

Le Conte Towers Homeowners Association

Buildings & Grounds Rules and Regulations

1. Each unit shall be used and occupied for single family residential purposes only.
2. All trash and garbage shall be in plastic bags, tied, and placed inside containers located in rooms across from the elevator on each floor or in the dumpsters near Building #2. No building materials are to be deposited in the dumpsters.
3. Walkways, hallways, and other common areas shall not be used for storage by homeowners for items such as, but not limited to, bicycles, grills, furniture, Christmas trees and/or decorations, etc. The storage room across from the elevators may be used by homeowners, based on an equal opportunity per unit, to spaces not utilized by the association. A limited amount of wood may be stored by homeowners in this common space.
4. Each unit is permitted decorative items of modest size on the door and/or near the unit entrance which shall not extend into nor obstruct the common area.
5. National and religious holidays may be celebrated with unit decorations appropriate to specific holiday periods. The quantity, size and location of the decorations will be in accordance with Item #4 and shall be removed in a timely fashion when the event has ended.
6. Bird seed and suet feeders are not permitted to be hung outside units. One Humming bird feeder of a leak proof variety may be hung on the back side of the building per Unit.
7. Animals/pets shall be walked on a leash and any animal "droppings" shall be picked up and properly disposed of in the "Bow-Wow Waste Stations" on the grounds around each building. Do not place droppings in any trash container on any floor or in the lobby.
 - (a) No animals, other than dogs, cats, or other animals reasonably considered to be household pets, may be raised, bred or kept anywhere on the property, nor may any animals be kept, bred, or maintained for any commercial purpose.
 - (b) Pets must be licensed by the County of Sevier or of owners County of residence and vaccinations kept up to date. Documents to prove this must be made available to the Board or management upon request. Pet owners must comply with all state and local laws or ordinances pertaining to pets or their ownership.
 - (c) Pets must be maintained in a clean, safe and quiet manner.
 - (d) All pets must be leashed while outside the unit in the hallways, elevator, stairwells or being walked outdoors. Pet walkers must use the perimeter areas for walking pets. Pet walkers must clean up after pets whenever the pet defecates. Pet walkers shall carry a means to pick-up pet 'droppings' whenever walking the pet on the property.
 - (e) No pet will be allowed to create a threat, nuisance, or unreasonable disturbance to any person or to cause damage to any common property or the property of any other resident.
 - (f) Pets may not be tied to any common property or the property of any other resident. Pets must be controlled at all times when out of the unit.
 - (g) All unit owners and/or residents are responsible for the actions of pets of anyone residing in or visiting the unit. A pet violation by a guest shall be the responsibility of the unit owner/resident in whose unit that person was a guest.
 - (h) The cost of repairing any damage to the common elements caused by a pet shall be assessed to the unit owner responsible. In determining responsibility it will be presumed that any pet damage immediately outside the unit of a pet owner was caused by the pet in it unless evidence is presented to the contrary by the unit owner or resident.
 - (i) The conduct of all pets must be such as to not interfere with the rights and privileges of the neighbors of the pet owner.
 - (j) Unit owners will be subject to a fine of \$50.00 for each infraction. This rule applies to both the unit owner and guests. Security cameras that record infractions may be used to

assess fines.
(k) Leashes shall conform to a twelve foot maximum length.

8. Grocery and luggage carts shall be returned to the parking level storage room immediately after use.
9. No children are permitted in the attic at any time unaccompanied by a homeowner. Lock the door and turn off lights when leaving the attic. No flammable, corrosive or other dangerous articles are to be stored in the personal storage units (or anywhere) in the attic.
10. Each unit owner is responsible for the maintenance of their entire air conditioning system (HVAC) including assemblies located in the attic bays. Any service charges for electrical, plumbing or other repairs to a unit's HVAC are the responsibility of the owner.
11. All trees are part of the common elements. Anyone wishing to alter any tree shall obtain permission from the Board.
12. Athletic games/contests are not permitted in any common building, common area or on the grass around the buildings, driveways, or parking areas. This includes, but is not limited to bicycles, skates of any type, skateboards, balls, Frisbee, picnics, sleeping and camping, sledding, snow boards, skiing, etc. Tennis courts and the grass adjacent to and below it are available for residents and guests for outdoor athletic activities.
13. All storm doors and entrance doors shall conform in style and color. Contact the Architectural Committee for approval of a front door or storm door prior to purchase or painting.
14. Door mats should be standard size.
15. During the cold winter months, heat must be maintained in all units to prevent freezing water pipes and damage to other units. Heat must be maintained at 55 degrees or higher.
16. Use of Common grills (located between the Club House and building #1 by the guest parking and outside building #2 near the generator) is first come, first serve. Please share as needed. Also please clean up after use by removing cold ashes and scraping the grill clean with the tools supplied by the association. Report any damage to a Board Member. No private grills may be used on premises.
17. No fireworks are to be discharged on premises.
18. There shall be no attachments (permanent or temporary) of any type to the property or structures of Le Conte Towers without full Board approval.
19. No recreation vehicles, boats, trailers, campers, etc. are to be parked or stored on premises. No vehicle repairs on premises except for emergencies. All vehicles parked on Le Conte Towers property must be properly registered and have a current valid license plate. Excluding tradesmen's vehicles, no truck, trailer, R.V. van (except 'Mini-Vans' and 'SUVs' used for personal, passenger purposes), golf cart, motorcycle, moped, All-Terrain Vehicle, or similar equipment shall be permitted to remain on any portion of the condominium property. No commercial signage, lettering, etc., shall be allowed on permanent vehicles. Further, all vehicles must meet generally acceptable standards of satisfactory appearance, i.e., no 'junk' cars with heavily rusted body panels, roof, hoods, trunk decks or trim shall be permitted. Tradesmen's vehicles/trailers are to be removed each night by 5:00 p.m.
20. No nuisance shall be allowed upon the premises, nor any use or practice which is the source of annoyance to the residents or which interferes with the peaceful possession and proper use of the Condominium by its residents. Homeowners shall restrict noise from contractors working on their units to the hours of 9 AM to 5 PM weekdays. No work is allowed on weekends except for emergencies.
21. Unit owners shall inform their guests and tenants of all Rules and Regulations and are responsible for actions, damage or violations of Rules or Regulations by their guests, tenants, contractors and their employees, delivery persons, or any persons working on their

