



First Colony Homeowners Association, Inc.
Bristol, Tennessee 37620

RULES AND REGULATIONS

In the planned community development, living is somewhat different from that in one's own individual home. Here we live close together. We share certain facilities in common with our neighbors and have the opportunity to live in close harmony with them or of running the risk of impinging upon their rights. These Rules and Regulations have in mind the "greatest good for the greatest number" even though they may at times appear to be contrary to our individual desires.

The following Rules and Regulations are not intended to replace, alter, amend or in any way change the provisions and requirements of the Master Deed and By-Laws and all Amendments. Exhibits and attachments thereto which are of record in the Register's Office for Sullivan County, at Bristol, Tennessee, in Deed Book 228, Page 682, et seq. and as further described in Map Book 5, Page 13 and 14 of record in said Register's Office. This summary is provided as a convenience for all homeowners and their guests.

COMMON AREAS

BICYCLES, ETC.: Bicycles are not allowed on the grass, planted areas or walkways. For the safety of our children tricycles, training bikes, scooters and other toy vehicles are not permitted on the streets.

SLEDS. SLEIGHS. ETC.: No sleigh riding. Sleighs, sleds, etc. are not permitted to be used or ridden in any way on the common areas of First Colony.

SKATEBOARDS. SKATES: Skateboards and skates are not allowed anywhere within the First Colony development.

SPORTS: Sporting activities and games in common areas must be approved by the Board of Directors.

PETS: (1) Reptiles, livestock and poultry of any kind are not allowed to be kept or maintained on the common areas or in any home. (2) No more than two (2) dogs, cats or birds may be kept as household pets at any given time. (3) Household pets are to be kept on a leash at all times

when outside. The leash, cord, chain, etc., by which the animal is led or restrained, must be held by the owner or other responsible person at one end, with the pet on the other. (4) No stakes or other temporary or permanent restraints are permitted on any common areas. (5) No outside housing, cages, fencing or other enclosures will be permitted. All pets will be maintained within the home of the owner and may not be used for commercial purposes. (6) All "nuisances" (pet litter) caused by pets on the common area are the responsibility of the owner of the pet and must be cleaned up immediately. Also, any damage to the common areas such as holes in the ground, killing and/or damaging grass or shrubbery, etc. caused by household pets are the sole responsibility of the owner. (7) Irritative barking and other disturbance to the peace and quite of First Colony will not be tolerated. (8) No one shall keep or maintain any animal having a vicious disposition on the premises of First Colony.

SPEED LIMIT: The speed limit at First Colony is 20 Miles per hour. Please observe this speed limit as it is for your safety and the other residents of First Colony and their guests.

CAMPERS, ETC.: Campers, trailers, motor homes, recreational vehicles (RV 's), trucks and commercial vehicles will not be parked on a regular or permanent basis on streets, in a residential parking area or driveway, unless approved by the Association's Board of Directors. Campers, trailers and motor homes are not to be used as living quarters under any circumstances while on these premises.

PROPERTY RIGHTS

Homes may be rented or leased. The rental or lease period must be for minimum of thirty (30) days, and occupied by no more than one family per home. When an Owner rents or leases a home, prior notice must be given to the Secretary of the Homeowner's Association or to the Secretary's designee. Tenants must be furnished a copy of these Rules and Regulations.

Each owner must provide to a prospective buyer copies of the Association's Master Deed, By-Laws and these Rules and Regulations. Cost of this service will be the responsibility of the Owner.

USE RESTRICTIONS

1. Your home is for RESIDENTIAL use only and if the home is leased or rented, the Tenant shall abide by the legal documents and Rules and Regulations of the Association.
2. No Owner may make any change, modification or alteration to the exterior of his or her home or to adjacement common area without the prior approval of the Board of Directors. The intent of this restriction is to assure that such changes or alterations are consistent with other Homes and Common areas.
3. Maintenance of homes shall comply with the following standards.

Gray Siding	Olympic "Weathering Stain" (semi-transparent stain) or Olympic "Stonehedge" (solid color stain); Sherwin Williams (custom solid color stain on file for First Colony.. The Olympic solid color stain has a slight sheen; the Sherwin Williams stain does not. Painting of siding is prohibited.
Brown Trim	Olympic "Oxford Brown" (solid color stain): Sherwin Williams "Beatrix Brown 2014" (solid color stain). The Olympic stain is an espresso brown; the Sherwin Williams stain has slight burgandy hint. Painting of trim is prohibited.
Exterior Front Doors	Sherwin Williams "Red Barn" (SW 7591) Semi-Gloss
Garage Doors	4 flush panel insulated steel. No panel insets, windows, glass, or exterior decorative hardware. Exterior should be a gray tone to match siding. Overhead Door's Thermacore Models 5740 in gray is a nearly perfect match to the gray siding colors above. Contact Overhead Door Co. of Johnson City (423-282-9191).
Roofing Shingles	Certainteed "Presidential Shake" 50 year architecture shingles in "Autumn Blend" color. These can be ordered various distributors (e.g., Heely Brown Co., (Blountville TN, 423-323-7435) . Another option is GAF Timberline HDZ architecture shingles in "Weathered Wood" color. <i>*Any patching of areas to address roof leaks or other damage must match the surrounding shingles. Obtain approval from the Board before patch work is done if matching the existing shingles is a challenge.</i>

