

# HH-CONDOMINIUM RULES AND REGULATIONS

**ATTENTION: TENANTS PLEASE MAKE SURE YOU ARE FAMILIAR WITH THE FOLLOWING RULES AND REGULATIONS. THEY ARE ENFORCED BY THE MANAGEMENT COMPANY.**

1. THE OWNER(S) ACKNOWLEDGES THE RIGHT OF TENANT(S) TO ENTERTAIN FRIENDS AND GUESTS, BUT REQUIRES THAT PERFECT ORDER AND TRANQUILITY PREVAIL. TENANT(S), MEMBERS OF TENANT(S) FAMILY AND TENANT(S) GUEST SHALL AT ALL TIMES MAINTAIN ORDER IN THE LEASED PREMISES, AND NO IMPROPER OR BOISTEROUS CONDUCT SHALL DISTURB THE COMFORT OR INTERRUPT THE SLEEP OF NEIGHBORS.

**PENALTIES FOR SUCH DISTURBANCES SHALL BE AS FOLLOWS:**

- A. FIRST OFFENSE: VERBAL WARNING FOR FIRST OFFENSE TO THE TENANT(S) BY THE OWNER(S) OR MANAGEMENT COMPANY**
- B. SECOND OFFENSE: WRITTEN NOTIFICATION TO THE TENANT(S) AND/OR OWNER(S) WITH A \$50.00 FINE FOR THE VIOLATION**
- C. THIRD OFFENSE: WRITTEN NOTIFICATION TO THE TENANT(S) AND/OR OWNER(S) WITH A \$500.00 FINE FOR THE VIOLATION.**
- D. EACH VIOLATION THEREAFTER SHALL CONSTITUTE THE SAME PENALTY AS FOR THE THIRD OFFENSE AS LISTED ABOVE.**

2. THE DRIVEWAYS, SIDEWALKS, ENTRY PASSAGES, AND STAIRS SHALL NOT BE OBSTRUCTED OR USED FOR ANY PURPOSE OTHER THAN INGRESS AND EGRESS. BICYCLES, MOTORCYCLES, AND SUCH OTHER VEHICLES SHALL NOT BE PARKED IN THE COMMON AREAS OF THE COMPLEX NOR BE ALLOWED TO OBSTRUCT THE DRIVEWAYS, SIDEWALKS, ENTRY PASSAGES OR STAIRS. **BICYCLES MUST BE PARKED INSIDE YOUR UNIT AND NOT CHAINED OR LOCKED TO A RAIL OR STAIRWAY. IF YOU LOCK YOUR BIKE TO THE BALCONY OR RAILS YOU WILL BE CHARGED FOR REPAINTING THIS AREA.**

**DO NOT PARK ANY VEHICLE IN FRONT OF THE GATE AT THE BACK OF THE COMPLEX MARKED NO PARKING. THIS AREA MUST BE LEFT OPEN FOR EMERGENCY VEHICLES. YOUR VEHICLE WILL BE TOWED IF PARKED IN THIS AREA. THE PARKING SPACES IN THE FRONT OF THE BUILDING ARE FOR ONE VEHICLE ONLY AND AT NO TIME SHOULD AN ADDITIONAL VEHICLE BE PARKED END TO END IN THESE SPACES. A VIOLATION WILL RESULT IN TOWING AT THE EXPENSE OF THE OWNER.**

3. **MOTORCYCLES MUST BE PARKED IN A DESIGNATED PARKING SPACE AND DISPLAY A CURRENT PARKING DECAL. MOTORCYCLES ARE NOT TO BE PARKED ON THE SIDEWALK OR COMMON AREAS OF THE COMPLEX.** NO BOATS, TRAILERS, CAMPERS OR ANY OTHER VEHICLES MAY BE PARKED AT THE COMPLEX. THE PARKING OF ANY VEHICLE INOPERABLE IS PROHIBITED. THESE ITEMS WILL BE TOWED AT THE TENANT(S)/OWNERS EXPENSE. VEHICLES PARKED IN ANY UNAUTHORIZED AREA OR NOT DISPLAYING A CURRENT PARKING DECAL ARE SUBJECT TO TOWING AT THE OWNERS EXPENSE AND OR A PENALTY OF \$50.00 PER DAY SHALL BE ASSESSED BY THE ASSOCIATION TO THE OWNER OF THE UNAUTHORIZED VEHICLE.

