Principles and Goals

These rules and regulations were made available for review and comment by all members of the Wilderness Trace Condominium Association (WTCA). The WTCA Board of Directors unanimously approved these Rules and Regulations. These Rules and Regulations apply to all owners, residents and guests dwelling or visiting within the WTCA property boundaries.

The purpose and goal of these Rules and Regulations is to allow all residents to feel welcome and safe while upholding a standard of living all members can enjoy. Under these rules and regulations, each owner, resident and guest is encouraged to conduct themselves in ways that enhance our community and preserve the long term property value of our homes and the quality of our common grounds and amenities. The Association’s philosophy is to have as few rules and regulations as possible, with each owner and resident conscientiously abiding by the rules and regulations that we do have.

As necessary, and on a case-by-case basis, exceptions to the restrictions specified in these Rules and Regulations may be granted with the specific written approval of the WTCA Board. All requests for exceptions to these Rules and Regulations must be submitted in writing to the WTCA Board. Exceptions will be considered with fairness to all members and determined at the discretion of the Board.

These Rules and Regulations are established and enforceable under the authority granted the WTCA Board of Directors by the Master Deed dated January 29, 1976, recorded in Deed Book J-13, Page 38 and Tennessee Code Title 66 - Property, Chapter 27 - Horizontal Property (T.C.A. 66-27).
Unit Exteriors

1. The WTCA maintains the exterior of the buildings. This includes roofs, siding, grounds and common areas including the parking area, swimming pool and tennis courts.

2. Any observed deficiency of the areas maintained by the WTCA should be reported to the Board as soon as possible.

3. If a visible water leak originating from the roof area of the unit is not reported, in writing, to the Board within three (3) days of first observing it, the Association will not be responsible for repairing any damage other than the source of the leak from the roof. Notifications should be mailed to WTCA, 106 Valley Forge Drive, Oak Ridge, TN 37830, or placed in the payment drop box.

4. All exterior improvements must be submitted to the Board for approval before any work is to begin. All interior and approved exterior improvements or renovations must be conducted only between the hours of 8 a.m. and 8 p.m.

5. Unit exteriors cannot be altered or modified in any way by painting or installing air conditioners, antennae, awnings, shutters, satellite dishes or any other item which is not common to all units. Decorative items may not be attached to or hung from exterior walls or balconies. Under no circumstance shall any item be attached to the roof of any building.

6. The parking areas and entrance ways in front of each unit are to be kept free from all obstructions that limit or restrict access to the unit. Items such as hoses, tools, firewood, trash cans, empty containers, toys and bicycles are not to be kept in view outside of units. These items must be stored in garages, utility closets or inside the unit. If the resident does not have the space to store these items out of view, the resident will be responsible for obtaining storage space off-site.

7. Names and unit numbers are not permitted at unit entries or on mailboxes except as specifically approved by the Board.

8. Signs, notices or advertisements are not permitted at any window or lawn area. For sale or rent signs may be placed outside the WTCA entrance on Vanderbilt Drive.

9. Garage doors are to remain closed at all times except to allow access to and from garages.

10. Garbage shall be placed outside units for pick-up only on Monday evening or Tuesday Morning (or day of pick-up if other than Tuesday). Garbage must be placed in appropriate containers to avoid littering WTCA property.
11. Garbage and all items brought for use in common areas must be removed by those using the areas. All owners, residents and guests are encouraged to help maintain a neat appearance and a clean, safe environment while on WTCA property.

12. Vehicle parking must not interfere with access to any other unit’s private parking space. Vehicles are not to be parked on, nor driven over any grassy area.

13. In compliance with the City of Oak Ridge ordinance, (Title 10, Section 10/109, Ord.#20-02, Nov. 2002) all pets within the city and within WTCA property are required to be on a leash at all times when outside the residence.

14. All pets, regardless of their size, are to use only the area at the back end of the tennis courts and the area at the corner of Vanderbilt Drive for ‘potty purposes’. Even in these areas, the use of a scooper or disposal bag is required. All other WTCA property is off limits for pet servicing to allow for a clean play area for the children.

15. Pets are not allowed to be tied up or kept in any manner outside of the residence. Pets are not allowed inside the tennis courts or inside the swimming pool fence.

16. Pets that have a history of biting or showing aggression are not permitted on the WTCA property at any time. Known violations of this rule will be turned over to the City of Oak Ridge Animal Control and subject to assessment under Section #36.

**Unit Interiors**

17. All windows and glass doors must have curtains, drapes or blinds installed. Uniform, neutral colors such as white, off-white or beige are required.

18. Broken or otherwise unsightly window coverings are not permitted and must be replaced.

19. Front doors and front storm doors must match in color and design to the schemes approved by the Board.

**Vehicle Operation and Parking**

20. The speed limit within WTCA property is 15 MPH. Children should use the streets for bicycling and other play only under close adult supervision.

21. Each unit has one private parking space in front of the unit and one additional parking space in the common parking area. The use of additional parking spaces by any unit is prohibited without written approval by the Board.
22. Parking or driving on the grass is strictly prohibited.

