

This Instrument Prepared by:
Scott D. Weiss, Esq., CCAL
330 Commerce Street, Suite 110
Nashville, TN 37201

**Prepared from information provided
By and at the direction of The Estates
of Hickory Woods Homeowner's Association, Inc.
Board of Directors**

Karen Johnson Davidson County
Batch# 433473 REST
07/09/2020 08:41:30 AM 5 pgs
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20200709-0074366

**THE ESTATES OF HICKORY WOODS
HOMEOWNER'S ASSOCIATION, INC.**

**FINE POLICY
RULES & REGULATIONS**

Adopted June, 2020

**Effective Date:
September 1, 2020**

Fine Policy

This Fine Policy is adopted by the Board of Directors (“Board” or “Directors”) of The Estates of Hickory Woods Homeowner’s Association, Inc. (“Hickory Woods” or “Association”) to provide a fair, equitable and consistent policy and application of due process for the enforcement of existing and future Rules and Regulations which may be adopted by the Board from time to time; and, to the extent enforcement provisions do not already exist, for the enforcement of the Declaration of Covenants, Conditions and Restrictions for The Estates of Hickory Woods Antioch, Tennessee (“Declaration”) and the By-Laws of The Estates of Hickory Woods Homeowner’s Association, Inc. By-Laws (“By-Laws”) and any and all amendments thereto.

It is the intent of the Board of Directors that this Fine Policy shall terminate, override and supersede any and all existing fine policies which may have been adopted by any previous Board.

All complaints regarding non-compliance with rules and regulations, the Declaration and/or By-Laws, shall be signed and submitted in writing to the Association management company, or may be transmitted by email to the Association community manager, provided that such email includes the sender’s name and address. **In addition to the provisions below, the Board may, at its discretion, suspend voting rights and use of all Association amenities for so long as any non-compliance may continue.**

General: Except as otherwise noted in these Rules and Regulations, the Declaration and/or By-Laws, violation of Rules and Regulations, the Declaration and/or By-Laws shall be enforced as follows:

- a. First Written Notice: The Owner and tenant/occupant (if applicable) will be mailed a written notice detailing the violation, action(s) which must be taken to resolve the violation and that resolution of the violation shall be achieved within ten (10) calendar days of the date written on the first written notice.
- b. Second Written Notice: The Owner and tenant/occupant (if applicable) will be mailed a second written notice detailing the violation, action(s) which must be taken to resolve the violation; that a fine of \$100.00 has been levied against the Owner’s account; that resolution of the violation shall be achieved within ten (10) calendar days of the date written on the second written notice; and that a \$100.00 will continue to be assessed for each month that the violation continues. No such fine will be assessed for more than four (4) consecutive months.

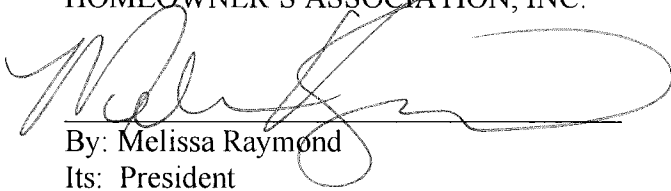
- c. Third Written Notice: If the violation remains unresolved after four (4) months, the Owner and tenant/occupant (if applicable) will be mailed a third written notice informing them that the violation has been referred to the Association attorney for enforcement.
- d. Referral to Attorney: The Board of Directors or its Managing Agent or Property Manager will contact the Association attorney after mailing the third written notice for counsel as to the most effective means of terminating the violation. All fines authorized by this Fine Policy plus all costs and reasonable attorney's fees shall be a charge on the land and a continuing lien against the Lot and all improvements located thereon, owned by the Lot Owner or occupied by the occupant thereof, and all such fines, costs and reasonable attorney's fees shall be the personal obligation of the Lot Owner and/or tenant or occupant of the Lot against which such fines, costs and reasonable attorney's fees have been secured.

Continuing Violations

Any violation which is resolved but reoccurs at any time within sixty (60) calendar days from the date of resolution, shall be considered a continuation of the previous violation and will be enforced in accordance with the terms of this Fine Policy.

Adopted this 17 day of June, 2020, by the undersigned, Melissa Raymond, President of The Hickory Woods Estates Homeowner's Association, Inc., who acknowledges and affirms that a meeting of the Board of Directors was held on June 1, 2020 where a quorum of Directors were present and a motion was made, seconded and passed to adopt these Rules and Regulations.

THE ESTATES OF HICKORY WOODS
HOMEOWNER'S ASSOCIATION, INC.


By: Melissa Raymond
Its: President

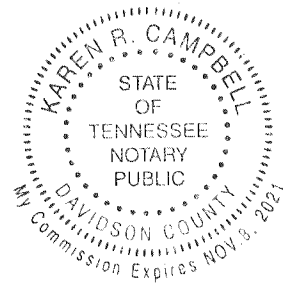
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **Melissa Raymond** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of The Estates of Hickory Woods Homeowner's Association, Inc., and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by himself as such President.

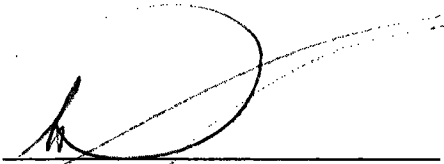
Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 17th day of June, 2020.

Karen R. Campbell
Notary Public

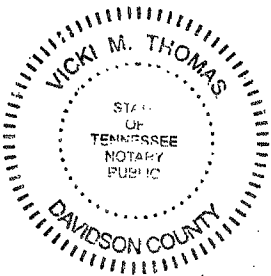
My Commission Expires: Nov. 8, 2021



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



SCOTT D. WEISS



State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission expires: 11/08/2021



Notary Public