4. WINDOWS AND DOORS SHALL NOT BE OBSTRUCTED. NOTHING SHALL BE THROWN OUT OF WINDOWS OR DOORS. CLOTHING, SHEETS, ETC. SHALL NOT BE HUNG FROM THE WINDOWS, RAILS OR PORCHES. NO EXERCISE EQUIPMENT OF ANY KIND IS ALLOWED IN THE COMMON AREAS OF THE COMPLEX AND WILL BE REMOVED AT THE OWNERS EXPENSE.

5. TENANT(S) SHALL PLACE ALL TRASH AND GARBAGE IN THE SANITARY CONTAINER IN LOCATIONS DESIGNATED FOR TRASH DISPOSAL. A DUMPSTER IS PROVIDED ON THE PARKING LOT FOR YOUR COMPLEX. GARBAGE, BEER KEGS, COOLERS, ETC. LEFT IN FRONT OF UNITS WILL BE REMOVED, AND **A CLEANING FEE OF \$50.00** WILL BE ASSESSED TO THE TENANT AND OWNER OF THE UNIT AFTER THE FIRST LETTER OF WARNING IF THE TRASH IS NOT REMOVED. ADDITIONAL PENALTIES LISTED BELOW. **DO NOT LEAVE YOUR GARBAGE IN THE LAUNDRY ROOM AS THIS WILL ALSO INITIATE THE CLEANING FEE BEING CHARGED TO YOUR UNIT.** DO NOT DISCARD JUNK MAIL IN THE BREEZWAY AS THIS CONSTITUTES LITTERING.

**FIRST OCCURRENCE:**

LETTER OF WARNING TO CLEAN THE COMPLEX OR REMOVE THE GARBAGE WITHIN 24 HOURS. \$50.00 FINE IF NOT REMOVED OR CLEANED WITHIN 24 HOURS.

**SECOND OCCURRENCE AND EACH THEREAFTER:**

\$ 150.00 PER TENANT(S) FOR SECOND OCCURRENCE WITH FINE AUTOMATICALLY IMPOSED TO THE TENANT(S).

DO NOT PUT FURNITURE OR GARBAGE IN FRONT OF OR BLOCKING THE DUMPSTER. THE DISPOSAL COMPANY WILL NOT MOVE THESE ITEMS AND A FEE FOR REMOVAL WILL BE ASSESSED TO THE OWNER OF SUCH ITEMS. IF YOU BLOCK THE DUMPSTER AND IT CANNOT BE EMPTIED, THERE WILL BE A FEE ASSESSED TO THE UNIT TO COME BACK TO THE COMPLEX AND EMPTY THE DUMPSTER. GARBAGE MUST BE INSIDE THE DUMPSTER.

**DO NOT LEAVE FURNITURE AT THE DUMPSTER, IT IS YOUR RESPONSIBILITY TO REMOVE THESE ITEMS FROM THE COMPLEX. YOU WILL BE CHARGED A REMOVAL FEE FOR LEAVING FURNITURE AT THE DUMPSTER.**

6. RADIOS, TELEVISIONS, ELECTRONIC EQUIPMENT, ETC. MUST BE TURNED DOWN TO A LEVEL OF SOUND THAT DOES NOT ANNOY OR INTERFERE WITH OTHER NEIGHBORS. NO BAND INSTRUMENTS AND NO MUSIC LESSONS, EITHER VOCAL OR INSTRUMENTAL SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE MANAGEMENT COMPANY.

7. TENANT(S) OR THEIR GUEST CAUGHT ON THE ROOF OF THE BUILDING WILL BE SUBJECT TO ARREST FOR TRESPASSING. ANY DAMAGE RESULTING FROM TRESPASSING ON THE ROOF WILL BE ASSESSED AGAINST THE OWNER AND/OR TENANT.