23. Vehicle parking is prohibited at all curbsides and at all roadsides. Vehicles are to be parked in properly designated parking spaces only. Vehicles in violation of this rule are subject to being towed at the owner’s expense without additional notice.

24. Vehicles that cannot operate under their own power are not permitted on WTCA property longer than three (3) days. Vehicles in violation of this rule will be towed at the owner’s expense.

25. All vehicles on the WTCA property must have a current license plate. Any vehicle with an out of date license plate must be renewed or removed from the WTCA property.

26. Vehicles which leak automotive fluids must be repaired to prevent permanent damage to the surface of the parking area. The owner of any vehicle leaking automotive fluid(s) will be responsible for clean up and/or necessary repairs caused by their vehicle.

27. Vehicle repair is permitted only inside garage area and only on vehicles owned by the unit residents. For ‘hire’ or commercial vehicle repairs are strictly prohibited within the WTCA property.

28. Trailers, boats, campers, etc. are not permitted to remain on WTCA property longer than two (2) days. Mobile dwelling on WTCA property is prohibited.

Financial Items

In accordance with the WTCA Master Deed dated January 29, 1976 in Deed Book J-13, page 38, annual HOA fees accrue in full on January 1st of each year. As a courtesy to the membership, the annual HOA fees may also be paid in monthly installments. If an installment payment is fifteen days late, the full amount of the remaining annual assessment may be accelerated and be immediately due in full.


The Association has a lien on a unit for any assessment levied against that unit or fines imposed against its unit owner from the time the assessment or fine becomes due, which lien may be foreclosed by judicial action.

The WTCA Board has an obligation to its membership to strictly enforce the covenants of the Master Deed, By-Laws and Rules and Regulations. Any unit owner that does not adhere to the same will be subject to acceleration of their HOA fees, fines and additional assessments and foreclosure if necessary. Any unit owner that causes the Association to require legal services will be responsible for all attorney’s fees and all other fees associated with the collection of any
debts owed the Association. Any and all legal fees, whether court involvement is necessary or not, will be assessed to the unit owner.

29. Monthly WTCA HOA fees should be mailed to the WTCA Treasurer at 106 Valley Forge Drive, Oak Ridge, TN 37830-6610. Checks may also be placed in the drop box by the mailboxes. Checks should be made payable to Wilderness Trace Condominium Association.

30. All monthly HOA fees are to be made by the first of each month.

31. Any HOA fee that is not received by the fifteenth (15th) of the month is delinquent and subject to either full acceleration of the remaining annual fee or a $25 late fee. This determination will be made at the Board’s discretion, based on payment history and other factors to be considered including fairness to all other members of the Association.

32. HOA fees that fall sixty (60) days behind will require mortgage lender (if any) notification of the delinquency. Additional mortgage lender/owner notification(s) will be made as required by the Master Deed and Tennessee law.

33. Owners who have past due balances and/or are delinquent in HOA fees or assessments are subject to a lien being executed against their property. Owners who are six months behind on their HOA fees or other assessments face foreclosure upon thirty (30) days notice of pending action(s). All attorney fees and all other costs associated with any and all legal action(s) required to collect fees owed the Association will be added to the outstanding balance owed by the unit owner.

34. Delinquencies or violation(s) of any of the rules and regulations stated herein that necessitate a written notice from the Board will have thirty (30) days to fully comply with the Board’s request. Failure to fully comply within thirty (30) days will result in the WTCA assessment schedule listed in Section #35. Each notice of violation will remain active for twelve months. Any additional occurrence of the violation will escalate to the next level of fine as defined in Section #35.

35. WTCA Assessment Schedule for each violation of the Rules & Regulations:

<table>
<thead>
<tr>
<th>Month</th>
<th>Fee</th>
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<tbody>
<tr>
<td>First Month</td>
<td>$50</td>
</tr>
<tr>
<td>Second Month</td>
<td>$100</td>
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<tr>
<td>Third Month</td>
<td>$200</td>
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<tr>
<td>Fourth Month</td>
<td>$400</td>
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<tr>
<td>Fifth Month</td>
<td>$600</td>
</tr>
<tr>
<td>Sixth Month</td>
<td>Lien and Foreclosure of Property</td>
</tr>
</tbody>
</table>
*All attorney fees and other costs associated with any and all legal action(s) required to collect fees owed the Association will be added to the outstanding balance owed by the unit owner.*

36. Any damage to buildings, facilities, grounds or equipment of WTCA caused by any unit resident or by unit resident’s guests, shall be repaired or replaced at the unit owner’s expense. Failure to fully comply with the Board’s request for repairs caused under this Section will result in additional assessments as defined in Section #35.

37. The Board may assess repair or replacement costs for damage resulting from violations of any of these rules. Assessments may be made to unit owners for their guests who are responsible for the violation and/or resulting damage. For rental units, owners are ultimately responsible for the costs of such damage.

