlett@gmail.com

Cc: Harry Harris HOA <hharris@hnharchitects.com>, Kelley Hall <kmwhall@yahoo.com>, Steve Kimmel <stevekimmel52@gmail.com>, Janet Wallace <jantheteach@att.net>, Janet Wallace HOA <Janet.Wallace@mnp.org>, william8170@att.net

1. Yes
2. No
3. No

It was my understanding at the meeting we were going to hold off on the fine policy pending further discussion. Did I miss something?

Sent from my iPhone

On Jun 26, 2018, at 5:53 PM, Perry Hamlett <perryhamlett@gmail.com> wrote:

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Perry Hamlett

<Fine Policy #1pdf.pdf>

To: "lizalvey@gmail.com" <lizalvey@gmail.com>, "perryhamlett@gmail.com" <perryhamlett@gmail.com>

Cc: Harry Harris HOA <hharris@hnharchitects.com>, Kelley Hall <kmwhall@yahoo.com>, Steve Kimmel <stevekimmel52@gmail.com>, Janet Wallace <jantheteach@att.net>, "william8170@att.net" <william8170@att.net>

Yes 1-3
Thank you

Janet Wallace Ed.D
Stratford STEM School 5-8
Janet.wallace@mnps.org

From: lizalvey@gmail.com <lizalvey@gmail.com>

Sent: Wednesday, June 27, 2018 10:13:34 AM

To: perryhamlett@gmail.com

Cc: Harry Harris HOA; Kelley Hall; Steve Kimmel; Janet Wallace; Wallace, Janet M; william8170@att.net

Subject: Re: Boyd Mill HOA Board Member Vote

1. Yes
2. No
3. No

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Sent from my iPhone

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Perry Hamlett

<Fine Policy #1pdf.pdf>

Perry Hamlett <perryhamlett@gmail.com>

Wed, Jun 27, 2018 at 10:19 AM

Reply-To: perryhamlett@gmail.com

To: Liz Alvey HOA <lizalvey@gmail.com>

Cc: Harry Harris HOA <hharris@hnharchitects.com>, Kelley Hall <kmwhall@yahoo.com>, Steve Kimmel <stevekimmel52@gmail.com>, Janet Wallace <jantheteach@att.net>, Janet Wallace HOA <Janet.Wallace@mnps.org>, william8170@att.net

Hi Liz,

The plan was that Harry or I would send the email to decide yes or no.

Perry

On Wed, Jun 27, 2018 at 10:13 AM, <lizalvey@gmail.com> wrote:

1. Yes
2. No
3. No

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Perry Hamlett

<Fine Policy #1pdf.pdf>

Perry Hamlett <perryhamlett@gmail.com>

Wed, Jun 27, 2018 at 10:25 AM

Reply-To: perryhamlett@gmail.com

To: william8170@att.net

Bill,

You have been elected to become a board member.

Congratulations and thank you.

I feel real good about you being back!

Now that you are official, you can vote on the remaining 2 issues.

#2 & #3 (yes - no or abstain)

Will you please cast your vote for the record, click reply all.

Thank you,

Perry

----- Forwarded message -----

From: **Perry Hamlett** <perryhamlett@gmail.com>

Date: Tue, Jun 26, 2018 at 5:53 PM

Subject: Boyd Mill HOA Board Member Vote

To: Harry Harris HOA <hharris@hnharchitects.com>, Liz Alvey HOA

<Lizalvey@gmail.com>, Kelley Hall <kmwhall@yahoo.com>, Steve Kimmel

<stevekimmel52@gmail.com>, Janet Wallace <janheteach@att.net>, Janet Wallace

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 **Fine Policy #1pdf.pdf**
91K

William Creswell <william8170@att.net>
Reply-To: William Creswell <william8170@att.net>
To: "perryhamlett@gmail.com" <perryhamlett@gmail.com>

Wed, Jun 27, 2018 at 10:39 AM

William Creswell, I vote yes on each of the three matters.

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