8. ACCESS TO THE ROOF FOR REPAIRS WILL BE GRANTED TO THE OWNER OR TENANT WITH A **24 HOUR NOTICE TO OUR OFFICE.** EMERGENCY ACCESS TO THE ROOF WILL BE SUBJECT TO A **\$25.00 TRIP CHARGE FOR LESS THAN 24 HOUR NOTICE.**

9. GAS OR CHARCOAL GRILLS ARE NOT PERMITTED IN ANY AREA OF THE COMPLEX AS STIPULATED BY THE CITY OF KNOXVILLE.

10. WITH SCHOOL STARTING, OUR ELECTRICAL AND WATER CONSUMPTION WILL INCREASE. PLEASE URGE YOUR TENANTS TO LET YOU KNOW IF THERE ARE ANY PLUMBING ISSUES IN YOUR UNITS WHICH NEED TO BE ADDRESSED. AS A REMINDER, IF YOU HAVE A PLUMBING PROBLEM IN YOUR UNIT WHICH RESULTS IN WATER DAMAGE TO ANOTHER UNIT, YOU ARE RESPONSIBLE TO REPAIR, REPLACE, ETC. THE DAMAGED UNIT. IF YOU HAVE TO CUT OFF THE WATER AND THE LINE TO THE COMPLEX IS DRAINED OF WATER, THE CHARGES TO REFILL THE LINES ALONG WITH THE WATER SEWAGE FEE WILL BE CHARGED TO YOUR UNIT.

11. RECREATIONAL GAMES SUCH AS BASKETBALL, SOCCER, OR OTHER GOALS ARE NOT PERMITTED IN THE COMMON AREAS OF THE COMPLEX.

12. PETS ARE TO BE ON A LEASH AT ALL TIMES AND IT IS THE RESPONSIBILITY OF THE TENANT(S) TO "SCOOP UP" AFTER THEIR PET. FAILURE TO DO SO MAY RESULT IN THE ENFORCEMENT OF THE NO PET RULE AS SET FORTH IN THE BY-LAWS OF THE ASSOCIATION. **A FINE MAY ALSO BE IMPOSED BY THE CITY OF KNOXVILLE IN ACCORDANCE WITH ARTICLE 5-33 KNOXVILLE CITY CODE FOR FAILURE TO CLEAN UP AFTER YOUR PET.**

13. OWNER(S) AND THE HOMEOWNERS ASSOCIATION RESERVE THE RIGHT TO PRESCRIBE ADDITIONAL RULES AND REGULATIONS AND TO MAKE CHANGES TO THE EXISTING RULES SET FORTH AND REFERRED TO ABOVE AS OWNER(S) OR MANAGEMENT COMPANY SHALL IN ITS JUDGMENT DETERMINE TO BE NECESSARY FOR THE SAFETY, CARE AND CLEANLINESS OF THE LEASED PREMISES AND FOR THE PRESERVATION OF GOOD ORDER, COMFORT, OR BENEFIT OF ALL LESSEES IN GENERAL.

14. STATEMENTS ARE MAILED TO THE OWNER OF RECORD FOR ALL ASSOCIATION FEES. IF YOU AN OWNER OF RECORD BUT DO NOT RECEIVE MAIL AT THE COMPLEX PLEASE NOTIFY OUR OFFICE OF YOUR CURRENT ADDRESS FOR USPS DELIVERY.

15. STATEMENTS ARE MAILED QUARTERLY FOR THE ASSOCIATION FEES. FAILURE TO RECEIVE A STATEMENT DOES NOT RELIEVE AN OWNER FROM PAYMENT OF THE FEES NOR DOES IT NEGATE THE LATE FEE IF PAYMENT IS NOT RECEIVED BY THE 1ST DAY OF THE MONTH. IT IS THE OWNER OR TENANTS RESPONSIBILITY TO MAIL THEIR MONTHLY FEES TO THE ASSOCIATION OFFICE REGARDLESS OF WHETHER OR NOT A STATEMENT IS RECEIVED. PLEASE DO NOT CALL OUR OFFICE ASKING FOR LATE FEES TO BE REMOVED IF PAYMENT IS NOT RECEIVED BY THE 1ST DAY OF THE MONTH. ADDITIONAL LATE FEE WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED BY THE 15TH DAY OF THE MONTH. A FEE OF \$25.00 WILL BE ASSESSED FOR ALL RETURNED CHECKS.

