

RULES & REGULATIONS FOR RUTHERFORD GREEN HOMEOWNERS ASSOCIATION

Murfreesboro, Rutherford County, Tennessee

This RULES & REGULATIONS FOR RUTHERFORD GREEN document (revised and approved by the HOA board on _____) is the latest revision of the HOA Rules and Regulations and supersedes all earlier revisions.¹ This places all community rules in one place, for easy reference. Please read these rules carefully, file them with your important Rutherford Green papers, and discard earlier revisions. These Rules and Regulations are also available on PSMT Rutherford Green Portal.

RULE VIOLATIONS: With the privilege of condominium living comes a special need to follow Association Rules and Regulations for the safety and benefit of all homeowners and their families and to maintain the value of the Rutherford Green property. Homeowners who do not comply with these rules and regulations will be notified in writing of the violation of these rules and regulations and asked to comply within two weeks. If the homeowner has not corrected the violation by the time of the second notice, he/she will receive 10 days to correct the violation. If a third notice is required, the homeowner will be fined \$50.00 for each rule violation and will have ten days to correct the violation. If a fourth notice is required, the homeowner will be fined an additional \$50.00 and the violation will be turned over to an attorney for action and for which the homeowner will be liable for all legal fees. Multiple and repeated violations of the same rule will receive a fine immediately, rather than numerous reminder violations notices. This needs to be revised to our current process, which I think was 1 notice, then a fine?? I wasn't 100% sure, so left this section for you to make changes.

FINE APPEAL PROCESS: Homeowners have the right to appeal the HOA rules violation fine. The appeal process is as follows:

1. The appeal must be in writing and submitted to the Property Manager who will forward to the board.
2. Once the board receives the written appeal, further action on the violation will stop until the board reviews and rules on the matter.
3. After receipt of the written appeal, the Board of Directors will consider the appeal at the next board meeting, at which time the homeowner may also attend to discuss the appeal with board members.
4. The board's decision will be final.

RULES: No deviation from these Rules and Regulations can be made without board approval.

I'm not sure that we need to include a fine appeal process, as that seems to open a can of worms, in my opinion. Let me know your thoughts.

ONE. RESTRICTIVE COVENANTS, RULES & REGULATIONS REQUIREMENTS.

A. All unit owners and occupants in Rutherford Green are required to have a copy of the Restrictive Covenants and Rules & Regulations. In the event a unit is leased, a copy of the By-Laws and Rules & Regulations shall be given to the lessee. The owners are responsible for their guest(s) and lessees in observing the Covenants and Rules & Regulations. Please contact the property manager should you need a copy of these documents. These are also available online PSMT portal.

B. All present and future owners, mortgagees, lessees, and occupants and any other persons, including guests, are subject to the Restrictive Covenants and Rules & Regulations.

TWO. DECLARATIONS OF DEFAULT.

A. Should any person living in the unit subject to the Covenants and Rules & Regulations be in violation of same, then the HOA Board through its Property Manager will notify in writing homeowners of the violation as explained in "Rule Violations," paragraph 2, page 1, of these Rules and Regulations.

B. Maintenance fees are due and payable on the first day of each month. If not paid by the fifteenth (15th) of the month, the unit owner will be considered in default. Unit-owners in default shall be obligated to pay a late penalty of \$15.00 for each month late and a \$5.00 administrative fee for each month late (the administrative fee covers Association costs for sending late notices, etc.).

THREE. HOMEOWNERS' BUSINESSES.

Rutherford Green is a residential community only. Except for non-intrusive computer on-line practices, homeowners must not operate businesses or provide any services for profit on HOA property, including their residences.

¹ The restrictive covenants of Rutherford Green give the Association Board of Managers the authority to amend and/or to adopt new rules and regulations in **SECTION 9, A**, which states... "The rules, regulations and schedule of payments, including late fees for those not paying on time, established by the Developer shall be continued by the initial managing committee and can be changed from time to time by a similar majority vote of the committee or any succeeding managing committee."