

BRENTWOOD VILLA CONDOMINIUMS

HOMEOWNERS ASSOCIATION, INC.

RESOLUTION # 1-88: SIGNS ON COMMON AREAS

WHEREAS Article 10 of the By-Laws for the Brentwood Villa Condominiums Homeowners Association, Inc. provides that " the directors are expressly empowered to adopt and promulgate, from time to time, reasonable rules and regulations governing the use of the Units and common areas, including the imposition of penalties for the violation thereof."

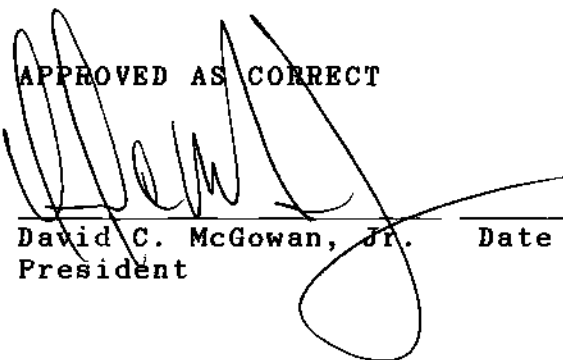
AND WHEREAS it is the desire of the Board of Directors to provide a more uniform appearance in the common areas;

NOW THEREFORE, BE IT RESOLVED THAT all signs advertising an unit for sale or for lease shall be displayed only on the inside surface of a window of the unit. Open house signs may be displayed on the day of the open house and must be removed at the end of the open house.

AND BE IT RESOLVED THAT any sign in violation of the above will be removed from the common areas.

AND BE IT RESOLVED THAT the foregoing shall not be applicable to signs maintained by the developer as provided for in Article XV of the Master Deed for the Brentwood Villa Condominiums Homeowners Association, Inc.

APPROVED AS CORRECT

  
\_\_\_\_\_  
David C. McGowan, Jr.      Date  
President

BRENTWOOD VILLA CONDOMINIUM ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION: Delinquent Assessments

WHEREAS Paragraph 9 (e) of the Master Deed of Brentwood Villa Condominium provides due dates for the assessments,

AND WHEREAS Paragraph 6 (c) of the By-Laws provides that any assessments which are not paid when due shall be in default;

AND WHEREAS there is a need to establish orderly procedures for the collection of assessments which remain unpaid past their due dates;

AND WHEREAS is it the intent of the Board, on the recommendation of the Budget and Finance Committee, to establish steps for the collection of delinquent assessments;

NOW THEREFORE, BE IT RESOLVED THAT the procedures for collection of delinquent assessments be as follows:

1. The annual assessment shall be payable in twelve (12) equal monthly installments each of which shall be due on the fifth day of each month during the fiscal year.

2. Any assessments which are not paid when due shall be delinquent.

3. Effective January 1, 1988, if the monthly assessment installment is not paid within ten (10) days after the due date -

A late fee of ten dollars (\$10.00) shall be assessed;  
and

The assessment for the remainder of the year will immediately become due and payable.

4. If the monthly assessment installment is not paid within thirty (30) days after the due date, the unpaid balance of the annual assessment shall bear interest from the 1st day of the fiscal year at the rate of fifteen (15%) percent per annum.

5. Fifteen (15) days after the due date a notice of delinquency shall be mailed to the owner, which notice shall specify the amount of the delinquent payment(s) and the late fees payable.

BRENTWOOD VILLA CONDOMINIUMS  
HOMEOWNERS ASSOCIATION, INC.

RESOLUTION #:2-88

WHEREAS Section 13 of Article 6 of the By-Laws of the Brentwood Villa Condominiums Homeowners Association Inc. provides that " The Board shall have the authority to secure insurance policies as required by the Master Deed ..."

WHEREAS the Association has insured the buildings and the Limited Common elements of the buildings; and

WHEREAS each property insurance claim for loss or damage (separately occurring) is subject to a deductible of \$ 500; and

WHEREAS the usual deductible in respect of an individual homeowners insurance policy would be not more than \$250 for each claim for loss or damage (separately occurring);

NOW THEREFORE BE IT RESOLVED that the following policy, to be effective 30 days after written notice is mailed to each current unit owner, be and is hereby adopted by the Board of Directors:

1. The first \$250 of the deductible under the insurance policy of the Association shall be paid by:
  - (a) The Association, in the event of any claim caused by Acts of God or an unknown source which was created or started in the Common Area;
  - (b) The Unit Owner, when the cause of the claim originated or is caused by the Unit Owner, his/her guests, his/her lessee, or from within or due to his/her unit;
  - (c) The Unit Owner, if the cause of a claim can not be determined and is only related to his/her unit or the Limited Common Areas assigned to the particular unit.