16. TENANTS WILL BE NOTIFIED BY WRITTEN LETTER REGARDING ANY FINES WHICH HAVE BEEN LEVIED AGAINST THEM FOR AN INFRACTION OF THE RULES AND REGULATIONS OF THE COMPLEX. IF YOUR TENANT DOES NOT RECEIVE MAIL AT THE COMPLEX IT WILL BE YOUR RESPONSIBILITY TO INFORM THEM OF THE FINES LEVIED AGAINST THEM. WE URGE YOU TO TELL YOUR TENANTS THAT THEY SHOULD CHECK THEIR MAILBOX AT THE COMPLEX FOR CORRESPONDENCE FROM OUR OFFICE ON A REGULAR BASIS.

17. IF YOU NEED ADDITIONAL COPIES OF THE RULES AND REGULATIONS FOR ADDITIONAL TENANTS PLEASE CONTACT OUR OFFICE AND WE WILL SEND THEM AS DIRECTED. THE RULES AND REGULATION ARE UPDATED ON A YEARLY BASIS AND ARE MAILED TO EACH OWNER AT THE BEGINNING OF THE FALL SCHOOL TERM. A

COPY WILL ALSO BE PLACED ON THE DOOR OF EACH UNIT ON THE FIRST DAY OF THE FALL SCHOOL SEMESTER.

IF YOU NEED FURTHER EXPLANATION OF ANY OF THE ABOVE RULES AND REGULATIONS AS SET FORTH BY THE ASSOCIATION MEMBERS PLEASE FEEL FREE TO CALL OUR OFFICE DURING NORMAL BUSINESS HOURS AT 865-694-4744

**MISCELLANEOUS INFORMATION:**

NON-EMERGENCY POLICE NUMBER: 865-215-4010

TOWING FOR ILLEGAL PARKED VEHICLES: CEDAR BLUFF TOWING 865-966-0050  
**IF SOMEONE IS PARKED IN YOUR SPACE CALL THE TOWING COMPANY DIRECTLY AT THE NUMBER PROVIDED ABOVE TO HAVE THE VEHICLE REMOVED.**

**NO PARKING ON THE SIDEWALK**

DO NOT PARK ANY VEHICLE IN FRONT OF THE GATE AT THE BACK OF THE COMPLEX. THIS AREA IS FOR MOVING VEHICLES AND EMERGENCY VEHICLES ONLY. YOUR VEHICLE WILL BE TOWED IF PARKED IN THIS AREA.

PLUMBING WORK-YOU MUST CONTACT OUR OFFICE PRIOR TO WATER SERVICE INTERRUPTION AT THE COMPLEX. **NO EXCEPTIONS**

MONDAY IS THE DAY FOR WEEKLY MAINTENANCE & CLEAN UP AT THE COMPLEX.

KEEP THE LAUNDRY ROOM DOOR CLOSED AND LOCKED AT ALL TIMES. DO NOT LEAVE CLOTHES IN THE WASHER OR DRYER FOR AN EXTENDED PERIOD OF TIME.

KEYS TO LAUNDRY & STORAGE ROOM ARE PROVIDED BY THE OWNER. ADDITIONAL KEYS ARE \$ 7.00 AND MAY BE ORDERED THROUGH OUR OFFICE.

**UNDER AGE DRINKING AND/OR DRUG USE IS TO BE REPORTED DIRECTLY TO THE CITY OF KNOXVILLE POLICE DEPARTMENT BY CALLING 911.**

Rules and Regulations updated and Emailed August 21, 2014 to each owner.  
Copies placed on the door of each unit for tenants on September 5, 2014.

**PLEASE MAKE SURE YOUR TENANT HAS READ AND UNDERSTANDS EACH OF THE RULES AND REGULATIONS.**