

Hardison Hills Rules & Regulations

All owners, tenants, residents must comply with all rules stated in our HOA governing documents (CC&R's, Bylaws, and the Rules & Regulations). Courtesy letters will be sent out whenever a violation is noted. Non-compliance will result in a fine as determined by the HOA Board. (CC&R Art. VIII, Sec 6; Art XI, Sec 1q; Art IV, Sec 2)

* **Aesthetics** - No personal property, toys, bird feeders, tools, trash, doggie bags may be stored within view of the street or in a common area. All window coverings must comply with Rules. (CC&R Art XI, Sec 1b,c,l,s). Clothes lines are not permitted.

* **ARC Forms** - Any changes to the property, such as installing a fence, extending a patio, installing a deck, adding a screen door, installing railings on the front steps, etc. - all require filling out an ARC form for board approval. Also, please check with management for approved fence paint colors (CC&R Art XI, Sec 1j). ARC forms are available on your homeowner portal.

* **Compliance with Law** - All laws, statutes, ordinances, rules, and regulations of federal, state, or municipal governments must be promptly complied with. CC&R Art XI, Sec 1q.) The HOA board will invoke additional rules & regulations as needed with appropriate enforcement (CC&R Art XI, Sec 2,3). Note, Failure by the HOA to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so thereafter (CC&R Art XII, Sec 10). City of Franklin Regulations apply (CC&R Art XIII)

* **Grills** - All open flame, including grills and/or fire pits must be used only when 10 feet or more away, from any combustible structure. This includes siding and other building components. This is a Franklin City regulation.

* **Leash Law** - Whenever you take your dog out of your unit it must be on a leash and the other end of the leash must be in your hand so your pet is always under your control. There are no exceptions. This is both a city ordinance as well as a Hardison Hills rule.

* **Lights** - No party lights that exceed the top of the fence are permitted. No installation of a different type/color of external light fixtures or any other type of exterior lighting is permitted without board approval.

* **Neighbor View** - Refuse containers, woodpiles, storage areas, machinery, or equipment must not be visible from neighboring property/contiguous streets(CC&R Art XI,Sec 1l)

* **Noise** - Excessive noise, such as loud music or modified vehicle exhaust systems, can result in a City of Franklin citation and fine. The HOA will add to the city fine for excessive noise, including noise from vehicle exhaust systems.

* **Offensive Items** - "No noxious, OFFENSIVE, or illegal activity shall be carried on, in or upon any Lot or any part of the properties...". (CC&R Art Xi, Sec 1(f))

* **Parking** - No trucks, vans, boats, campers, camper trailers, etc are permitted without board approval. The board will only give a 48 hour approval and designate where the vehicle can be parked. Any vehicle that is oversized, i.e. does not fit in a parking space without extending over the sidewalk or into the roadway, is not permitted. (CC&R Art XI, Sec 1i) Also, you are responsible for cleaning up your vehicle oil dripping.

* **Pets and Pet Waste** - There is a limit of two pets/unit. That means either two dogs, two cats, or one dog and one cat. (CC&R Art XI, Sec 1h) All owners are required to pick up after their pet and to dispose of the pet waste in a dumpster or other appropriate trash receptacle. Violation of the pet waste rule will result in a minimum fine of \$50.00 that will be placed on the owner's account for failure to comply.

* **Plants** - Residents are not permitted to alter plants/trees planted by the HOA. No ground cover, vine-like plants are permitted. (CC&R Art XI, Sec 1r) Residents are required to water plants in the front of their units during dry summer days.

* **Pool** - please read the posted rules at the pool. Any violation of a posted pool rule will automatically result in a fine. NO glass, NO smoking, NO vaping, Children must be in swim diapers, Guest limit is two (2), etc. If you need pool access, contact Management.

* **Porch Lights** - No colored lights are permitted and all porch fixtures must meet the architectural style permitted by the HOA. (CC&R Art XI, Sec 1b)

* **Renters** - Every owner who rents out their unit must submit a copy of the lease to management and must be updated as renters change. If there is a fire, tornado damage, gas leak, active shooter, or other such event, Emergency Services will ask management for names, contact information, & pet information to make sure every life is accounted for. (CC&R Art 1, Sec 15; Art 2, Sec 1; Art 8, Sec 6). Williamson County & Franklin TN occupancy ordinances for single family residences apply.

* **Safety** - Each resident is responsible for keeping the sidewalk outside their unit safe. In other words, do not leave any toys, bikes, baby carriage, trash bags, hoses, wires, etc on the sidewalk. (CC&R Art II, Sec 2)

* **Satellite Dish** - Installation requires an ARC form to be filled out first. If you no longer utilize a satellite dish, Consider having it removed to prevent eventual roof leaks. Unit owners will be responsible for all damages caused by the installation of a satellite dish. (CC&R Art XI, Sec 1k)

* **Security** - If you observe something that gives you concern, please contact management. If the concern appears to be an illegal activity, contact the police at 911. If it is a non-emergency issue, (ex. excessive noise &/or noise after 10 pm), call (615) 794-2513. (CC&R Art XI, Sec 1f)

* **Signs** - No signs are permitted in unit windows, on unit doors, or anywhere on the property. The only exceptions are temporary signs: *For Sale* signs, *Open House* signs, *Political signs*, and *temporary seasonal* signs. Contact Synergy for details. For Rent signs are **not** permitted. TN law protects a resident's right to place at least one political sign/candidate on their unit's property, beginning 60 days before the election until one day after the election. (T.C.A. § 2-7-143) Signs may not be greater than 6 square feet. (CC&R Art XI, Sec 1e).

* **Structures** - **No** structures, permanent **or** temporary, are permitted on any lot if they exceed the top level of the fence, except umbrellas. (CC&R Art XI, Sec 1g,j)

* **Trash** - Only household trash is permitted in the dumpster. All boxes must be broken down. Do not leave bags of trash, pet waste, etc on your front steps. Never place any trash or other items beside the dumpster. Close dumpster gate when you leave. Take any large item to the dump (1140 Mile End Road) or make arrangements for a haul-away company to pick it up.

* **Vehicles** - Registration must be kept current. Keep your vehicles locked & remove all valuables - including guns. All vehicles must be operational. On the roads, compliance with applicable state laws is essential. Owners are responsible to make sure their vehicle is not dripping any engine fluid onto the parking space, which is destructive to the asphalt. (CC&R Art XI, Sec 1i) No extensive vehicle repairs are permitted on property.

* **Window Cleaning** - Every owner is responsible for keeping the inside and outside of their unit windows clean and in a neat appearance. Window shades must be white in color or of natural appearance as seen from the exterior of the unit. No sheets, flags, cardboard, or other type of window shades are permitted. (CC&R Art XI, Sec 1b).