

Villas at Blue Turtle Bay HOA

Rules & Regulations

Parking

Vehicles may be parked in garages, alongside 22nd Avenue, or parallel directly in front of garages. Vehicles may not be parked alongside the alleyway (unless parked parallel directly in front of your garage) or alongside Dabbs Avenue. Any vehicles parked in a manner that prohibits free access through the alleyway, blocks access to another unit's garage, or creates any sort of hazard may be towed without warning.

Pets

Pets must be kept leashed while in the common area. Pet waste must be picked up immediately and properly disposed of.

Grills & Firepits

Grills and fire pits are not permitted on balconies, as Metro Nashville fire codes prohibit open flames within ten (10) feet of combustible structures.

Trash

All trash must be securely bagged and placed into your assigned trash can. Trash cans may be stored directly beside garage doors. Please refrain from overfilling trash cans.

Leasing

Owners may not lease their units on a short-term basis without first obtaining a Metro Nashville short-term rental (STR) permit. The HOA requests that owners leasing their units on a short-term basis require two (2) night minimum stays and only lease to guests with satisfactory ratings on Airbnb and/or VRBO. Units leased without short-term rental permits may not be leased for periods of less than thirty (30) consecutive days.

Reporting Issues with Short-Term Renters

In the event that short-term renters cause a disturbance, residents are encouraged to first contact the property's rental manager and/or owner directly in an effort to resolve the matter. If the property's rental manager and/or owner fails to resolve the matter promptly, residents are then encouraged to call the Metro Nashville short-term rental violation hotline at 615-454-9225. *If you ever feel as though you and/or others are in danger, please contact the Metro Nashville Police Department by calling 911.*

Exterior Modifications

No exterior modifications may be made without prior written approval from the HOA.

Landscaping

The HOA maintains all landscaping, including the landscaping beds directly in front of the units. Please refrain from performing any landscaping work without prior written HOA approval.

Contacting the HOA

To contact the HOA, please email VillasAtBlueTurtleBayHOA@gmail.com. This email address can be used to ask questions, report violations, submit requests, etc.

Insurance

The HOA provides shell-only hazard insurance for all units, which cover the exterior of the units in the event of a loss (such as a fire or tornado). Owners must insure the interior of their units. Owners should also have loss assessment insurance coverage that would cover the HOA's master insurance policy deductible in the event of a major loss. If you have any insurance questions or need to request a certificate of insurance (COI), please email Robins Insurance Agency at certificates@robinsins.com.

Fining Policy

Violation of HOA rules will result in the following consequences:

- 1st offense: warning
- 2nd offense: \$100 fine
- 3rd and subsequent offenses: \$250 fine