

**FOXBOROUGH SQUARE WEST**

**RULES AND REGULATIONS**

**SECTION II-A**

1. The sidewalks, entrances, common parking, drives, garages, (all paved areas) are considered non-play areas, and thus of the various buildings SHALL NOT be obstructed or used for any other purposes, than INGRESS AND EGRESS from all units. These paved areas are considered streets and must be kept free FOR UNIT OWNERS, EMERGENCY VEHICLES AND SCHOOL BUSES. If this policy is not followed, owners will be notified.
2. Nothing shall be hung or shaken from the doors, windows, or terraces without the written consent of the Board of Directors or managing agent. Example: window air conditioners, security cameras
3. Go-carts, motorized or unmotorized scooters, skateboards, golf carts are not allowed to be operated anywhere within the boundaries of Foxborough Square West.

None of the exterior landscaped areas or common ground, within Foxborough Square West are considered play areas. Foxland Hall Park is the designated area to serve as play area for all units.

4. No exterior of any building shall be decorated or furnished by any dwelling unit owner in any manner, without written consent of the Board of Directors. Examples: door color, replacement of doors, windows, storm doors, awnings, garage doors, painting or updating of fences and decks and similar decorative items must be approved by a written request to the Management Company, in accordance with the Bylaws.

Because all yard areas are common ground, the Board of Directors would have to approve any yard art. Examples: exterior sculptures, fountains.

The common ground areas are maintained by the Landscape Company hired to do so and must not be hindered in any way to fulfill their contract. The approval for this must be sent as a written request to the maintenance company.

EXCEPT FOR SEASONAL HOLIDAY DECORATIVE LIGHTS, which may be used and maintained by owner between OCTOBER 1 and JANUARY 10, all other exterior lighting must be approved by a written request to the Management Company.

The Board of Directors will follow the Window replacement requirement, of Brentwood Planning and Codes Department. The Brentwood Community Guide for 2017-2019 page 49 states a permit is required for the replacement of windows in an existing home. Emergency egress in bedrooms, safety glazing in hazardous area and energy efficiency are verified by the Planning and Codes Department during the plan review stage. Also, the Board of Directors adheres to the Permits section of the Brentwood Community Guide, page 34.

5. Each dwelling owner shall keep his dwelling unit, his designated storage space and patio and any other terrace to which he has sole access in a good state of preservation and cleanliness at all times.
6. No awning or satellite dishes shall be attached to dwelling, except such that have been approved in writing by the Board of Directors. The management company will provide exact regulations. For example, one per household, may only be attached to the back of the unit and not be visible from the other units.
7. No sign, notice, advertisement of illumination shall be inscribed, or exposed on or at any window or other part of any of the buildings, without the written permission of the Board of Directors or managing agent. The placement and size of the signs are strictly regulated in Brentwood.
8. Only one For Sale sign is permitted per unit and should be placed flush with the front of the unit. The maximum allowed sign is 24X36, the same as Foxland Hall. No other signs are permitted either in front of the unit or on any common area.
9. Refuse from the dwelling units shall be placed in bags and in containers in such places and at such times and in such manner as the Board of Directors may direct. The Board has always interpreted this to mean that garbage, or refuse, NO DOG FECES, should be placed in sealed trash bags, then placed in trash cans (provided by the owner) with attached lids, and placed inside the trash enclosures. The trash enclosures should be kept free and clear of litter and be used only for the storing of trash and not for any other storage purposes. PICKUP SERVICES IS EVERY MONDAY.

Boxes should be taken to a county designated place for disposal. Brush and plant material removal is not provided to Foxborough Sq. West, by the City of Brentwood and must be disposed of in a county designated place and not on the streets of Foxland Hall.

10. Toilets, drains, disposals, icemakers, outside water faucets and other water apparatus IN any building shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags, or other article be thrown INTO the same. Any damage resulting from misuse of any of the same or other water apparatus IN a dwelling unit shall be repaired and paid for by the owner of such dwelling unit.
11. The agents of the Board of Directors or any contractor or workman authorized by the Board of Directors may enter any room or dwelling unit in any building at any reasonable hour of the day for the purpose of inspecting such dwelling unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects, or other pests.

