

Hobbits Glen Homeowners Association

*Adopted 2015
(October 2025 update)*

RULES & REGULATIONS

1. The Maintenance Fee is due on the 1st of each month. There is a \$25.00 late fee charged after the 15th of the month. After 90 days of non-payment of dues, a lien will be placed on the property.
Make your check payable to Hobbits Glen HOA.
Checks may be dropped off in the collection box slot in the western door of the clubhouse, paid online at:
www.getfaithrealty.com, or mailed to:
Faith Management and Realty Group, 9030 S Corporate Edge Drive, #205, Germantown, TN 38138.
2. Any addition or alteration to the exterior of your condominium unit requires prior Board approval. Any homeowner in violation of this rule is subject to legal action including, but not limited to, court costs, attorney's fees and other court costs associated with restoring the exterior to the condition prior to any alterations.
3. The repair of damage to the Association property and/or grounds caused by children and/or pets is the responsibility of the homeowner. Pets are to be kept inside patios. Any dogs that are walked outside of your patio must be kept on a leash. "Poop Scoop" required by pet owner when walking pet. Please see Excerpts from the Germantown Ordinances Related to Animals that we follow and is attached.
4. No key is required for access to the pool and tennis court. See Pool Rules and Tennis Court Rules below.
5. Garages are "Limited Common Elements", and such are assigned to the exclusive care, use and enjoyment of the individual unit which it serves. They are the responsibility of homeowner to maintain and keep clean. Please keep your garage door closed at all times.
6. Patios are the responsibility of homeowner to maintain, cut and keep clean.
7. No noxious, illegal or offensive activities shall be conducted in any condominium or in the general common elements or in the limited

- common elements, nor shall anything be done therein which may be or become an annoyance or nuisance to other owners.
8. The number of vehicles per unit (autos, vans, pick-up trucks, etc.) is generally restricted to the size of the unit's garage. Additional vehicles are allowed as long as they do not exceed the number of licensed drivers living in the unit. Even then, vehicles must be parked on pavement, never on the grass and must NOT restrict access to another homeowner's unit. Additional parking areas are provided on Whitemarsh and by the clubhouse. Any short-term guest vehicles must follow the same policy as outlined above. Storage of vehicles in the common area is not permitted (a vehicle left in these areas for more than 48 hours is subject to towing at owner's expense). Fire Department regulations require access to be provided for Fire and Emergency vehicles. Every effort should be made not to restrict emergency access to the units by homeowner or guest vehicles.
 9. One "For Sale" sign is allowed on the patio gate, in garage window or in the front shrubbery bed of the condominium.
 10. The following items are not permitted:
 - No signs of any kind shall be displayed to the public view of from any condominium/unit or common area.
 - American Flags are permitted.Go-carts and similar motorized bikes are not to be ridden on the association grounds.
Skateboards or roller skates are permitted only on the sidewalk outside the tennis courts' fence.
 - No clothes may hang outside to dry or air out.
 - No basketball goals are allowed on the property at any time.
 11. Garbage cans must have a tight-fitting lid. Garbage pickup does not include the collection of yard waste or construction materials.
 12. The HOA will place faucet covers over the front exterior faucets each winter. It is the homeowner's responsibility to cover your patio exterior faucet.
 13. Condominiums are "Owner Occupied" Only. No leasing of condominium units are allowed unless you are grandfathered in---purchased condominium prior to February 2009.
 14. Mailbox stands are the HOA responsibility to maintain. Keys and locks are the condominium owner's responsibility.

TENNIS COURT RULES

1. Use of the court is limited to one-and one-half hours or two sets, whichever comes first, if others are waiting.
2. Children aged 17 and under must relinquish the court to adults after 5:00 p.m. on weekday evenings and all day on weekends.
3. Any food, glass containers and other non-tennis equipment such as bicycles, rollers skates, roller blades, skateboards and radios are prohibited from within the fenced area surrounding the court.
4. The Tennis court should always be left clean of debris, including tennis ball cans & tops, after play is completed.
5. Court to be used for **Tennis only**.
6. Proper shoes must be worn on the court at all times.
7. Eligible residents and accompanied guests only.
8. Turn off lights when finished.
9. All lights out at 11:00 p.m.
10. Children under age 14 must be accompanied by parent or guardian.
11. The tennis court is not to 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). Owners will be responsible for the conduct of their guests at all times.*
2. The pool will be open daily at 10:00 a.m. and close at 11:00 p.m.
3. Children under the age of 12 must be accompanied by an adult and remain under their poolside supervision. Non-resident children are not allowed to swim unattended by a resident adult.
4. Association furniture placed in the pool area must remain in the area. Owners may use their own chairs and loungers.
5. Smoking is not permitted in the water. Smokers may use the non-breakable ashtrays.
6. Owners must remove all articles such as towels, cups, etc. used in the pool area.
7. Glass containers are prohibited in the pool area. Aluminum cans, non-breakable containers are allowed on the deck but not in the water. Food is allowed on the deck. Please deposit all trash in the receptacles.