**Other**

38. Any activity that interferes with the peaceful enjoyment of our community is strictly prohibited. Examples of prohibited activities include loud music, honking horns, rowdy or dangerous play or any other activity that may diminish the quality or peacefulness of life. Any activity that may cause damage to person or property is prohibited.

39. Unit owners are responsible for the proper maintenance and upkeep of screen rooms, patios, fences and all other structural additions to their unit. All additions must use and maintain the same color paint, trim, shingles, etc as is commonly used and approved by the Board.

40. The WTCA Rules and Regulations may be modified, amended or repealed at any time by the unanimous vote of the Board, after reasonable opportunity for comment. The WTCA Rules and Regulations are enforceable as specified by the authority granted in the Master Deed.

41. Requests, comments, complaints and all other communication regarding any aspect of the Wilderness Trace Condominium Association may be submitted to the Board in writing.

**Swimming Pool Rules**
The Swimming Pool at Wilderness Trace Condominiums is privately owned by WTCA owners. The Swimming Pool is maintained by HOA fees paid by each owner. All owners, residents and guests are required to observe and adhere to the following rules for use of the pool:

1. Pool Hours are Sunday-Thursday 10:00 a.m. to 10:00 p.m. and Friday-Saturday 10:00 a.m. to 11:00 p.m. The final hour the pool is open each day is designated as ‘quiet time’.
2. The WTCA pool does **NOT** have a lifeguard - **SWIM AT YOUR OWN RISK**
3. No one under the age of 12 years is allowed inside the pool fence without a parent or responsible adult present at all times. Responsible adult is defined as anyone 18 years of age or older with the ability/permission to care for the child and take full responsibility for the child’s well being.
4. Guests must be accompanied by an adult resident of WTCA. Residents are restricted to four (4) guests per unit.
5. The gate must be kept closed at all times.
6. Floatation devices may be used during periods of low occupancy. They must be in good repair. All items used at the pool must be removed as you leave the pool area.
7. Proper swim attire is required. (No regular clothing or cut-off shorts)
8. Please keep the pool clean. Use the trash can provided or take refuse with you upon leaving the area.
9. Residents (owners, renters and guests) of any unit that is not current with HOA fees are not allowed to use the pool.

**NOT PERMITTED:**

1. Bicycles, skateboards, roller blades, scooters, etc. inside pool fence
2. Running or horseplay of any type.
3. Diving from any surface other than pool edge at the deep end of pool.
4. Glass containers (No Exceptions)
5. No visible alcohol containers including beer cans.
6. No pets are allowed inside the pool fence. Pets are not allowed to be tied to the pool fence or to be tied anywhere else on WTCA property.

ANYONE USING THE POOL IN A DESTRUCTIVE MANNER OR VIOLATING POOL RULES WILL BE ASKED TO LEAVE THE POOL. REPEATED VIOLATIONS WILL RESULT IN LOSS OF POOL PRIVILEGES. ANY DAMAGE CAUSED BY A RESIDENT OR GUEST WILL BE THE RESPONSIBILITY OF THE UNIT OWNER.

**Tennis Court Rules**
The Tennis Courts at Wilderness Trace Condominiums is privately owned by WTCA owners. The Tennis Courts are maintained by HOA fees paid by each owner. All owners, residents and guests are required to observe and adhere to the following rules for use of the tennis courts:

1. Tennis court hours are 9:00 a.m to 10:00 p.m. Lights may be switched on at the control box located at the right side of the fence.
2. Anyone leaning on or sitting on the tennis nets will be asked to leave the tennis courts. A repeated violation will result in the loss of tennis court privileges.
3. Only soft soled, light colored tennis shoes are permitted inside the tennis court fence.
4. Residents may have up to four (4) guests in the tennis courts. All guests must be accompanied by the resident at all times.
5. The right side court is dedicated for tennis only.
6. The left side may be used for activities that do not harm or damage the surface. No activity shall interfere with the intended use of tennis.
7. Use of the tennis court area is at your own risk.

NOT PERMITTED:

1. Black soled shoes or other shoes that may cause damage to the court surface.
2. Bicycles, skateboards, roller blades, scooters, etc. are not allowed inside tennis court fence.
3. Horseplay of any type.
4. Pets are not allowed inside the tennis court fence. Pets are not allowed to be tied to the tennis court fence or anywhere else on WTCA property.
5. Food or glass containers.
6. Do not climb on the tennis court fence.
7. Do not lean or sit on the tennis court nets.
8. Any activity that may be destructive to the tennis court surface or nets.

ANYONE USING THE TENNIS COURTS IN A DESTRUCTIVE MANNER OR VIOLATING RULES OF USE WILL BE ASKED TO LEAVE THE TENNIS COURTS. REPEATED VIOLATIONS WILL RESULT IN LOSS OF TENNIS COURT PRIVILEGES. ANY DAMAGE CAUSED BY A RESIDENT OR GUEST WILL BE THE RESPONSIBILITY OF THE UNIT OWNER.