

**RULES AND REGULATIONS FOR
RODERICK SQUARE
NASHVILLE, DAVIDSON, TENNESSEE**

Revised March 18, 2014

ONE COMMON AREAS:

Sidewalks, entrances, public areas, common parking and drives shall not be obstructed or used for any other purpose than access to and from the units in the buildings. No plants, flowers, chairs or other items may be placed in common areas without the permission of the Board of Managers.

TWO PATIOS/BALCONIES:

Only potted plants, hanging baskets and garden furniture are permitted on patios and balconies. Christmas lights are permitted between November 20 and January 7. Metro fire ordinances prohibit grills from being used or stored on patios and balconies. Bicycles may be kept in storage rooms or inside a unit but may not be placed on balconies or patios. No balcony, carport or garage shall be enclosed, decorated, landscaped, or covered by any awning or otherwise without the consent in writing of the Board of Managers or the property manager. No dirt or debris may be swept from balconies. (See By-Laws Article V, Section 11.)

THREE CHILDREN:

Children shall not play in any of the common areas. There are no play or recreation areas designed for children in the Roderick Square development.

FOUR INTERIOR AND EXTERIOR RESTRICTIONS:

Any internal or external additions, alterations or improvements to any unit shall not be made without the prior written consent of the Board of Managers. (See By-Laws, Article V, Section 14.). The Board must respond to any written request with 30 days.

Any changes made without prior written consent and deemed not in compliance must be brought into compliance at the expense of the owner. If compliance is not achieved within 30 days of written notice from the Board of Managers, the owner will be fined a sum equal to three times the monthly maintenance fee in effect at the time for every 30-day period that compliance is not achieved.

This includes, but is not limited to:

- A. the removal or addition of any walls or portions of walls within a unit,
- B. the installation of new windows (all portions exposed to or visible from the exterior of the building to be beige), or storm windows (all visible portions to be dark brown),
- C. front doors or garage doors.

The following items are also restricted in their appearance:

- A. All interior window treatments exposed to or visible from the exterior of the building must be of a white or off-white color.
- B. All front door hardware (doorknobs, door openers, door knockers, or kick-plates) must be polished brass.

The Board of Managers will have the exclusive right to determine what gradation of color is in compliance for any items noted in this section.

Exterior door mats are provided by the Board of Managers. No other doormats are allowed.

FIVE SATELLITE DISHES:

No satellite dish or antenna of any kind may be attached to or hung from the exterior of the building, patios, and balconies or attached to the roof.

SIX CLEANLINESS:

Each owner must keep his or her unit, designated carport or garage, storage space, patio or balcony in good condition and clean. (See By-Laws Article V, Section 11

SEVEN SIGNS/NOTICES/ADVERTISEMENTS:

No individual may place 'For Sale' or 'For Lease' signs or any other notice or advertisement of any type anywhere on the property, including inside doors and windows. Inquiries about available units for sale or rent may be directed to David Floyd & Associates, Inc., a fact that is advertised on a small, permanent, illuminated sign on our property. Signs advertising an open house may be placed at the Roderick Square entrances no earlier than 72 hours before an open house and must be removed one hour afterward. Notices about units for sale or lease may also be placed on the bulletin board near the mail boxes.

EIGHT GARBAGE:

Currently, dumpsters are emptied each Tuesday morning. Refuse from units must go directly to dumpsters and not be left outside unit doors or in common areas. All garbage should be placed in plastic bags and tied securely. Cardboard boxes should be flattened before putting in dumpsters. Garbage with an unpleasant odor should not be placed in the dumpsters until the evening before pickup. No discarded appliances or items larger than the dumpster side doors should be placed in the dumpster or left on the pavement outside.

NINE PLUMBING:

Residents share common drains. If a drain is clogged because of improper use, the owner will be responsible for repairs in other units affected by that drain problem. No cooking oil or grease or any toxic or flammable material should be put in drains. (See By-Laws, Article V, Section 10.)

It is recommended that any hot water heater over 10 years old be replaced. (The age of the water heater can be determined by the serial number.) If a water heater over 10 years old fails and this causes damage to any Common Element or other unit, the repair of such damage will be the responsibility of the Co-Owner of the unit with the failed water heater. It is the responsibility of the Co-Owner to confirm the age of the failed water heater with the property manager or other affected Co-Owner(s) before it is disposed of. If the age of the water heater is not confirmed, it will be assumed to be over 10 years old. (See By-Laws, Article V, Section 10.) (Amended 4/14/12)

TEN FIREPLACES:

Gas logs with proper leak-proof burners and appropriate ventilation are preferred to wood. If wood is burned, the owner of the unit must provide the property manager with an annual inspection certificate from a qualified professional, certifying that the fireplace and chimney have been inspected and are safe for such fires.

