

# The Art Lofts @ the Candy Factory Condominium Association

## Rules and Regulations

### Revision - 2012

1. All pets must be on leash and not allowed to roam freely in common areas.
2. Pet waste in any area must be cleaned up immediately by the pet owner.
3. Only dogs, cats, birds and other common house pets may be kept in any unit. Pets must not cause a noise nuisance.
4. The parking spaces are intended for common motor vehicles such as cars, light trucks or vans. Parking of oversized vehicles, junk cars or inoperable vehicles is prohibited.
5. The turn-around located directly in front of the Candy Factory, is intended for those who own / reside at the Candy Factory Condominium. This is for loading and unloading ONLY. Overnight and long term parking is not permitted, and all violators are subject to being towed at the vehicle owner's expense. ALL vehicles MUST have a Candy Factory Tag and/or Fort Kidd Parking Tag(s) or your vehicle will be subject to being towed at the vehicle owner's expense
6. No parking of baby carriages, playpens, bicycles, chairs, vehicles or toys is allowed in any common area.
7. Any personal items left for more than one (1) day in the common areas including but not limited to the hallways, lobby, stairwells, etc will be discarded without attempting to find the owner.
8. No smoking in any common area including hallways, and the stairwells.
9. Horseplay of any kind is prohibited in the common areas.
10. Quiet hours are from 11:00 pm to 8:00 am. Please respect your neighbors.
11. Loud, boisterous conduct, nuisance barking by pets, loud music or other similar disruptions is an infringement of the right of all residents to have reasonable peace and quiet and therefore is prohibited at any time.
12. Use of all fireworks or firearms of any kind is strictly prohibited.
13. Grills are a Direct Violation of the Knoxville City Fire Codes, and an insurance violation. If any grills are found on the premises the unit owner will be fined immediately.
14. All local laws and ordinances apply to residents, guests and owners.
15. All common areas such as the elevators, hallways, stairwells are to be left clean and clutter free.
16. Contractors and owners are responsible for removal of discarded materials or scraps (carpets, heat pumps, cabinets, mattresses etc) from the Candy Factory property. Do not leave furniture or other large items by the dumpster as the city does not pick up these items.
17. All rubbish, trash or garbage should be regularly removed from the premises and not allowed to accumulate.
18. For sale or for rent signs are prohibited.
19. **All acts of vandalism** (including but not limited to: destruction of common property, graffiti, endangerment of any kind, etc) will be fined and/or prosecuted. Immediate fines of \$1000 will be incurred by the unit owner and/or tenant.
20. **Rental Units** - Owners who rent their unit must complete the Homeowner and Tenant Contact Information form and submit the form to the HOA at the time of occupancy. This form will be re-submitted each time there is a change in tenant or a new tenant lease signed. Owners are responsible for the actions of their tenants, and will be held liable and assessed for any fines incurred by such tenants. Further, the HOA may require an owner to immediately remove any renter who violates the Rules and Regulations depending upon the frequency and severity of such actions.
21. Owners and residents are responsible for the actions of guests while in any common area or within any area of the Candy Factory Condominium.
22. The Board of Directors for the HOA must approve all exterior modifications or improvement plans. All requests must be made in writing.

23. For Safety & Insurance purposes the roof is completely off limits to anyone other than contractors in need of accessing the roof for repairs. This access is to be supervised by the onsite caretaker or management company. Anyone caught accessing or trying to access the roof without proper authorization will be automatically fined \$1000.
  24. ***Management has the authority to enforce the rules and regulations approved by the Board of Directors or those in the Master Deed.***
  25. ***Please make these Rules and Regulations available to your Tenants and/or Guests.***
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**CANDY FACTORY**  
**HOMEOWNER ASSOCIATION**  
HOMEOWNER and TENANT CONTACT INFORMATION

Owners Name: \_\_\_\_\_

Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**TENANT INFORMATION:**

Tenant (1) Name: \_\_\_\_\_

Tenant (2) Name: \_\_\_\_\_

Tenant (3) Name: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Cell Phone Tenant (1): \_\_\_\_\_ Email Address: \_\_\_\_\_

Cell Phone Tenant (2): \_\_\_\_\_ Email Address: \_\_\_\_\_

Cell Phone Tenant (3): \_\_\_\_\_ Email Address: \_\_\_\_\_

**Vehicle Information:**

	Make	Model	Year	License Plate Number & Registered State & County
Vehicle #1	_____	_____	_____	_____
Vehicle #2	_____	_____	_____	_____
Vehicle #3	_____	_____	_____	_____

\_\_\_\_\_  
Homeowner Signature

\_\_\_\_\_  
Date

This form must be completed and submitted to the HOA for every new tenant in the building.

~~Please submit to: Candy Factory HOA c/o Morris Property Management, 9041 Executive Park Drive, Suite 122, Knoxville, TN 37923, Fax to 865-692-0950, or email to bsaggese@morrisproperty.com~~

