COUNTRY WAY CONDOMINIUMS COMMUNITY STANDARDS
(ALSO KNOWN AS HICKORY VALLEY PHASE III)

Common Areas:

- Common areas, buildings, sidewalks, entrances, common parking, roadways and courts of the various buildings shall not be obstructed or used for any other purpose than ingress to and egress from the units in the buildings.
- Nothing shall be altered, constructed in, removed from or added to the common areas and facilities without the consent of the Board.
- There shall be no obstruction of, nor shall anything be stored in, the common areas and facilities. All areas are to be kept clear of debris or obstructions.
- Children shall not play in any of the exterior landscaped areas, except those designated by the Board of Directors or the managing agent.
- Storm drains in patios should not be obstructed where water cannot flow thru them. The storm drains are for water only. No mud, debris etc. should ever be washed down them. It should be removed and disposed of in the trash.

Home Exterior:

- No exterior of any building shall be decorated or furnished by any unit owner in any manner. This does not restrict the display of the United States flag, Political signs or of seasonal holiday decorations. *(Seasonal holiday decorations and political signs will be removed upon completion of the customary observance of the holiday or election).*
- All units are to be free of any thing hanging from the unit's windows such as rugs, air conditioners, laundry etc.
- No patio or balcony shall be enclosed or covered without the consent of the Board.
- All visible Replacement windows are to be of similar appearance to original windows. (i.e. grids, frames, etc.)
- All Exterior doors along with windows are the homeowner's responsibility. Including shed doors, garage doors and doors leading into garages.
- Any unauthorized adding on of rooms is subject to fine of $1,000.00, or up to and including the removal of said room.

Tree & Planting Policy:

- Personal plants, landscaping, or other possessions must not damage or deteriorate any common or limited common property in any way.
- Climbing (sticky) vines are strictly prohibited.
- No trees are to be planted in patio areas and existing trees should be kept trimmed. Any plants or trees in the patio area that causes damage to homes or the surrounding area is the responsibility of the homeowner.

Community Information:

- For Sale or For Rent signs are prohibited except for open house signs. Which may be put up on the day of the open house then immediately removed after it is over.

- Each owner shall keep his unit, his patio, balcony, garage and designated storage space, if any, to which he has sole access in a good state of preservation and cleanliness.
- Any storage building cannot be taller than the fence and needs Board approval before installing.
- Unit owners and occupants shall not cause or permit any unusual or objectionable noise or odors to emanate from their units. If the neighbors complain, the noise is too loud.
- Garage sales and yard sales are prohibited unless approved by the Board. Once a homeowner receives approval, the homeowner will be responsible to post and remove all signage and properly dispose of any unsold items immediately following the sale.

Pets:

- All pets must be house pets.
- Pets must be leashed and picked up after (droppings) in accordance with Metro ordinances.
- No pet may be kept that is dangerous to owners or guests.
- Pets should not disturb or interfere with the rest or relaxation of other homeowners at any time by excessive barking or howling.
- Each pet owner shall be responsible for damages from his or her pet.
- Farm animals are strictly prohibited.

Vehicle / Parking:

- Any vehicle that does not have current licensing or proper vehicle tags are not permitted in common areas.
- Major vehicle restoration and repair is not allowed.
- No dumping car oil or fuel on the property.
- Disabled vehicles, rusty and/or dilapidated vehicles must be stored in the homeowner's garage or off site.
- Homeowner's with garages are asked to park their vehicles in their garages. Homeowner's with more than two vehicles are asked to park their extra vehicles in the common areas but not blocking neighbor's gates and in designated spaces only.

The following types of vehicles shall not be parked in the common areas:

- Boats
- Trailers of any kind
- Limousines
- Busses
- Trucks larger than light pick-up trucks
- Campers or mobile/motor homes
- Off-road vehicles
- Commercial vehicles
- Storage containers of any kind

Any vehicle found in violation of these policies will be towed, fined or both at the owner's expense.

Trash Pick – Up:
Thursday is trash pick-up day. All garbage cans/recycle bins must be kept in the garage, including garbage that does not fit in cans, exception trash day. If you do not have a garage, garbage cans/recycle bins must be kept out of the drive/parking spaces except on trash day.

Rental Properties:
The community has a Lease Administration Program. This limits and manages the current lease agreements on property. Before you consider leasing your home, you will need to contact the management company for policy and details to determine whether you can qualify for this program.