units. Unit owners are **responsible for providing a copy of this document "Building and Grounds Rules and Regulations"** to prospective buyers, renter's or leasees!

22. Each unit owner shall provide LeConte Towers management with keys or codes necessary to gain access to the unit. Any owner altering a lock or installing a new lock on any door providing access to the unit shall provide a key to such new or altered lock to LeConte Towers management for emergencies per the Master Deed and the TN Horizontal Property Act.

23. The Association has the right and obligation to collect a fine of \$50.00 per day for the violation of any of the Rules & Regulations. Please notify a Board Member if you observe anyone in violation of the Rules & Regulations. Also, fines may be assessed if a violation is observed on security cameras.

24. No illegal substance or activity will be allowed on LeConte Towers property.

25. No obscene or vulgar language will be allowed on LeConte Towers property.

These rules are to help secure our property and make it safer for owners and their guests.

PARKING RULES & REGULATIONS

Effective 1/1/20

26. A garage parking area designated for a specific unit owner is reserved for the exclusive use of such unit owner, their family members, guests, invitees and others with permission from the designated owner. The Board of Directors is authorized to have all improperly parked vehicles on the premises towed at the vehicle owner's cost and expense.

- a) All vehicles shall be parked toward the front of their assigned space, generally parallel to the yellow stripes. Vehicles on the outer side of the parking area shall pull up to the numbering sign on the parking place. Vehicles on the inner side of the parking area shall pull up to the concrete curb.
- b) All vehicles shall display their assigned parking permit decal. Two decals per unit and one visitor pass will be issued to the owners of record in October of every other year. It is the owner's responsibility to supply the proper decal to their tenants.
- c) Decals shall be affixed to the driver's side rear window (inside) so that it can be easily seen from the driveway. Additional vehicle decals can be purchased for \$300.00 each which covers 2 years for each additional vehicle parked in the guest parking spaces.
- d) Park only in striped parallel areas!
- e) Any vehicle not displaying a valid parking permit decal shall be towed at vehicle owner's expense.
- f) Any vehicle not pulled to the front of the assigned parking space shall be towed at vehicle owner's expense

g) Any vehicle parked in an unauthorized space will be towed at owner's expense.

h) Any vehicle blocking the ingress or egress of adjacent parking spaces will be towed at the owner's expense.

i) Short-term day visitors who are not staying overnight and vendors are not required to have parking decals under normal operation

(27) No obscene or vulgar language will be allowed on Leconte Towers property.

**Violation of Rules and Regulations
Procedures for Notification and Assessment of Penalties**

1. Homeowners shall notify the Board of violations of the Rules and Regulations (R&R's) when observed by them in writing or by e-mail within one (1) week of the observation of the violation. These must be signed and dated.
2. Upon receiving the written notice of a violation from a homeowner, the Board shall discuss the alleged violation with the perpetrator and discuss the R&R violated. The homeowner will be given 30 days to correct the violation.
3. If not corrected within 30 days or if another similar violation is reported, the homeowner will be assessed a fine of \$100.
4. If the violation is not corrected within another 30 days then an additional fine of \$250 will be assessed, and if still not corrected in another 30 days, an additional fine of \$500 will be assessed. An additional \$500 fine will be assessed every 30 days until the violation is corrected.
5. Legal action may be undertaken if the violation is not corrected after the first fine of \$500.
6. Before a written complaint is filed, we encourage homeowners to verbally make the violator aware of the R&R's. These R&R's will be posted on the bulletin boards in each of the buildings for reference.

LECONTE TOWERS HOMEOWNERS ASSOCIATION

CLUBHOUSE RULES & REGULATIONS

1. No Wet bathing suits to be worn in the Clubhouse.
2. No Smoking in the Clubhouse.
3. No Pets allowed in the Clubhouse.
4. No Glass items are permitted outside the Clubhouse beyond the porch in the Pool Area.
5. Do Not use the Clubhouse as a short cut.
6. The Clubhouse is available for use by the Homeowners & their Guests.
7. The Clubhouse is also available by Reservation for private functions except when the Association has scheduled events. An advanced registration fee of \$150 is required. Contact the Associations President or Smoky Mountain Bookkeeping for Availability & Reservations.
8. After use, the Clubhouse shall be left Clean and Orderly with the lights off, the Thermostats returned to their original settings and the Doors locked. (No Furnishings or Equipment to be removed from the Clubhouse & leave all the Furniture and Accessories as you found them.)

12/05/2024