

Le Conte Towers Homeowners Association

Buildings & Grounds Rules and Regulations

1. 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.
2. Walkways, hallways, and other common areas shall not be used for storage by homeowner 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 space not utilized by the association. A limited amount of wood may be stored by homeowners in this common space.
3. 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.
4. 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 #3 and shall be removed in a timely fashion when the event has ended.
5. Bird seed feeders, suet and hummingbird feeders are not permitted to be hung outside units.
6. 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.
7. Grocery and luggage carts shall be returned to the parking level storage room immediately after use.
8. 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.
9. 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.
10. All trees are part of the common elements. Anyone wishing to alter any tree shall obtain permission from the Board.

11. 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 guest for outdoor athletic activities.
12. 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.
13. Door mats should be standard size.
14. 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.
15. Use of the Common Grill (located between the Club House and building #1 by the guest parking) 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.
16. No fireworks are to be discharged on premises.
17. No attachments (permanent or temporary) of any type to the property or structures of Le Conte Towers without full Board approval.
18. 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.
19. 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.
20. Homeowners 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 or tenants.
21. Homeowners shall be responsible for any actions, damage or violations of these rules and regulations by contractors and their employees, delivery persons, or any persons working on their units.
22. 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.

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Swimming Pool and Jacuzzi Rules and Regulations

The pool and Jacuzzi are for use by homeowners, tenants and guests staying at Le Conte Towers only. Homeowners or tenants, when absent, may not authorize “*drop-by-guests*” to use the pool or Jacuzzi for insurance reasons.

1. Pool hours: 8:00 A.M. to 11:00 P.M.
2. Children under age 16 shall be accompanied by an adult in the pool area.
3. No child under age 12 is permitted in the Jacuzzi per health protection recommendations.
4. Flotation devices shall not be left in the pool or pool area and should be used only in such manner as not to interfere with the enjoyment of the pool by others.
5. No glass containers are permitted in the pool area per TN State law.
6. No food, except a small snack, is permitted in the pool area except at association events.
7. If suntan/sunscreen agents are used, the patio furniture shall be totally protected with underlying towels.
8. Patio furniture must be put back in place after use. Each person is responsible for removal of personal articles when leaving the pool.
9. No pets, bikes, skates, etc. are permitted in the pool area.
10. No running or roughhousing in the pool area.
11. No loud noise or boisterous conduct is permitted. Radios or other sound devises must be used with earphones.
12. The life ring and safety equipment is for emergency use only.
13. Replace Jacuzzi cover after use during cool weather months.
14. When leaving, lower umbrellas and clean up after yourself.
15. Observe and follow all Posted Rules at the pool.

(Revised July 2007)

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Club House Rules and Regulations

1. No wet bathing suits are to be worn in the Club House.
2. No Smoking in the Club House.
3. The pool table is for adult owners and guests. Children under age 18 shall have adult supervision while using the pool table.
4. No pets are permitted in the Club House.
5. No furnishings or equipment are to be removed from the Club House.
6. The Club House is available by reservation for private functions except when the Association has scheduled events. An advance cleaning fee of \$50.00 is required. Contact the Association Secretary for availability and reservation.
7. No glass items are permitted outside the Club House beyond the porch in the pool area.
8. Only Homeowners, tenants & guests staying at Le Conte Towers may use the Club House.
9. After use, the Club House shall be left clean and orderly with the lights off, the thermostats returned to their original settings and the doors locked.

(Revised July 2007)

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.**