# **BRENTWOOD VILLA HOMEOWNERS' ASSOCIATION, INC.**

## **PET RULES AND REGULATIONS**

The governing documents of the Association assign the Board of Directors Powers and Duties necessary for the administration of the community. These governing documents, give the Board of Directors, the authority, to establish Rules and Regulations as it relates to pets kept and housed within the community.

Therefore, for the health, safety, welfare, comfort and convenience of all residents of the association the Board wishes to establish a policy regarding pets so that it may be equitable and consistent in enforcing the governing documents.

The following pet policies are adopted by the Board of Directors of Brentwood Villa Homeowners' Association, Inc.

1. Subject to the limitations below, generally recognized house pets, in reasonable number and size, may be kept and maintained in a living unit, provided such pets are not kept or maintained for commercial purposes.
2. Except, when in an owners unit, a pet must be carried or on a leash and attended by a responsible person in the common areas.
3. No pet may be leashed to any stationary object on the common areas or decks/patios.
4. No pet will be allowed in the clubhouse, clubhouse grounds, pool, and tennis court.
5. Each dog over 6 months old shall be vaccinated against rabies, such vaccinations to be repeated annually thereafter.
6. Pet owners are responsible for any property damage, injury and disturbances their pet/pets may cause or inflict; no pet owner may permit the animal to relieve itself on any area (common), other than designated areas.
7. No pet shall be permitted to bark, howl or make other loud noises for such an unreasonable time as to disturbs neighbors rest or peaceful enjoyment of their unit or the common elements.
8. Owners are responsible for the removal of waste of their animals from the common elements.
9. Property owners who lease their condominium unit, must obtain, from the Board of Directors, a written agreement before leasing to individual owners who will maintain pets in the unit. Owners will be responsible for the actions of the lessee of a unit in all respects to lessee's pet.
10. Unit owner pets found loose on common grounds can be reported to the metropolitan government per applicable dog control laws for Metropolitan Nashville and Davidson County, Tennessee.

In the event of a violation of any of the above rules, the pet owner will be subject to the following remedies.

1. Written notice of Violation
2. Second Offense - \$20.00 fine
3. Third Offense - \$40.00 fine

**BRENTWOOD VILLA CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC.**

**CLUBHOUSE RESERVATION PROCEDURE**

1. The Brentwood Villa Clubhouse may be reserved by any property owner in Brentwood Villa for a private function. Reservations will be accepted up to six months in advance. Reservations must be made at least two weeks in advance.
2. Any property owner who wishes to reserve the clubhouse for a private function must return a completed copy of the reservation agreement. The clubhouse rental fee is \$35.00 per reservation and a \$100.00 security deposit. The clubhouse fee and security deposit is to be sent to : Timmons Properties, Inc., 2200 Hillsboro Road, Suite 200, Nashville, TN 37212, at least one week prior to the reservation date. There will be a \$75.00 charge for any clubhouse key lost or not returned. Checks should be made payable to: Brentwood Villa Homeowners' Association (*The security deposit and clubhouse fee should be in 2 separate checks*). Any scheduled function will be removed from the reservation calendar if these are not received by this time.
3. By 10:00 a.m. of the morning following the function, the clubhouse must be cleaned, including the disposal of all trash in trash receptacles in the clubhouse and the pickup of any trash around the exterior of the clubhouse and pool originating from the function.

Please be advised that the clubhouse will be scheduled to be cleaned subsequent to 10:00 a.m., if necessary and the charge for the cleaning will be deducted from the security deposit.

4. If all conditions of the reservation agreement have been met, the security deposit will be returned to the reserving party.

*Revised 7/15/97*

# **BRENTWOOD VILLA CONDOMINIUMS HOMEOWNERS' ASSOCIATION**

## **POOL RULES**

1. There is NO lifeguard on duty at the pool. Anyone using the pool does so at their own risk. The Association and it's agents are not responsible and shall be held harmless for accidents or injuries.
2. Pool is for the use of Brentwood Villa property owners and their guests only. A property owner may invite up to three guests to the pool. Property owners must be present at all times with guests. Pool key and key tag may not be loaned to anyone. Any unauthorized person found using the pool will be asked to leave immediately.
3. Children under the age of twelve must be accompanied by an adult.
4. No glass containers of any type are allowed in the pool area.
5. Food may be eaten in the pool area, please dispose of all trash in containers. No grills of any kind shall be allowed inside the pool fence.
6. Please wash all suntan oil off in the restroom showers prior to using the pool.
7. Pool gates should be locked at all times to ensure use by Brentwood Villa property owners only.
8. No pets are allowed in the pool area.
9. Only swim suits may be worn in the pool.
10. No running or rough play will be allowed on the pool area.
11. The pool will be closed at 10:30 p.m. daily.
12. The pool area may not reserved for exclusive use of any property owner.
13. Any homeowner found violating any pool rules is subject to being prohibited from using the pool.

Thank you for your cooperation.

Brentwood Villa Condominiums Homeowners' Association

*Revised 7/15/97*