

Breckenridge Condominiums

**Revised – July 15, 2008
Rules and Regulations for Breckenridge Condominiums
Nashville, Davidson County, Tennessee**

**C/o Wheeler Property Management, Inc.
4800 Quail Hollow
Old Hickory, Tennessee 37138**

One. The sidewalks, entrances, common parking and drives and courts of the building shall not be obstructed or used for any other purpose than ingress to and egress from the building.

Two. Nothing shall be hung or shaken from the doors, windows, or terraces, or placed upon the window sills of the building without the written consent of the Board of Directors or Property Manager.

Three. The exterior of the building shall not be decorated or furnished by any unit owner or resident in any manner whatsoever without the written consent of the Board.

Four. Each condominium owner shall keep his unit, his designated storage space and any terrace to which he has sole access in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown there from, or from the doors, windows, or terraces thereof, any trash or other substance.

Five. No awning or radio or television aerial or dish shall be attached to or 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 building, except such as shall be approved in writing by the Board of Directors or the Property Management, which approval may be granted or refused in the sole discretion of the Board of Directors or Property Management; nor shall anything be projected from any window of the building without similar approval, however, approval shall not be withheld of normal TV antennas or dish which are attached to the patio railing.

Six. Refuse from the condominium units shall be placed in containers in such places and as such times and in such manner as the Board of Directors or Property Management may direct.

Seven. Each owner is responsible for maintenance and repair of their water and plumbing equipment and apparatus and the damage it may cause not only to their unit but also to any adjoining unit. Water equipment and apparatus may include, but is not limited to, sinks, toilets, bathtubs, drains, washers, disposals, water heaters, and dishwashers. If said owner has refused to perform said repairs upon demand of the Board or after damage has occurred after receiving written notice of needed repairs, the Board shall have the right to enter the unit to make necessary repairs. Costs of repairs shall be the full responsibility of the unit owner to whom the notice has been sent. If full payment is not received by the Board within 60 days they have the right to fine the unit owner \$100.00 per month until the outstanding invoice and all late fees are paid in full.

Eight. The agents of the Board of Directors or the Property Management, and any contractor or workman authorized by the Board of Directors or the Property Manager, may enter any unit inspecting such unit for reported problems 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, as long as sufficient notice is given to resident.

Nine. No vehicle belonging to an owner or to a member of the family or guest, tenant or employee of any owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any building by another vehicle. Residents shall park in the two (2) assigned, designated parking spaces for each unit. Any additional vehicles must be arranged for elsewhere, unless it is with prior approval of the Board of Directors. Guest parking spaces are reserved for that purpose and shall not be used as additional parking spaces by any resident.

Ten. Complaints regarding the service of the building shall be made in writing to the Board of Directors or the Property Management.

Eleven. 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 Directors.

Twelve. Residents shall not cause or permit any unusual or objectionable noise or odors to be produced upon or emanate from their units.

Thirteen. The Board of Directors 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 for co-owners and/or tenants, and rules and regulations shall be considered a part of the Bylaws.

Fourteen. No unit owner or resident shall allow any camper, boat, recreational vehicle, unlicensed vehicle, bus, trailer, commercial vehicle, or other similar vehicle owned by him, or placed in his care and responsibility by a guest, visitor, or other person, to be parked within the driveways and guest parking areas of Breckenridge

Condominiums; (except that commercial vehicle which have no more than four (4) wheels and which are used on a regular basis are permitted). Vehicles parked in violation of this rule and the parking rules in # Nine (9) will be towed at owner's expense, when owners fail to move vehicles or equipment within 48 hours after written notice. No owner or resident shall make general auto repairs, including, but not limited to oil changes, car tune-ups or tire replacement on any portion of the common areas or elements.

Fifteen. Common storage: All personal belongings are to be in designated storage area, not to be placed in common areas (bikes, furniture, etc.)

Sixteen. Pet Policy:

- 1. Pets are allowed at Breckenridge Condominiums as long as these animals do not constitute a nuisance or hindrance to others and are kept within the confines of their owner's unit. Any pet creating a disturbance shall be permanently removed from the property upon three (3) days written notice from the Board of Directors or Management.**
- 2. Owners that do not comply with the rules and regulations regarding number and size of pets or, owners that allow their pet to walk in any area not designated as a pet walking area or that allow their pet to go outside unattended will be notified in writing of the rule infraction two (2) times. After the second notice the owner will be assessed a fine of two hundred dollars (\$200.00) by the Breckenridge Condominium Association. Any further action that may be deemed necessary will be turned over for legal action. Should it become necessary for the association to obtain legal council and or appear in court to enforce any part of the pet policy, the liable party shall pay all attorney, court, and related fees with the rules and regulations violation.**
- 3. Only one dog or cat per unit will be permitted.**
- 4. Small birds are allowed.**
- 5. Only a dog or cat weighing 20 pounds or less, fully grown, will be permitted.**
- 6. Pets are not allowed to roam freely outside of the unit. Owners or a responsible person are required to walk pets on a leash.**
- 7. Designated walking areas for pets are in the front of the property, along the bottom of the hill (both sides of entrance) and the grassy area above the rock wall at the rear of the property. All owners or responsible parties are required to clean up after his/her pet.**

Seventeen. The violation of any of these rules and regulations by any owner shall result in the managing agent or manager having the right and option to enter upon such owners condominium or limited common element 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 agent or management, or the Board of Directors shall not be liable for trespass, conversion

or any action upon any such entry, removal or change, made upon reasonable cause that such a violation existed.

Eighteen. If problems presented to the homeowner in writing are not corrected in the designated time, the Board of Directors has the right to fine the homeowner One Hundred Dollars (\$100.00) each month the correction is not completed.

Nineteen. No signs may be placed on the exterior of the building or anywhere in the common elements without the written approval of the association manager or the Board.