

# **Hobbits Glen Homeowners Association**

## **RULES & REGULATIONS**

*Revised June 2026*

The following rules and regulations have been adopted by the Board of Directors of the Hobbits Glen Homeowners Association to promote safety, appearance, and harmonious living within the community. All homeowners, residents and guests are expected to comply with these rules. Should any of these rules and regulations conflict in any way with the intent of the Hobbits Glen Condominiums official documents (i.e., the Master Deed, Bylaws, or the Charter): the latter documents and or their officially recorded amendments shall prevail. Invalidation of any such rule and regulation shall in no way affect the other rules and regulations herein adopted by the Hobbits Glen Homeowners Association. The rules and regulations may be amended or further clarified from time to time by the Board of Directors. Any appearance of a conflict between a prior and a new rule and regulation will be reviewed for a final interpretation and decision by the HOA Board of Directors.

### **Maintenance Fees**

Monthly maintenance fees are due on the first day of each month. A \$25 late fee will be applied to payments received in the management office after the 15th of the month. Accounts that remain unpaid for 90 days are subject to a lien, A lawsuit equal to the amount of arrearage, plus interest and attorney fees, will be filed against the unit owner followed by a non-judicial foreclosure.

Payments should be made to the Hobbits Glen HOA and may be made on the AppFolio homeowner portal, placed in the collection box located in the western door of the clubhouse, or mailed to c/o Faith Management and Realty Group, 2130 West St., Germantown, TN. 38138.

### **Exterior Alterations**

Any addition, modification or alteration to the exterior requires prior written approval from the Board of Directors. An Architectural Review must be submitted through the AppFolio homeowner portal. Homeowners who make unauthorized alterations may be required to restore the exterior to its original condition at their own expense and may be responsible for legal fees, court costs, and other related experiences.

### **Pets and Property Damage**

Homeowners are responsible for any damage to the association property or grounds caused by their children, pets, or guests.

- Pets must be kept within the patio area outdoors on the owner's property.
- Dogs being walked outside the patio area must be kept on a leash at all times.

- Pet owners are required to immediately clean up after their pets within patio areas and in the common area.

### **Pool and Tennis Court Access**

No key is required for access to the pool or tennis courts. All residents and guests must comply with the Pool Rules and Tennis Court Rules outlined in this document.

### **Garages**

Garages are classified as limited common elements and are assigned for the exclusive use of the unit they serve. Homeowners are responsible for:

- Maintaining and keeping garages clean
- Ensuring garage doors remain closed when not in use. This requirement is also consistent with the City of Germantown ordinances.

### **Patios**

Patios are the responsibility of the homeowner and must be properly maintained including:

- Regular cleaning
- Lawn or vegetation maintenance within the patio area.

### **Nuisances**

No illegal, offensive or disruptive activity shall occur within any condominium unit, limited common element or common area. Activities that create a nuisance or unreasonable disturbance to other residents are prohibited.

### **Vehicle Parking**

Vehicle parking is limited to the capacity of the unit's garage. Additional vehicles may be permitted provided:

- Vehicles are parked on paved surfaces only
- Vehicles do not block access to other units.

Additional parking areas are available on White Marsh and near the Clubhouse.

Guest vehicles must follow the same parking regulations. The storage of vehicles in common areas is prohibited. Vehicles left unattended for more than 48 hours may be towed at the owner's expense. Parking must not interfere with Fire Department or emergency vehicle access.

## **Real Estate Signs**

One "For Sale" sign is permitted and may be placed on the patio gate, in the garage window, or in the front shrubbery bed of the unit

## **Prohibited Items and Activities**

The following are not permitted within the community:

- Operation of go-carts, electric or motorized recreational bikes/scooters on Association grounds.
- Skateboards and roller skates except on the sidewalk located outside the tennis court fence
- Hanging clothes or laundry outdoors above the visibility of the fence.
- Installation or use of basketball goals anywhere on the property.

## **Trash and Waste**

Garbage containers must have tight-fitting lids. The city service does not collect yard waste or construction materials. Homeowners are responsible for proper disposal of such items.

## **Winter Faucet Protection**

The Association will install faucet covers on front exterior faucets each winter. Homeowners are responsible for protecting patio exterior faucets from freezing.

## **Owner Occupancy Requirement**

All condominiums are intended to be owner occupied. Leasing is not permitted except for units that are grandfathered prior to February 2009.

## **Dryer Vent and Chimney Cleaning**

Dryer vents should be cleaned at least once a year to prevent lint buildup and ensure optimal air flow. Wood burning fireplaces should be cleaned at least once a year or after burning each cord of wood.

## **Parking Areas**

- Vehicles may not be parked in a way that blocks access to other parking spaces.
- Common area parking spaces may not be used regularly by residents without board approval.
- Unlicensed or inoperable vehicles must be stored inside garages with doors closed.

- Trailers, campers, boats, or commercial vehicles may not be stored in common areas unless specifically approved by the Board.
- Speeds exceeding 10 mph and unnecessary horn use are prohibited.
- The Association reserves the right to remove vehicles in violation of these rules at the owners.
- Parking in front of garage doors or in yellow zones is prohibited and may be ticketed by the Germantown Police Department.