ELEVEN

PARKING:

Limited Common Area Parking: Each unit is limited to one assigned parking space (garage or carport). Garages may be used for two vehicles where feasible.

Common Area Parking: All parking not assigned to an individual unit ("Guest Parking") is considered a Common Element, and thus is under the control and maintenance of the Board of Managers. All owners and residents should note that while there are 40 units, there are only 22 "Guest Parking" spaces. It is therefore impossible for all units to park more than one car on the property at one time.

- A. For security and logistical purposes, the property manager must have the license plate number and state for each vehicle parked regularly on the property by any resident. This information will be shared with the Board of Managers.
- B. Every resident vehicle is required to display a parking sticker issued by the property manager. This sticker should normally be placed in the rear window. The sticker should be placed in the front window if rear window tinting prevents the sticker from being easily seen.
- C. No vehicle shall be parked in such manner as to impede access to or from the building, carport, or garage, unless permission is granted by the Property Manager or members of the Board of Managers.
- D. No camper, inoperable vehicle, boat, recreational vehicle, unlicensed vehicle, bus, trailer, commercial vehicle or similar vehicle owned by a guest or resident or placed in the care of an owner or resident may be parked anywhere on the premises.

TWELVE

NOISE/ODORS:

Owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their units. (See By-Laws Art. 5 Section 12.)

THIRTEEN

PETS:

A service animal for residents with disabling conditions, a cat, and fish in an aquarium are permitted in a unit. No dog or other pet is permitted, even on a temporary basis.

FOURTEEN

IDENTIFICATION OF OWNERS, RESIDENTS:

It is critically important that the Property Manager and the Board of Managers know the identity of each resident at Roderick Square.

Each occupant - lessee or owner - and each non-resident owner must meet personally with the Property Manager or a member of the Board of Managers designated by the Property Manager within 4 weeks of move-in date to:

- A. Receive current copies of the Roderick Square By-Laws and Rules and Regulations and sign a statement saying such documents have been received and that the owner, non-resident owner, and/or lessee will abide by all "rules and regulations and duties and obligations there in contained." (See By-Laws, Article VII, Section 2, and Master Deed, item 15.)
- B. Provide names, phone numbers, e-mail addresses, and automobile make, model, and tag numbers for each individual residing in a unit. This information will be shared with the Board of Managers. Names and phone numbers only will be included in a directory distributed periodically to all owners and residents. Failure to identify each resident within 4 weeks of move-in date will result in a \$50 fine to the owner of the unit.

FIFTEEN

LEASED UNITS:

The Roderick Square Master Deed (Section 8) and By-laws (Section 12.a), declare that each unit shall be used as a single family residence only. Metro Nashville code defines “family” as “An individual of two or more persons related by blood, marriage or law, or, unless otherwise required by federal or state law, a group of not more than three unrelated persons living together in a dwelling unit.” (Metro Code 17.04.060.B).

No portion of a unit (other than the entire unit) may be rented. No transient tenants are allowed. (See By-Laws, Article V, Section 12.)

No leased unit may be sub-leased in whole or in part. Any persons residing in a unit more than 14 consecutive days or 14 days within a 30 day period will be considered a resident, and therefore must be identified as described in section fourteen.

SIXTEEN

MOVING:

Individuals (owners or lessees) moving in must schedule an appointment with the property manager (see article 14). After this meeting a \$50 move-in fee will be invoiced to the owners of the unit.

Permission to load or unload any vehicle (automobile, moving van, or truck) for a period of 30 minutes or more must be requested in advance with the Property Manager or member of the Board of Managers. Such vehicles may park temporarily in one of three locations: near the two elevators and behind the Golf Club Lane Building. The residents of a unit may use only one of the three areas at a time, and for no more than four hours, unless approved in advance. No vehicle being used to move furniture and household belongings may be loaded or unloaded between the hours of 9:00 p.m. and 7:00 a.m. Violations of any portion of this rule will result in a \$50 fine.

SEVENTEEN

STORAGE:

Residents who have enclosed garages may park bicycles in their garage at their own risk. No items may be stored in the open areas of the carports or garages. All personal property must be inside assigned storage rooms. (See By-Laws, Article V, Section 15.) No toxic or flammable materials may be kept in storage rooms.

EIGHTEEN

PENALTIES

Failure to comply with any of the above requirements will result in a written warning and a fine of \$50 for each 10-day period following if the problem has not been corrected.