If there are suspected issues with egress/ingress in any unit that would be cause of concern for safety of owner or other residents, the agents of the Board of Directors or agents of the City of Brentwood may enter the unit(s) for the inspection of these areas.

12. No vehicle belonging to a dwelling owner or to a member of the family or quest, tenant, or employee of a dwelling owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any building by another vehicle, such as emergency

vehicles. Such vehicles shall be parked in the garages, designated for such owner or in a common parking area in front of units. Privately owned commercial vehicles must be parked in the rear of homes at all times.

Notification will be given to owners, by the management company and a time for correction will be given. If correction is not made within the time period, cars, trucks, trailers, or other types of vehicles will be towed at the owner's expense.

13. Dwelling owners shall not cause or permit any unusual or objectionable noise to be produced upon or to emanate from their units. This includes the barking of dogs. The City of Brentwood states; dogs must be on a leash whenever they are not on the owner's property. The City's ordinances also prohibit allowing dogs to bark habitually and repeatedly so as to interfere with neighboring residents' reasonable use and enjoyment of their property. Complaints about dogs running at large should be directed to Williamson County Animal Control at 615-790-5590. Complaints about barking dogs should be directed to the Brentwood Police Department at 615-371-0160 or the Planning and Codes Department at 615-371-2204. Pages 20, 27, and 30 of Community guide. These Community Guides are available online at <http://brentwoodtn.gov/communityguide>

There shall not be maintained any activity, device, noise or thing of any sort which is in any way obnoxious, unsightly, unpleasant, or which at the sole discretion of the Board of Directors, diminishes or destroys the enjoyment of the value of unit owners.

14. One animal is permitted per household with a maximum full growth of 25 pounds. Fish and house birds are exceptions.

15. Complaints regarding the service of units shall be made in writing to the management company.

16. Signs are posted at different places stating that Foxborough Square West is private property. This includes adhering to the Brentwood City's statement on solicitations, page 40, Community Guide. A solicitor's permit is required for both profit and non-profit organizations to solicit door – to – door in residential areas. A permit holder who fails to promptly leave upon request of a property owner may be cited for trespassing.

17. Only ten percent of the 31 units, three at a time, maximum can be rented. the Board of Directors must receive the lease agreement of rental units or a standard lease will be provided to the homeowners by the Board of Directors. A unit, one of the ten percent, may be rented for a minimum of one year, unless permission is granted for a shortened lease by the Board of Directors.

18. Use of Dwellings: Each of the dwellings shall be used as a SINGLE-FAMILY RESIDENCE ONLY. MASTER DEED # 8. ALSO ARTICLE V, SECTION 12 and a BRENTWOOD CITY ORDANACE.

19. The Board of Directors reserves the right to make other rules and regulations from time to time as may be deemed needful for the safety, care, and cleanliness of the Association and for securing the comfort and conveniences of the owner/ co-owners. Any consent or approval given under these rules and regulations may be added to, amended, or repealed at any time by resolution of the Board of Directors.

**20. The violation of any of these Rules and Regulations by any owner/ co-owner shall result in the managing agent or manager having the right and option to enter upon such owner/co-owner's dwelling or limited common element or to remove or change any condition causing or resulting in such violation and to correct such violation. Any such entry removal or change shall be deemed to be with the consent of such owners/co-owners or the party in possession thereof, and such managing agent or Board of Directors shall not be liable for trespass, conversion or any action based upon any such entry, removal, or change, made upon reasonable cause that such a violation existed.**

**EMERGENCY NUMBERS**

<b>Fire and Rescue Department</b>	<b>615-371-0170</b>
<b>Police Department</b>	<b>615-371-0160</b>
<b>Non- Emergency</b>	<b>615-371-0160</b>
<b>Emergency</b>	<b>911</b>
<b>Westwood Property Management</b>	<b>615-794-1411</b>