### **Germantown Fire Code**

The City of Germantown Fire Code prohibits the following:

- The storage or placement of any item that would impede or limit access to any unit.
- Vehicles parked in such a manner as to impede or prevent ready access to any entrance, exit, or parking space.
- Use of open flame items near combustibles.
- Storage of gasoline power equipment in any building unless approved for such use.

Pursuant to these prohibitions, the streets/alleyways of the property are fire lanes; consequently, parking in those areas that may impede the safe passage of other vehicles or obstruct garage doors, walkways, etc. is prohibited. Vehicles parked in violation of this prohibition may be ticketed or may be towed at the owner's expense.

BBQ grills, tiki torches, fire pits, or any open flame are prohibited under awnings, porches or near wooden fences. \$100 fines will be imposed for violation and will be reported to the Fire Marshal.

The City of Germantown Fire Code requires the installation of smoke detectors in each unit to protect each separate sleeping area. Owners are responsible for the installation and maintenance of smoke detectors.

### **Failure to adhere to the above rules and regulations will result in the following fines and penalties:**

- 1st offense: Out of Compliance Notice
- 2nd offense: \$100 fine
- 3rd offense: Fines and restrictions as determined by the Board

Additional fines from the City may be imposed for violations.

## **TENNIS COURT RULES**

1. Court use is limited to 1.5 hours or 2 sets, whichever occurs first, when others are waiting.
2. Children aged 17 and under must yield the court to adults after 5:00 p.m. on weekday evenings and all day on weekends.
3. The following items are not permitted within the fenced court area:
  - o food
  - o glass containers
  - o bicycles
  - o roller skates
  - o rollerblades
  - o skateboards
  - o radios
  - o pets
4. The court must be left clean of debris after use.
5. Court to be used for tennis/pickleball only.
6. Proper tennis shoes must be worn at all times.
7. Use is limited to eligible residents and their accompanied guests.
8. Lights must be turned off after each use.
9. All lights must be off by 11:00PM.
10. Children under age 14 must be accompanied by parent or guardian.
11. The tennis court may not be used for commercial purposes.

## **SWIMMING POOL RULES**

1. The pool is for the exclusive use of all eligible owners, residents and accompanied guest(s).
2. Pool hours are 10:00AM- 11:00PM daily.
3. Children under the age of 12 must be supervised by an adult at all times.
4. Association furniture must remain in the pool area.
5. Smoking is not permitted in the pool area.
6. All personal items must be removed when leaving the pool area.
7. Glass containers are prohibited in the pool area.
8. Running, pushing, rough play, or sitting on the pool rope is not permitted.
9. Anyone with communicable illness or visible infections may not use the pool.
10. Each resident may bring no more than 4 guests.
11. Beach balls and pool toys are permitted.
12. Proper swimwear is required.
13. Pets are not allowed in the pool or on the pool deck.
14. Residents must comply with the instructions from the Board of Directors regarding conduct in the pool area.

15. The pool may be closed during severe or unsafe weather.
16. Please close all umbrellas upon leaving the pool area.
17. Bicycles and skateboards are prohibited in the pool area.

## **CLUBHOUSE RULES**

The clubhouse is for the use of eligible owners and residents. A clubhouse reservation form can be found on the AppFolio homeowner portal. Reservations must be made through the management company. The rental fee is \$100. The damage deposit is \$100. Deposits will be refunded if the facility is left clean and undamaged.

### **Reservation Rules**

- Only unit owners may reserve the clubhouse.
- Events must end at midnight, and all guests must leave at that time.
- Exclusive use of the swimming pool is not included in the clubhouse reservation. During the period of your reservation, homeowners not included in the social event may not use the clubhouse.
- The sponsoring homeowner is responsible for the conduct of all guests.
- If the board receives 3 or more written complaints within 72 hours the deposit will be forfeited
- Upon departure: Turn off all lights, set air conditioning to 80°F (summer) and set heat to 55°F (winter).
- Individuals under 21 must be accompanied by a responsible adult homeowner.
- The clubhouse may not be used for commercial purposes.

## AREAS OF RESPONSIBILITY

### Homeowner Responsibilities

Unit Exterior Doors Clubhouse

Garage exterior doors

Unit windows

Plumbing inside of unit

Interior of unit

Electrical within the unit

Patio maintenance

Flower beds inside the sidewalk

Porch and Patio exterior lights

Electrical inside of unit

Electrical for Units exterior lights

HVAC systems

Attic Insulation

Dryer vent maintenance

Interior insurance coverage

Property Taxes

Germantown Stormwater Management Fee

Power vent on roof? Home? Garage?

### HOA

Swimming Pool

Tennis Court

Exterior brick and veneer

Plumbing in common areas

Roof (unit and garage)

Sidewalks

Streets

Water

Landscaping (excluding interior flower beds)

Individual water cutoff on patios

Common area grounds maintenance

Fences and Gates

Electrical in common areas (except the unit's and the unit's garage exterior lights)

Insurance covering the Exterior and Common Areas

### Faith Management & Realty Group

Office: (901) 754-2690

Property Managers: Kim Jones Ext. 20, Court Satterfield, Ext. 52

Accounting Dept.: Ext. 30

After-hours emergencies causing property damage # 901-844-5626