

This Instrument Prepared by:
Nashboro Village Sites 8, 9 and 10
Homeowners Association
c/o Synergy Real Estate Group, Inc.
179 Belle Forest Circle, Suite 302
Nashville, TN 37221

Karen Johnson Davidson County Batch# 580332 REST 03/01/2021 11:37:30 AM 6 pgs Fees: \$32.00 Taxes: \$0.00 20210301-0025406
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**NASHBORO VILLAGE SITES 8, 9 AND 10
HOMEOWNERS ASSOCIATION**

FINE POLICY

Adopted March 1, 2021

The Board of Directors for Nashboro Village Sites 8, 9 and 10 Homeowners Association (“Nashboro Village”, or “Nashboro Woods”, or “Association”) has voted to implement a fining policy for the Association betterment. This policy is to help with enforcement of rules and regulations in the Declaration of Covenants & Conditions and Restrictions for the community. The Board hereby is notifying the property owners of the following violation fine policy. **Enforcement of this policy shall take effect on Monday, April 5, 2021.** Any lot displaying a violation of the Declaration of Covenants & Conditions and Restrictions shall be fined in the below listed manner.

Please understand that all open balances on a homeowner account shall receive a late fee, any account that is over (90) *ninety days* past due shall be turned over to a collections firm for collections on all past due amounts. Whether the balances are derived from fees and/or fines.

Attached is a list of Frequently Asked Questions for review. You can find a copy of the Declaration of Covenants and Conditions and Restrictions on your Synergy Portal.

FINE POLICY:

- First notice of violation (\$0.00) *Zero Dollars and Zero Cents*
- Second notice of violation (\$100.00), same offense. *One hundred Dollars and Zero Cents*
- Continued non-compliance for the same occurrence shall result in a fine in the amount of (\$100.00) *One Hundred Dollars and Zero Cents* every week for 4 weeks. On the 5th week the homeowner/violator will be turned over to the association attorney.
- It is the homeowner’s/violator’s responsibility to notify Synergy when they have corrected the problem, so an inspection may be conducted and the fees and/or process stopped.

(All open balances on a homeowner account shall receive a late fee, any account that is over (90) ninety days past due shall be turned over to a collections firm for collections on all past due amounts. Whether the balances are derived from fees and/or fines.)

The fine policy includes but is not limited to the following violation types.

- Car(s) parked in yard.
- Unsightly appearance.
- Lawns must be maintained in a consistent manner with the community. If, a homeowner’s grass/weeds/shrubs/bushes are overgrown (grass 12 inches or more), they will immediately receive a fine and if the violation is not corrected within 10 days the HOA’s representative (Synergy) will engage professionals to correct and the homeowner will be invoiced for the service.
- Violation of architectural approval process.
- Poultry/Livestock possession.
- Short Term Rentals must adhere to Article XIII Section 2 of the Governing Documents By-Laws Recorded 5/31/2019.
- Single Family occupancy of the dwelling violated.

Please feel free to contact Synergy Real Estate Group Inc. with any questions or concerns.

NASHBORO WOODS FINE POLICY FAQ

1. Why is the board instituting a fine policy?

While most homeowners in the Nashboro Woods neighborhood take great care of their home and property and will never have a fine levied against their property, there are times when further action is necessary to keep the neighborhood looking nice and to protect our home values. To encourage compliance with regulations in the Nashboro Woods HOA governing documents, the board believes having the option to levy fines is necessary. Without it, the only other option is to take a homeowner to court, which would be very expensive for all of us.

2. Can the board institute a fine policy without a vote of the membership?

Yes, after consulting with the HOA attorney, it was confirmed that the Board has the authority to institute a fining policy. The Board carefully considered this option and decided that it was in the best interest of our community to have this option in place for those rare instances when other actions are ineffective.

3. What happens if a homeowner has a violation?

The first violation notice will be sent to the homeowner in the form of a Synergy Courtesy Letter via email and USPS. The Courtesy Letter states the homeowner has 10 days to correct the violation. If additional time is needed, the homeowner must contact Synergy to arrange a mutually acceptable timeframe for the violation to be corrected. The homeowner must notify Synergy when the violation has been corrected.

4. What happens if the homeowner does not correct the violation?

If the problem is not corrected within 10 days OR by the new date, mutually agreed upon with Synergy, the homeowner will receive a fine of \$100.00. In addition to the \$100.00 fine, a second letter will be sent to the homeowner informing them they will incur a fine of \$100.00 per week, continued non-compliance will result in the fine of (\$100.00) One Hundred Dollars *and Zero Cents* every week for 4 weeks. On the 5th week the homeowner/violator will be turned over to the association attorney. It is the homeowners' responsibility to notify Synergy of the correction so an inspection may be performed and the fees and/or process stopped.

5. Are there any exceptions to this policy?

It is imperative that homeowners maintain their lawns by mowing their lawns regularly. As part of their regular neighborhood review, Synergy will check that lawns are being maintained. If a homeowner's grass/weeds are overgrown (generally at a height of 12 inches or more), they will immediately receive a fine of \$100.00, and Synergy will inform them they have 10 days to correct the problem. If the grass/weeds are not cut after the 10th day, Synergy will

send lawn care professionals to mow the lawn and bill the homeowner \$150.00 for the cost of this service.

6. Where does the money collected from fines go?

It is the Board's hope that fines related to neighborhood violations will never be needed because everyone is taking care of their property. However, if any fine dollars are collected, they will be deposited into the Nashboro Wood HOA Operating bank account to be used for neighborhood business.

7. What happens if I receive a violation notice and I cannot afford to fix the problem right away?

The new policy includes flexibility for these situations. Please note that the homeowner has 10 days from the time the violation letter is sent to contact Synergy and work out a mutually agreed upon date for violation corrections to be made.

8. When will the policy be implemented?

The new policy will go into effect on April 5, 2021.

[Signature and Notary Page to Follow]

23rd IN WITNESS WHEREOF, the undersigned have executed this instrument as of this the
of February, 2021.

**NASHBORO VILLAGE SITES 8, 9 AND 10
HOMEOWNERS ASSOCIATION**

Michael Hasting
By: Michael Hasting
Its: President

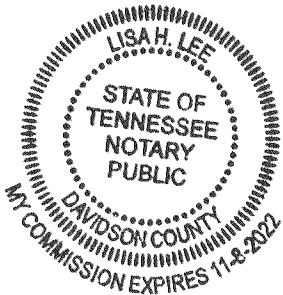
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **Michael Hasting** 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 Nashboro Village Sites 8, 9 and 10 Homeowners Association, 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.

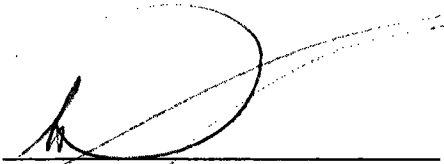
Witness my hand and official seal at Nashville, Davidson County, Tennessee, this
22nd day of February, 2021.

Lisa H. Lee
Notary Public

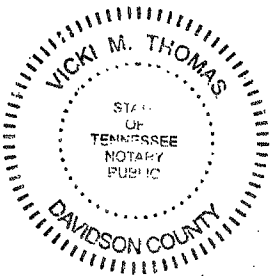
My Commission Expires:



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