

RULES AND REGULATIONS

1. Vestibules, halls, stairways and other condominium areas and facilities of a similar nature must remain unobstructed, and shall be used only for purposes of normal transit.

2. Lobbies, vestibules, hallways, stairways and other condominium areas and facilities of a similar nature shall not be used for storage or placement of any furniture, packages or objects of any kind.

3. Children shall not be permitted to loiter or play in the lobbies, vestibules, hallways, stairways and other condominium areas and facilities of a similar nature.

4. Hanging, cleaning or beating garments, rugs, or the like from or on the windows, terraces, or facades of the building, or in lobbies, vestibules, hallways, stairways, or other condominium areas of a similar nature is prohibited.

5. Throwing garbage or trash outside disposal installations provided for such purposes is prohibited.

6. All damage to common elements caused by the moving or carrying of articles therein shall be the responsibility of, and shall be paid for by the owner or person in charge of such articles.

7. No owners, occupant, or licensee shall post their names, or any other notice in any lobby, vestibule, hallway, stairway or other condominium area except in places provided therefor.

8. Units shall be occupied and used by their respective owners only as private dwellings for such owners, their families, tenants and social guests, and for no other purpose whatsoever.

9. No portion of a unit other than the entire unit may be rented and no unit may be rented for hotel or transient purposes.

10. Residents shall exercise extreme care about making noises or playing music which may disturb other residents. No resident shall play or allow to be played and musical instrument, radio, television, phonograph, or the like between the hours of 10:00 p.m. and the following 8:00 a.m. if the same shall disturb or annoy any other resident.

11. Residents shall not be permitted to keep animals, livestock, or poultry of any kind on any Lot or in any dwelling without the full approval of the Association. The Association will regulate the keeping and maintaining of any household pets.

12. Owners shall not permit or suffer anything to be done or kept in their units which would increase the rate of fire insurance thereon or on the condominium as a whole.

13. No owner, lessee, or licensee shall install wiring for electrical or telephone installation, television antenna, machines or air-conditioning units or the like on the exterior of the project, or which protrude through the walls or the roof of the project except as authorized by the majority of unit owners.

14. No draperies, shades, awnings, or the like shall be used except as shall have been installed or approved by the Board of Directors, and no signs of any kind shall be placed in or on windows.

owners, or the project as a whole, and each unit owner shall be responsible for all damages and liabilities that any failure to maintain or repair may cause.

17. No immoral, improper, offensive or unlawful use shall be made of condominium property or any part thereof, and each unit owner, at his or her own expense, shall comply with, perform, and fully satisfy all city, state and federal laws, statutes, ordinances, regulations, orders, or requirements affecting his or her unit.

18. Units containing one bedroom or less may be regularly occupied by no more than three (3) persons. "Regularly occupied" means occupancy for a period in excess of ten (10) days consecutively, or thirty (30) days in one calendar year.

19. Each unit owner shall provide the managing agent with such key or keys as are necessary to gain access to his or her unit, and any owner altering lock or installing new lock on any door providing access to his or her unit shall provide a key or keys to such new or altered lock to the managing agent.

20. Unit owners, their families, guests, tenants, and employees will abide by the following parking and traffic regulations:

(a) Horns are to be used only when necessary for the safe operation of vehicles,

(b) Owners shall not park, nor shall they permit their families, guests, or tenants to park, in the parking spaces of other owners, or in such manner as to prevent ready access to the parking spaces of other owners. Improperly parked vehicles are subject to removal at their owners expense.

(c) Owners, their families, guests, tenants, and employees shall abide by such traffic and parking regulations as may be posted in the parking areas and on the driveways of the condominium.

21. These regulations shall be posted at all times at the main lobby, and a copy thereof shall be furnished to each unit owner.

The Board of Directors reserves the right, subject to approval by a majority of unit owners, to amend, repeal, or add to these rules and regulations from time to time as may be deemed necessary for the safe and efficient maintenance of the condominium and for the comfort and convenience of the occupants thereof.

**SULLINS RIDGE CONDOMINIUMS
AMENDMENTS TO RULES & REGULATIONS**

Parking

Parking is by permit only. Any vehicles found on the property without a valid permit will be towed from the premises. The number of parking permits available per unit is equal to the number of bedrooms per unit. Requests for additional permits will be considered on an individual basis and issued at the discretion of the management company. Short-term, temporary parking permits for guests may be obtained at the management company office.

Animals

There are no pets allowed on the premises. Pets already on the property are "grandfathered" in but must have prior written approval and be registered with the management company. If any animals are a nuisance to others in the complex, the owner will be required to remove them from the premises.

Security

Mr. Jay Richards, a Knox County Sheriff's deputy, resides at the premises for the security of the complex. Any resident experiencing a security or parking problem can page him at 906-7884. **PLEASE DO NOT USE THIS PAGER NUMBER UNLESS IT IS AN EMERGENCY.**

Violations

A \$25.00 fine will be assessed against the owner of any unit found violating the rules and regulations twice in a 30-day period.

Lost Items

Lost common area keys and lost parking permits will be replaced by the management company for a \$5.00 charge per item replaced.