

High View Flats Condominium Association, Inc.

Rules & Regulations

(updated April 2024)

Pets:

- Pets must be kept leashed while in the common area.
- Pet waste must be picked up immediately and properly disposed of (in personal garbage cans or in the community dumpster).
- Pets cannot be allowed to create excessive noise.
- Pets may not be left unattended on balconies.
- Pets are not permitted in the pool area, fitness center, or lounge.

Nuisances:

- Any activity that creates a nuisance (excessive noise, foul odors, etc.) is prohibited.
- Quiet hours are from 10:00 PM to 8:00 AM daily.

Disposal of Garbage:

- All garbage must be placed directly into the community dumpster. Garbage may not be left in hallways or common areas for any period of time.

Parking:

- No more than two (2) vehicles per residence may be stored on the property.
- All vehicles parked on the property must be operable with current registration.
- Parking outside of a designated parking space is strictly prohibited and may result in the vehicle being towed without warning.

Window Treatments:

- The exterior facing portion of any window shades, curtains, blinds, or shutters must be neutral in color.
- Any window shades, curtains, blinds, or shutters must extend the full length of the windows.
- No flags, signs, or banners may be hung in windows.

Video Doorbells:

- Battery-powered video doorbells may be installed on the black door trim directly to the right of the entry doors. Hard-wired video doorbells are not permitted. All video doorbells should be black in color.

Balconies:

- No items may be hung on or over balcony railings (towels, flags, lights, etc.).
- Residents may not use or store grills or have open flames of any kind (such as firepits) on their balconies.
- Any balcony curtains must be neutral in color and be attached at the top and bottom.

Exterior Modifications & Décor:

- Owners must obtain written HOA approval before making any exterior modifications. Nothing may be drilled into or hung outside of your unit without written HOA approval.
- Units with an inset entryway may have one (1) flower pot / planter not to exceed 16 inches wide x 16 inches long x 48 inches tall. No other items (such as furniture or decorations) may be kept outside of entryways / in the breezeways.
- Standard size doormats are permitted. Doormats must be tasteful in appearance and cannot impede walkway traffic.
- Tasteful wreaths may be hung on doors. Wreaths may not exceed 28 inches in diameter. Seasonal wreaths should be in alignment with the current season (for example, a Christmas wreath should not be on a door in the Summer).

Leasing:

- Owners may not lease their units without receiving explicit written permission from the HOA. No more than 45% of the units may be leased at any time.
- Owners that lease their units must provide the HOA with their tenants' names, contact information, and lease dates each time a new lease is entered.
- Short-term leasing is strictly prohibited. Leases must be at least thirty (30) days in length.
- Leasing permits will be subject to revocation if not utilized within six (6) months from the date of purchase or the expiration of a prior lease.
- A leasing waitlist is in place for owners that wish to lease their condos in the future. The order of the waitlist is based on the dates in which owners were added to the waitlist.
- Leasing permits are not transferrable at the time of sale.
- Lockboxes may not be hung on railings in the common areas.

Signs:

- No signs of any kind may be placed in the common areas.

Access Control:

- The pool, fitness center, and lounge are accessible via key. All residences are entitled to one (1) amenity key. Additional keys can be purchased through the HOA for \$25 each.

Community Grills:

- There are two community grills for residents' use. The two community grills are the only grills that may be used on the property.
- The community grills must be cleaned thoroughly after each use, and all garbage and food waste must be disposed of. Any food waste must be placed in the dumpster or in residents' personal garbage cans to keep from attracting insects and animals.
- Please note that the community grills are propane, and the tanks will run out from time to time. In the event that a propane tank runs out, it can be exchanged for a full tank at a local store. Owners will be eligible for reimbursement for exchanging propane tanks (with proper documentation being provided). The HOA will also have the propane tanks checked and exchanged as needed approximately once per week.

Community Firepit:

- Only split firewood may be burned in the firepit.
- Residents must buy their own firewood. The HOA does not keep firewood stocked.
- No items may be left around the firepit (such as food, trash, etc.)

Swimming Pool:

- The pool opens at 8:00 AM and closes at 10:00 PM daily.
- No lifeguard on duty- swim at your own risk.
- The pool gates must remain closed and locked at all times.
- No more than two (2) guests per residence are permitted within the pool area at any given time. Residents must stay with their guests at all times and are responsible for the actions of their guests.
- Children under the age of 16 must be supervised at all times by an adult resident.
- Proper swimming attire is required. No cut-offs or street clothes are permitted in the pool.
- All babies must wear swim diapers while in the pool.
- No diving is permitted in the pool.
- No running, rough play, excessive noise, or foul language is permitted.
- No pets are permitted within the pool area.
- No glass is permitted within the pool area.
- No smoking is permitted within the pool area.
- No food or drink is permitted within 3 feet of the pool.
- Private lessons/classes of any type are not permitted.
- Close umbrellas and pick up any trash before you leave. No items should be left behind when you leave.
- If any pool furniture is moved, please return it to its original position when you leave.