4. Windows are not to be covered with paint, foil, cardboard or other similar materials.
5. No offensive conduct or nuisances will be permitted in the common areas.
6. Garage doors will remain closed. This is safety measure. It also adds to the beauty of the home. The door may be left open only when work is being done requiring frequent entry and exit of garage. During extreme summer heat doors may be raised up to 12 inches for purposes of ventilation.
7. Signs are not permitted with exception of one "For Sale" sign which is subject to the approval of the Association. This sign should be no larger than 24 x 18 inches.
8. Exterior antenna, television antennas, satellite dish receivers, wiring or fixtures are not permitted, other than those originally installed by the developer or those pre-approved by the Association.

9. Fences, awnings, ornamental screens, doors or walls cannot be erected or maintained without pre-approval of the Association.
10. Trash and trash containers are to be kept inside except on the day of trash pick-up. Trash containers are to be removed from the street as soon as possible after trash pick-up. While you may not see your trash container parked in front of your home it is highly visible to your neighbors and visitors to First Colony.
11. Outside drying and laundering is not permitted.
12. Garage and yard sales is not permitted.
13. Common area landscaping should not be disturbed without the approval of the Board of Directors.
14. All laws shall be followed.
15. Each Owner is liable for any negligent damage to the common area.
16. Each Owner shall indemnify all other Owners from any liability for personal injury or property damage losses within an individual's home.
17. Each Owner is obligated to pay the property taxes on his home and his pro-rata interest in the common area.
18. All Assessments are to be paid when due. Assessments can be paid annually, semi-annually, quarterly, or monthly. If you pay annually, it is due on/before January 1st. If you pay semi-annually it is due on/before January 1st and on/before July 1st. Quarterly is due on/before January 1st, on/before April 1st, on/before July 1st, and on/before October 1st. Monthly is due on/before the 1st of each month. If assessments are not paid when due, they will bear interest at the highest legal rate.
19. The Association will take legal action for failures on the part of any Owner to comply with the legal documents of the Association.
20. To assure the general character and consistency with other landscaping and to control the cost of grounds maintenance. Owners shall secure Board approval before performing major re-landscaping (landscaping improvements) within 6 feet of their homes. Owners may plant and maintain flowers and individual shrubs and trees in Common Areas within 6 feet of their Homes without Board approval.
21. To control the cost of grounds maintenance Owners shall not plant flowers, shrubs or trees more than 6 feet from their Homes without Board approval. Once Board approval is granted, Owners shall maintain all flowers indefinitely and shall maintain shrubs and trees for one

year (to give shrubs and trees time to establish themselves before their maintenance is assumed as a Common Expense.

22. Homeowners are requested not to leave obstacles on mowing day in the common area around their homes that would affect mowing. This includes such things as garden hoses, play houses, play pens, swings, hammocks, sandboxes, wading pools, game equipment, bicycles, tables, chairs, etc. Non-compliance in Rules 21 and 22 will result in higher maintenance costs to be paid by the Homeowner who is not in compliance.
23. Each shall insure his or her Home against fire and other usual perils for the full replacement cost, and shall provide proof of such insurance to the Association.

PROCEDURAL

Suggestions, requests and complaints relative to the common area of the Association must be conveyed in writing to the Board of Directors.

OWNERS are responsible for informing GUEST AND TENANTS of these Rules and Regulations and for requiring compliance with them.

If any Rules and Regulations are violated in any way, you will receive a letter from the Board of Directors advising you that you are in violation and you will be given a limited time to correct or cease with any violations or the Board of Directors will take such action as it deems necessary to enforce any and all Rules and Regulations at First Colony.

MAINTENANCE RESPONSIBILITY MATRIX

The matrix below distinguishes between HOA and owner responsibilities.

Item	HOA	Owner
Maintenance of interior and exterior of homes including roofs, decks, stairs, and railings		●
Maintenance of driveways including paving and sealing		●
Insect, termite, and rodent control around homes		●
Maintenance of entrance gate, guard house, and surrounding area	●	
Maintenance of streets including paving, sealing, and snow removal	●	
Maintenance of street lights	●	
Maintenance of common area including mowing/trimming of grass, trees, removal of fallen tree branches, leaf removal in late fall, and stump removal	●	
Hard trimming/pruning of shrubs around homes in the fall with appropriate shaping again in the spring	●	
Light trimming/pruning of shrubs around homes to maintain shape between spring and fall trimmings/pruning		●
Laying mulch in shrubs/flower beds around homes in the spring	●	
Periodic removal of weeds from shrub/flower beds around homes	●	
Removal of dead shrubs from shrub/flower beds around homes	●	
Planting of new shrubs in shrub/flower beds around homes		●

BOARD OF DIRECTORS
 FIRST COLONY HOMEOWNERS ASSOCIATION, INC.
 SEPTEMBER 30, 2025