

## SCHEDULE A

### RULES AND REGULATION FOR

#### RIVER PLANTATION (SECTION FOUR)

#### NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ONE. The sidewalks, entrances, common parking and drive and courtyards 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.

TWO. Nothing shall be hung or shaken from the doors, windows, or terraces, or placed up the window sills of the buildings without the written consent of the Board of Managers, or managing agent, or the manager.

- December 15, 2001

As authorized by Article ii, Section 2(e) of River Plantation Section IV By-laws, the following rule has been amended, effective October 24, 2001, by the Board of Managers. Please review the change in this rule and file with Section "A", which is attached to your Section IV By-laws.

- TWO: Nothing shall be hung or shaken from the doors, windows or terraces, or placed upon the window sills of the buildings, including window air conditioners and/or window fans, without the written consent of the Board of Managers, or managing agent, or the manager, except for the American Flag.

THREE. Persons shall not enter the Grave Yard.

FOUR. Deleted September, 2015, by the Board of Managers.

FIVE. Each owner shall keep his/her unit, his designated storage space and carport and any terrace to which has sole access in a good state of preservation and cleanliness.

SIX. Nothing shall be attached to the exterior structure of the building without written approval of the Board of Directors. This shall include but not be limited to satellite dishes hung from the exterior of the building or terraces, and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any of the buildings, except such as shall have been approved in writing by the Board of Managers or the managing agent or the manager, which approval may be granted or refused in sole discretion of the Board of Managers or the managing agent or the manager; nor shall anything be projected from any window or any of the buildings without similar approval.

SEVEN. Refuse, trash, recyclables, must be placed in the designated trash area of the unit.

EIGHT. Toilets, drains, disposals and other water apparatus in any building shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags, or other article be thrown into the same. Any damage resulting from misuse of any of the same or other water apparatus in an unit shall be repaired and paid for by the owner of such unit.

NINE. Deleted September, 2015, by the Board of Managers.

TEN. The agents of the Board of Managers of the managing agent, and any contractor or workman authorized by the Board of Managers of the managing agent or the manager, may enter any room or unit in any building at any reasonable hour of the day for the purpose of inspecting such unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.

ELEVEN. No vehicle belonging to an owner or to a member of the family or guest, tenant or employee of an owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from any building by another vehicle, and such vehicles shall be parked in the carports designated for such owner or in a common parking area.

TWELVE. Complaints regarding the service of the building shall be made in writing to the Board of Managers or to the managing agent or to the manager.

THIRTEEN. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.

FOURTEEN. Owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their apartments units.

FIFTEEN. No carport shall be enclosed, decorated, landscaped, or covered by any awning or otherwise without the consent in writing of the Board of Managers or the managing agent or the manager.

SIXTEEN. The Board of Managers reserves the right to make such other rules and regulations from time to time as may be deemed needful for the safety, care, and cleanliness of the Condominium, and for securing the comfort and conveniences of the rules and regulations concerning the use of the swimming pool, club house, children's playground, tennis courts, and common drives and parking areas, and said rules and regulations shall be considered a part of the By Laws.

SEVENTEEN. The violation of any of these Rules and Regulations by any co-owner shall result in the managing agent or manager having the right and option to enter upon such co-owner's apartment or limited common element or to remove or change any condition causing or resulting in such violations and to correct such violation. Any such entry, removal or change shall be deemed to be with the consent of such co-owners or the party in possession thereof, and such managing agent or manager, or the Board of Managers 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.

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FELIX Z. WILSON II REGISTER  
DAVIDSON COUNTY, TENN

- July 3, 1985  
The following Rule (addition to Schedule A, Bylaws) was approved July 3, 1985 by the Board of Managers as authorized by Article II Section 14 Rules & Regulations of Section IV Bylaws. Please review this Rule and attach it to your Bylaws Schedule A.  
Deleted September, 2015 by the Board of Managers.
- EIGHTEEN: RIVER PLANTATION SECTION IV  
Pet Policy

As authorized by Article II Section 14 of River Plantation Section IV ByLaws, Rule Number 18 has been amended and adopted by the Board of Managers, effective October 23, 2003. Please review this Rule change and attached it to your By-Laws Schedule A.  
Deleted September 2015 by the Board of Managers.

#### Pet Policy 06/05/2014

1. Pets must be under the absolute control of the Homeowner at all times, when on River Plantation Section IV common property. Dogs must be on a leash when on common property.
2. Homeowners who walk their dogs in the proximity of the buildings must retrieve their dogs excrement in a container for proper disposal.
3. Residents are urged to telephone the Metropolitan Government of Nashville and Davidson County, Animal Control (615-862-7928) to impound the dogs found running at large in Section IV. (A dog is considered to be running "at large by the Metropolitan Government, when a dog is off the premises of the homeowner and not under any control of the owner).
4. Dogs must not be left unattended in the Homeowner's patio area or in the Homeowner's storage shed at anytime. Please be considerate of your neighbors' comfort and repose.
5. Guard Dog. Homeowners or other persons in control of the premises upon which a guard dog is maintained shall post a warning sign (12 x 16), stating that such a dog is on the premises. The sign should be posted on the patio gate entrance to the back of the unit. Such sign should be in lettering clearly visible from the back fire lane, and shall contain a telephone number where the homeowner responsible for controlling such guard dog can be reach twenty-four hours a day.
6. To conform to Metropolitan Regulations all dogs and cats six months of age or older must be vaccinated against rabies. Such pets are easily identified by tags attached to their collars, which should be worn by each licensed animal at all time.
7. Dog, Fido stations with disposal bags, are installed in three different locations of Section IV. Owners are required to pick up after their pets and dispose of pet waste.