Fitness Center:

- The fitness center is open 24/7.
- Equipment must be wiped down after use.
- If you listen to music while exercising, please use headphones.
- Children under the age of 16 must be supervised at all times by an adult resident.
- Excessive noise is not permitted.
- No personal fitness equipment may be stored in the fitness center.
- Do not prop open the entry door.
- Do not tamper with the thermostat.

Lounge:

- The lounge is open 24/7.
- Owners wishing to hold an event in the lounge must receive written approval from the HOA at least a week prior to the event. The lounge reservation fee is \$100. (*NOTE: The reservation fee may be waived for community events at the Board's discretion.*)
- Please do not leave any trash, food, or drinks behind.

- If any furniture is moved, please return it to its original position when you leave.
- In the event that there are damages or cleaning required after an event in the lounge, the cost of repairing the damages / performing the necessary cleaning will be billed to the responsible owner's account.
- Do not prop open the entry door.
- Do not tamper with the thermostat.

Wheelchair Lift:

- The wheelchair lift is for the use of handicapped individuals only.

Utilities:

- The entire community shares a single water meter. The individual units are sub-metered and are billed on a monthly basis for their water use. Utility Management Solutions (UMS) handles the water billing, and all owners are responsible for paying their water bills in a timely manner.
- All units are individually metered for electricity. Nashville Electric Service (NES) handles the electrical billing, and owners are required to keep the electricity on at all times.
- Residents may use the vendor of their choice for internet, TV, and phone. Google Fiber, AT&T, and Comcast are available. Satellite dishes are not permitted.

Heating & Cooling:

- All units have their own HVAC units, and owners are responsible for the maintenance of their HVAC units.
- When temperatures are forecasted to drop below freezing, residents must keep their heat set to at least 60 degrees to help prevent frozen pipes.

Mailboxes:

- All owners should have been provided with a mailbox key at the time of closing. Owners are responsible for their mailbox keys, and the HOA does not have extra keys and is not able to assist with the replacement of mailbox locks. In the event that you lose your mailbox key, you will have to have the lock replaced at your expense.

Insurance:

- The HOA provides hazard insurance for all units, which would cover the restoration of the units back to original specifications in the event of a major loss (such as a fire).
- Owners must obtain HO6 insurance policies that cover betterments/improvements, contents, and loss assessments in the amount of the HOA's master insurance policy deductible (\$10,000). Losses that do not exceed the HOA's master policy insurance deductible would also be covered by owners' HO6 policies.
- If you have any insurance questions or need to request a certificate of insurance (COI), please email Robins Insurance Agency at certificates@robinsins.com.

Payment of HOA Fees:

- The monthly HOA fees are due on the 1st of each month.

- A \$10 late fee will be applied if payment is not received by the 15th of each month.

Contacting the HOA:

- To contact the HOA, please email HighViewFlats@gmail.com. This email address can be used to ask questions, submit requests, report violations, etc.
- Emergencies (specially pertaining to HOA matters) can be called into 615-297-2824. This phone number is answered by a live person 24/7/365.

HOA Website:

- Important HOA information such as the governing documents, budgets, financial reports, meeting minutes, and FAQs can be viewed at HighViewNashville.org. Owners must register on the website and be approved for full access prior to accessing private information.

Non-Compliance Policy:

- Violation of HOA rules will result in the following consequences:
 - 1st offense: warning
 - 2nd offense: \$50 fine
 - 3rd and subsequent offenses: \$100 fine
- In the event a violation is not resolved within 30 days of notification, a \$50 fine will be issued. If the violation is not resolved within 60 days of the initial notification, an additional \$100 fine will be issued. After 60 days of the initial notification, additional fines of \$100 each will be issued every 30 days that the violation remains unresolved.
- Separate fines may be issued for violations that are considered to be severe or in blatant disregard of the HOA's governing documents (at the Board's sole discretion).

Yoshi Group Pricing:

- Yoshi offers a discounted membership rate to High View residents. Yoshi's services include mobile fueling, charging, washing, and more. Please visit startyoshi.com for more information.