



CARRIAGE PARK CONDOMINIUMS

Homeowners Association

March 29, 2024

Basic rules of Carriage Park

1. Trash Day is usually Wednesday. Trash cans are to be placed on the curb on Tuesday evenings and returned to the **BACK** of the unit of Wednesday evening. Occasionally, there are changes in the pickup day (usually holidays), but the City of Franklin will place signs at both entrances to inform you of the correct day.
2. Bulky items, such as beds, couches, chairs, small appliances, etc. should be placed curbside by 7:00 a.m. on your regular trash day. **Items are NOT allowed on the curb before your regular trash day.**
3. Large items, such as mattresses, refrigerators, washing machines, etc. must be arranged through the City of Franklin by calling the Sanitation Services for the City of Franklin at 615-794-1516. After arranging pickup, your items should be placed on the curbside every Thursday, no later than 7:00 a.m. **Items are NOT allowed on the curb before the pickup date.**
4. The City of Franklin will not pick up electronics, like TVs. They must be taken to the City's recycling center Monday through Friday 6:30 a.m. to 2 pm.
5. **NO parking/driving** on the grass at any residence, parking pad, or at the pool area.
6. If you have a dog, there are poop receptacles in three areas on Carriage Park Drive. **DO NOT** walk your dog along the tree line to avoid picking up waste nor let your animal relieve itself in your neighbor's green space or garden area.
7. The City of Franklin is offering Blue Bins for recycling. They will need to be stored at the **BACK** of your unit. If you choose not to get a Blue Bin, these items will need to be placed in your trash receptacle.
8. Boats, RVs, trailers, and campers are **NOT ALLOWED** to be parked in Carriage Park. Temporary parking (for one week only) is allowed at the pool lot. After the week period, if the vehicle is still parked there, it is subject to be towed at OWNER'S expense. Please contact Westwood Management in advance to obtain approval from the Board of Directors.

9. Our landscaping is maintained weekly which includes mowing, weed eating and blowing away the debris. Please ensure that there are no items left on the common ground (i.e., water hoses, lawn furniture, etc.) that would impair a proper lawn service.
 - a. No Storage on Common Ground: Please be reminded that it is not permitted to store any items on the common ground areas within our community. This regulation is in place to ensure the safety, cleanliness, and visual appeal of our shared outdoor spaces. We kindly ask for your cooperation in adhering to this rule.
 - b. ARC Application for Permanent Changes: If you are considering making any permanent changes to your deck or the common ground around your unit, such as landscaping modifications or structural enhancements (including sheds), it is necessary to submit an Architectural Review Committee (ARC) application for approval by the Board of Directors.

10. If your unit is used as rental property, please ensure your tenants are aware of all governing documents, and rules and regulations associated with Carriage Park. All owners are responsible for the conduct of their tenants. **Failure to follow rules will result in a warning letter to the Owner. Second infraction will result in a fine.**

11. If you are looking for information concerning the neighborhood, please visit our website at <https://wmco.net/communities/carriage-park/>.

12. If you have a maintenance request, and it is something that is handled by the HOA in the “Carriage Park Maintenance Responsibilities”, please send it to melissa@wmco.net.

We encourage you to be interested and engaged in the workings of the ***Carriage Park Condominium Association***. The degree of success of any residential community greatly depends on positive communication between its residents and governing structure.

If you have any questions or comments, please feel free to contact Westwood Management Monday through Friday at (615) 794-1411 ext. 100. Should you need assistance at night or during the weekend, please contact our after-hours *emergency* line at (615) 473-5871.