This Rule applies to ALL RENTERS and ALL HOMEOWNERS in River Plantation Section IV.

April 6, 1987

As authorized by Article II, Section 2 (e) of River Plantation Section IV Bylaws, the following rule has been adopted effective April 2, 1987 by the Board of Managers. Please review this new rule (Number Nineteen) and file with Schedule "A" which is attached to the Section IV Bylaws.

**NINETEEN:** No resident of River Plantation IV shall allow any licensed or unlicensed vehicle, van, trailer, camper, boat, recreation vehicle, commercial vehicle, or other similar vehicle owned by him, or placed in his care and responsibility by a guest, visitor, or another person - to be parked, or parked as advertised for sale, within the boundaries of Section IV (except that commercial vehicle which have no more than four wheels and which are used on a regular basis are permitted).

Failure to remove vehicle or equipment 24 hours after written notice by the Board of Managers will result in removal at owner's expense.

The Following Rule (addition to Schedule A, By-Laws), was approved October 1, 1990 by the Board of Managers as authorized by Article II, Section 14 Rules & Regulations of Section IV By-Laws. Please review this Rules and attach it to your By-Laws Schedule A.

TWENTY: Additions, Alternations and Improvements

Any written request to the Board of Managers by any co-owner(s) for permission to construct any addition to their unit shall be accompanied by detailed architecture drawings, (specification prepared by a licensed architect (i.e. sealed plans). Any written request to the Board of Manager by a co-owner(s) to make an alternation/improvement to the unit shall be accompanied by a photograph, drawing or other pictorial depiction of the proposed alternation/improvement.

May 5, 1992

As authorized by Article II, section 2 (e) of River Plantation Section IB By-Laws, the following rule has been adopted, effective May 5, 1992 by the Board of Managers. Please review this new rule (Number Twenty one) and file with Schedule "A" which is attached to section IV By-laws.

TWENTY-ONE: Owner or their agents may not put up open house, for sale, or for rent signs on their units, front or back, inside or outside, until Sunday morning and they must be removed by sunset Sunday evening.

- As authorized by Article II, Section 2 (e) of River Plantation Section IV By-Laws, the following rule has been revised, effective July 24, 2008, by the Board of Directors. Please review this revised rule (Number Twenty-One) and file with Schedule "A" which is attached to Section IV By-Laws.
- TWENTY-ONE: Owners or their agents may not put up open house, for sale or for rent signs on their units, front or back, inside or outside, before Friday p.m. and they must be removed by sundown Sunday evening.

As authorized by Article II, Section 2 (e) of River Plantation Section IV By-laws, the following rule has been adopted, effective May 1, 1992, by the Board of Managers. Please review this new rule (Number Twenty-two) and file with Schedule "A", which is attached to your Section IV by-laws.

TWENTY-TWO: Season Decorating will be allowed in patio areas of Units if first approved by the Board of Manager. These decorations may be displayed for two (2) weeks prior to a holiday and must be removed within one (1) week after the holiday.

As authorized by Article II, Section 2 (e) of River Plantation Section IV By-laws, the following rule has been adopted, effective May 1, 1992, by the Board of Managers. Please review this new rule (Number Twenty-three) and file with Schedule "A", which is attached to your Section IV by-laws.

TWENTY-THREE: The use of sprinklers and soaker hoses is prohibited.

As authorized by Article II, Section 2 (e) of River Plantation Section IV By-laws, the following rule has been adopted, effective April 24, 2003, by the Board of Managers. Please review this new rule (Number Twenty-four) and file with Schedule "A", which is attached to your Section IV by-laws.

TWENTY-FOUR: In the event of delinquent common charges (this shall include but not be limited to unpaid common charges, late fees, interest on the unpaid common charges, expenses to collect common charges in default, and attorney's fees incurred to collect common charges) that are two months past due, the management company shall send to the unit owner a letter outlining the delinquency. The unit owner shall have 30 calendar days from the date of the letter to pay all delinquent common charges in full. If at the end of the 30 calendar days payment of all delinquent common charges has not been made in full, the water to the home or unit will be cut off and capped. The unit owner will be required to pay all fees to disconnect and reconnect the water, as additional common charges.

As authorized by Article II, Section 2 (e) of River Plantation Section IV By-laws, the powers and duties of the Board of Managers shall include, but shall not be limited to the following:

(e) Adoption and Amendments of Rules and Regulations covering the details of the operation and use of the property.

The Board of Managers, effective October 26, 2004, has adopted Rule #25. Please review this new Rule and attached to your Section IV By-Laws, Schedule A.

TWENTY-FIVE: Where an Owner violating any provision of the Master Deed, By-Laws and/or Rules and Regulations of River Plantation Section IV, is properly notified by the Board of the violation and fails to remedy said violation, the assessment of a fine in the amount of \$50.00 will be applied to the maintenance account of the violating owner. The \$50.00 fine may be applied for each even or occurrence for which the unit is not in compliance. The Board of Managers may amend any fine assessed and any subsequent fines, at their discretion.