

Heather Dawbarn, Register
Rutherford County Tennessee
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This Instrument Prepared by:
Scott D. Weiss, Attorney at Law
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Prepared from information provided
By and at the direction of the Lee Crossing
Homeowner's Association Board of Directors

LEE CROSSING HOMEOWNER'S ASSOCIATION, INC.
RULES & REGULATIONS

GENERAL FINE POLICY

Adopted December, 2018

These Rules and Regulations (“General Fine Policy”) have been adopted this ____ day of December, 2018 pursuant to Article IX, Section 7 of the Declaration of Covenants, Conditions and Restrictions for Lee Crossing, Section 1, Units 1-99, of record in Record Book 640, Page 3226, et seq., Register’s Office for Rutherford County, Tennessee (“Declaration”).

This General Fine Policy has been adopted by the Board of Directors to insure compliance with the Declaration and By-Laws of Lee Crossing Homeowner’s Association, Inc. (“Lee Crossing” or “Association”), and any and all amendments thereto (all collectively referred to as “governing documents”).

The procedures contained within this General Fine Policy shall not prohibit the Association from exercising any and all remedies available to it contained within the said Declaration, By-Laws or under Tennessee Law.

This General Fine Policy is intended to supplement and not supersede any notice, fine and enforcement remedies contained in the Declaration and By-laws. The Board may amend this document at any time without a vote from the Association membership.

Violations of any provision of the Declaration, By-Laws or other existing Rules and Regulations may, at the Board’s discretion, be enforced in accordance with the following procedures:

- a. First Written Notice: Owner and tenant/occupant (if applicable) will be mailed a written notice detailing the violation, action(s) which must be taken to resolve the infraction 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: 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 infraction, that a fine of \$100.00 has been levied against their account and that resolution of the violation shall be achieved within ten (10) calendar days of the date written on the second written notice.
- c. Fine Assessment (General Violations). If the violation continues past the ten (10) calendar days, a fine in the amount of \$200.00 per month will be assessed to the Owner and will continue until the sooner of four (4) months or until resolution of such violation.
- d. Third Written Notice: If the violation remains unresolved after the aforementioned 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.

After the third written notice is mailed, the Board of Directors or its Managing Agent or Property Manager will refer the violating Owner and/or tenant/occupant to the Association's attorney who shall have the benefit of all of the same remedies available within the Declaration, By-Laws, at law and in equity to Lee Crossing, for the enforcement all such violations. Violation of any provision of Rules and Regulations shall be enforceable in the same manner that non-payment of Assessments, Common Expenses and Special Assessments are enforceable in the Declaration including lien rights; and the remedies provided to the Association for other violations of the Declaration including late fees and/or interest provided for therein shall likewise be available for the enforcement of violations. The violating Owner and/or tenant/occupant shall be liable for all costs of the enforcement of Rules and Regulations, including reasonable attorney's fees.

Continuing Violations

Any violation which is resolved but reoccurs at any time within thirty (30) calendar days from the date of resolution, shall be considered a continuation of the previous violation and will be enforced in accordance with the relevant next part of this General Fine Policy.

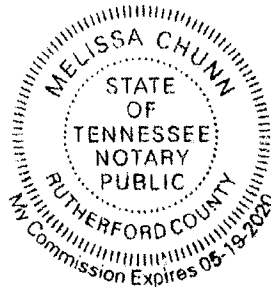
21 IN WITNESS WHEREOF, the undersigned have executed this instrument as of this the 21 day of December, 2018.

**LEE CROSSING
HOMEOWNER'S ASSOCIATION, INC.**



By: William Street
Its: President

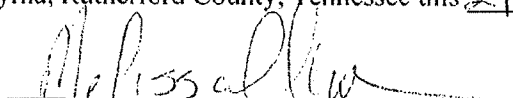
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)



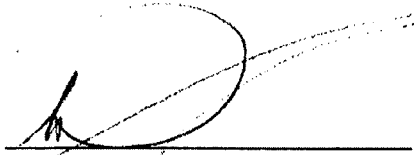
Before me, a Notary Public in and for the State and County aforesaid, personally appeared **William Street** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of the Lee Crossing Homeowner's Association, 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 Smyrna, Rutherford County, Tennessee this 21 day of December, 2018.

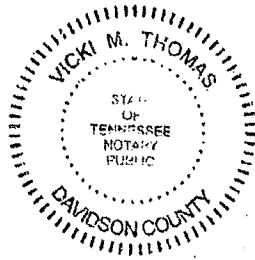
My Commission Expires:


Notary Public

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