

Rules and Regulations
River Plantation Sec III

Order: HQMF23KML
Address: 8300 Sawyer Brown Rd # L301
Order Date: 08-16-2022
Document not for resale
HomeWiseDocs

2020 River Plantation, Section III
Summary of Rules and Regulations/ Schedule of Fines *

Housing Exterior

- Common areas surrounding units must be kept clear of all items. Sidewalks and drives may not be blocked.
- The exterior including walls and door wreath may not be decorated or furnished in any manner without Board approval. Please complete a request form.
- Condos, storage spaces, carports, patios, etc must be kept clean and in good condition.
- Satellite dishes, antennas, etc must be approved by the Board. These items may not be attached to the building exterior. Satellite dishes can be mounted on the fence.
- No signs, advertisements, etc may be placed on any part of the building including windows without Board approval. For Sale signs as well as Open House signs can only be displayed between Fridays 6 p.m. to Sundays 6 p.m.
- Trash areas are to be kept clean at all times. Garbage must be bagged and placed in receptacle.
- Carports may not be enclosed, decorated, landscaped or covered with an awning without board approval.
- Carports may not be used for storage of non-vehicular property. Exceptions: small trailers and/or boats which do not extend the beyond the edge of the carport.
- Patio gates are to be kept closed at all times.
- Grills may not be used or stored within 10 feet of the building.
- No Yard Art is permitted.

Patio Foliage and Shrubs

- Trees or brush whose single trunk is over 15” in diameter or taller than the carport roofs are not allowed without a ‘grandfathered’ approval letter. No tree on the patio may touch any roofs or exterior walls regardless of height or circumstance.
- Planters may not be permanently installed.
- Shrubs are to be kept trimmed and manicured. Shrubs may not press against fences or exterior walls.
- Vines may not be attached to the walls.
- All plantings including shrubs and trees are to be kept trimmed and manicured inside the patio or in front mulched area of the unit.

Vehicles/Parking (Vehicles will be towed at owner’s expense)

- Vehicles may not block access to the entrances, carports or fire-lanes.
- Vehicles may not be parked in Guest parking without being moved for more than 5 days
- Speed limits must be obeyed.
- Commercial vehicles, tractors, mobile homes, recreational vehicles, trailers, campers, boats and other watercraft are not allowed without board approval.

- Vehicles on the property shall be properly licensed with current tags as required by the laws and regulations of the State of Tennessee.
- Vehicles must be maintained in operational condition.
- Storage PODS/Containers must be approved by the board. \$100.00 fee paid for a two-week period. Damage to pavement is an additional liability. A \$100.00 fee is to be paid to the HOA for utilizing a Storage POD. All Storage PODS/Containers must be placed in the resident's carport at all times. All such items are not allowed in the drive or in guest parking.

Pets

- While outside, dogs must be kept on a leash and are not allowed to be tethered anywhere on the property unaccompanied by the owner. The leash must be held by a person. No dog runs allowed.
- Only household pets are allowed. No breeding or selling of animals.
- Pets may not create a nuisance.
- Owners must clean up after pets. Please dispose of "poop bags" in YOUR trash.
- No offensive odors from patio, carports or buildings due to pet elimination.

Neighborhood

- No shooting of firearms (including B-B guns, pellet guns, paint guns, sling shots etc.)
- No fireworks are permitted.
- No drones are allowed in common areas or another resident's property.
- No disturbing or offensive activity is allowed. Noise levels (inside or outside of unit) must not disturb residents.

Non-Residential Use of Property

- No trade or business allowed in homes or on property.

Leasing Requirements

- Units may be leased only in their entirety. No short-term rentals of less than 6 months are allowed.
- Owner must provide a copy of a Lease and Criminal Background check prior to rental of unit.
- By amendment starting on August 12, 2020, the community is bound to no more than 25% rental units. The number of residences that may be rented is limited to 28 rental units. It is the responsibility of the homeowner PRIOR to renting their unit to request permission from the board to see if the community is at capacity of rental units. Failure to do so will be considered a breach of the contract signed upon purchasing the home or therefore amended and is subject to a fine of no less than \$500.00 plus notice to terminate the existing lease.
- If any resident would like to lease the unit and the community is at leasing capacity, you will be added to a wait list and will be notified when you may begin leasing your unit. Sub leasing is not allowed at River Plantation, Section III and owners will be held responsible for the actions of their renters.
- Failure to provide the HOA with a lease and a background check on renters within 15 days of executing a lease will result in the community's fine policy.

Fines

Violation of rules may result in fines to the owner of a unit. The fine schedule is as follows:

1st offense – Friendly reminder with compliance within a reasonable amount of time as considered by the Board

2nd offense - \$50.00 fine

3rd offense - \$75.00 fine

4th offense - \$100.00 fine

5th offense – sent to attorney for resolution

Upon the fifth offense, the violation will be sent to an attorney for further action.

This policy applies to violations for the same offense.

Fees

- Late Fees \$50.00
- Replacement Pool Key \$50.00
- Lost Pool Wristbands \$50.00 (Broken wristbands are free if returned)
- Storage POD Fee \$100.00 per Two-week period. (Damage to pavement or property will be an additional charge) APPROVAL must be given by the management company.
- New Owner Transfer Fee \$250.00
- NSF/Bad Check Fee \$25.00
- Clubhouse Rental Fee \$80.00 (Security/Damage Deposit \$125.00)

*NOTE: This list is intended for quick-reference purposes only and is not exhaustive. For a comprehensive listing, please refer to the Master Deed and By-Laws. All residents are responsible for upholding the River Plantation III covenants. Permission to waive any covenant must be obtained in written form from the Homeowners' Association. Violations are subject to fines and/or legal action. Vehicles in violation of the rules will be towed at the owner's expense.