8. No running, splashing, pushing, loud and offensive conversation, rough horseplay, or sitting on the pool rope is allowed.
9. Any person with a skin disease, sore or inflamed eyes, nasal or ear discharge, or any known communicable disease shall be excluded from the pool area and the pool.
10. Owners/residents may bring no more than 4 guests to the pool.
11. Beach balls and water related toys are allowed in the pool and area.
12. Proper swimwear is required for swimming. No cut-offs. White T-shirts only.
13. Pets are not allowed on the pool deck or in the pool.
14. All people shall comply with the requests of the Board of Directors in matters of personal conduct in and about the pool area.
15. If bad weather exists, the pool will be closed until good weather returns.
16. No bicycles, skateboards, or pets are allowed in the pool or pool area.

PARKING AREA RULES

Adopted and approved by the action of the Board of Directors on October 8, 1981:

1. No vehicle belonging to an owner, member of his family, guest or employee may be parked so that it impedes ready access to other parking spaces.
2. Parking in the common area parking spaces shall not be used regularly by an owner, member of his family, employee or guest without written permission of the Board of Directors.
3. Unlicensed, non-operative vehicles or repairing of same shall be in the owner's garage with the door closed.
4. No trailer, camper, boat, commercial vehicle or other type vehicles may be stored or parked in the common area parking unless so designated by the Board of Directors. Otherwise, such vehicle must be parked in the garage with the door closed.
5. Horn blowing and speeds over 10 mph are prohibited in Hobbits Glen.
6. The Association reserves the right to remove any vehicle in violation of these rules from the common area without notice to the owner but at his expense.

7. Parking in front of garage doors or in yellow lines is prohibited and subject to being ticketed by the Germantown Police.

CLUBHOUSE RULES

The clubhouse is for the use of eligible owners and residents. Call the Management Company to reserve times, pay the rental fee and damage deposit and secure the key.

1. Only unit owners are allowed to make a clubhouse reservation. \$50.00 rental plus \$100.00 damage deposit must accompany your reservation request. The clubhouse must be left clean and orderly following the social event in order for the deposit to be refunded. An inspection will be made to certify the condition of the clubhouse after use.

The following rules apply:

- The party will end promptly at midnight. All attendees must leave by that time.
 - The homeowner sponsoring the party is responsible for keeping order at all times.
 - If the Board receives 3 or more written complaints within 72 hours of the party, your deposit will be forfeited.
2. When leaving the clubhouse, turn off the lights and adjust the air conditioning or heat. Set AC to 80 degrees and the heat to 55 degrees.
 3. No minors (under 21) are permitted in the clubhouse without the presence of a parent, guardian or other homeowner who assumes responsibility for their conduct.
 4. Exclusive use of the swimming pool is not included in the clubhouse reservation. Homeowners shall not be excluded from the pool. However, during the period of your reservation, homeowners not included in the social event may not use the clubhouse.
 5. The clubhouse shall not be used for commercial purposes or by non-residents.

AREAS OF RESPONSIBILITY

HOMEOWNER

Unit exterior doors
Garage exterior doors
Unit windows
Plumbing inside of unit
Interior of unit
Electric (except common areas)
Patio
Flower Beds (inside of sidewalk)
Porch and Patio exterior lights
Electrical inside of unit
Electrical for Units exterior lights
HVAC

Attic Insulation
Dryer vent maintenance

Insurance covering the Interior
and contents

Property Taxes
Germantown Stormwater Management Fee

HOA

Clubhouse
Pool
Tennis Court
Exterior brick and veneer
Plumbing in common areas
Roof (unit and garage)
Sidewalks
Streets
Water
Landscaping

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

Comply with the City of Germantown Code of Ordinances.
For issue pertaining to the following, please contact Faith Management and
And Realty Group, 901-754-2690.

Water leaking into a unit
Water leaking in the common areas
If you will be late making our HOA payment