Pool Rules:

- These rules apply to both the pool and the pool area/deck.
- No lifeguard is on duty -swim at your own risk.
- The pool is open daily during swimming season, from *dawn to dusk*.
- Residents/Owners not current on maintenance fees will be denied use of the pool.
- This is your swimming pool. You as a homeowner/resident have the right to ask anyone who does not adhere to these rules to leave. The Board of directors requests the cooperation of all residents in adhering to these rules, for the health, safety and enjoyment of all.

Metro Health Department Regulations:

- The gate is to remain closed and locked at all times.
- The pool safety net hooked in place at all times.
- All pool users are expected to comply with all Metro regulations.
- Food is strictly prohibited poolside by Metro regulations.
- Glass containers, breakable objects, food or chewing gum are prohibited.

NOTE: Violations of this ordinance could result in the closing of the pool

Country Way Homeowners Association regulations:

- The Pool is for the exclusive use of the homeowners and their guests.
- Owners/Residents must be present with their guests at all times and are responsible for their conduct.
- The pool cannot be reserved for private parties. In consideration of other pool users, the number of guests an adult homeowner/resident may have is up to the discretion of the adult.
- Homeowner's or resident's children under the age of 18 are limited to two guests each.
- Children under the age of 14 must be accompanied by an adult at least 18 years of age. This rule applies regardless of the child's ability to swim.
- Children who wear diapers are to wear swim diapers in the pool for health reasons.
- Radios are permitted with the use of headphones and should be used to minimize disturbance to nearby residents and other pool users.

- Persons, in the pool area are requested to keep all noise to a minimum.
- No smoking.
- Any person having any skin disease, sore inflamed eyes, nasal or ear discharges or any contagious disease should refrain from using the pool.
- NO diving, or running, pushing or rough play is permitted in the pool area.
- NO animals are allowed in the pool area.
- NO nudity is allowed. Swimmers must wear suitable swimwear manufactured for that purpose; t-shirts, cut-off jeans and pants are not permitted in the pool. Due to the damage these items cause the filtration systems.
- NO profanity is to be used, in consideration of pool users and nearby residents.
- NO playing on or with the rope.
- Floats are permitted in the pool only when they are not interfering with swimmers, or when the pool is not crowded.
- Users of the pool area are responsible for the removal of all articles brought by them at the time they leave the area.
- No excessive noise in the pool area.
- Safety equipment shall be used for emergency use only.
- Trash is to be discarded in the containers provided.
- If any damage is done to the pool or pool furnishings, the damages will be charged to the homeowner/resident.

CURRENT APPROVED ASSOCIATION FINE POLICY

Any violation of the above standards can result in a fine. Currently the fine is:

- $25.00 for the first offense
- $50.00 for the second offense
- $100.00 for the third offense

The violation of any of the Rules & Regulations or governing documents by an owner, after the Board has served due notice, shall result in the managing agent or other individual authorized by the Board having the right and option to enter upon such owner's unit or limited common area or to remove or change any condition causing or resulting in such violation and to correct such violation. Any such entry, removal or change shall be deemed to be with the consent of such owner or the party in possession thereof, and such managing agent, or manager, or the Board of Directors shall not be liable for trespass, conversion or any action based upon any such entry, removal or change, made upon reasonable cause that such a violation existed. Expenses or charges incurred to enforce such violations will be at the expense of the homeowner involved.

All owners, residents and lessees shall observe all applicable Metro and Tennessee State codes, including but not limited to pet leash laws; non-storage of inoperable vehicles; and zoning regulations.

Any consent or approval given under these Standards may be added to, amended or repealed or changed at any time by the Board. Any changes will be made public.

Fire Prevention Policy:
The Fire Marshal's Office of Nashville and Davidson County has a Fire Prevention code prohibiting the use and storage of gas and charcoal grills on the balcony or patio of a "Multiple family dwelling of three or more living units."

The Board of Directors is requiring that you comply with this ordinance and dispose of all grills. Any homeowner observing a violation is asked to please contact the Fire Marshal's office at 615-862-5230 to report it. The Fire Marshal's office will investigate any and all complaints.

If a homeowner is in violation of this rule, the following fines will be assessed:

- $100.00 for the first offense
- $350.00 for the second offense
- $500.00 for the third offense