Beacon Hill Village
and
Community Dock
Administrative Rules and Regulations
To: ALL BEACON HILL OWNERS AND RESIDENTS

From: BOARD OF DIRECTORS

Re: BEACON HILL VILLAGE RULES AND REGULATIONS

Date: October 18, 2018

Attached is your copy of the recently updated Rules and Regulations for Beacon Hill Village Condominiums. The purpose of these rules and regulations is to provide a congenial atmosphere for community living. Please take time to review and share them with all members of your household.

The BHV COA Board of Directors has the authority to interpret the rules and regulations that may not be specific enough for all issues and will interpret the rules and regulations so as to insure the integrity, safety, and well-being of the Village and its residents.

The BHV COA Board of Directors has completed a review of the previously published Rules and Regulations (Aug 2016) and has determined the need to make changes in the following areas: Communications and Contact Information; Water and Sewer; Architectural Review (ARC); Buildings and Grounds; Charcoal and Gas Grills; Parking Regulations; Swimming Pool and Sauna; Clubhouse; and added a section for Rental of your Unit. These have been identified in the Table of Contents for ease in locating and reading these changes. Please review the entire document with a focus on these specific changes to insure you are aware of the Rules and Regulations and Understand you are required to comply with these as written.

The Rules and Regulations are not suggestions, and observing them is not optional. The Rules and Regulations apply to all Property Owners, Residents and their Tenants/Guests. Property Owners are responsible for the violations of their Tenants/Guests – The Board of Directors suggest that it is good practice to provide information about these rules and regulations to your Tenants/Guests before they agree to the terms of a lease or arrive to visit.

Violators of these regulations should be reported. These reports may be made anonymously using the Web Site NickHensley@associa.us http://www.beaconhillvillages.com/ and link to Issues and Concerns or to ASSOCIA at: 615-775-9027. Beacon Hill Village Board of Directors has authorized the Management Company to investigate and initiate prompt corrective actions.
Violations and Fines:

Compliance with all of these Rules and Regulations is mandatory. Unless otherwise noted in the section applicable the fine process is as follows: At the first violation, the Unit Owner will receive a letter indicating the nature of the violation. The second violation will incur a $25.00 fine, third violation, a $50.00 fine, each violation after that will be a $100.00 fine. The fine for not cleaning up after your pet is $100.00 after the first violation letter has been sent. Frequent violators of the regulations may be asked to appear before the Board of Directors for an explanation and commitment to remedy the problem. The Unit Owner is responsible for any non-compliance on the part of any non-owner resident or guest. Obeying the Rules and Regulations is critical to preserving the unique environment that brought each of us to Beacon Hill Village.
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COMMUNICATIONS AND CONTACT INFORMATION:

The BHV COA Board of Directors has implemented a revised Web Page for the convenience of the Unit Owners. This Web Page may be found at: www.beaconhillvillages.com. To obtain access to the Web Page please go to the site and follow the direction for ‘logging on’.

Contact Management /Maintenance, Nick.Hensley@associa.us
BHVOOperations@gmail.com

Unit Owner Concerns and Issues and Maintenance Requests/Work Orders – Use the Web Page at: Townsquare https://www.townsq.io
http://www.beaconhillvillages.com/

WATER AND SEWER:

1. Water is one of the best resources in Beacon Hill Village! Conservation and careful use will provide us with continued good access to this important resource.

   a Water to your unit is supplied by Wilson County and billed by one of two utility companies:
   Phase 1 – Utility Billing Services and
   Phases 2 and 3 by West Wilson (Wilson County). Owners will receive a monthly water bill to be paid by the owner. Non-payment or late
payment more than 90 days will result in cancellation of all amenities and may result in a fine, a lien and lawsuit.

b Sewer service is provided by Metro (Davidson County) Waste Water Services, and the Association pays for this cost which is covered in your monthly dues.

c Irrigation water is supplied by a pump and pond system that draws water out of Old Hickory Lake. Report any irrigation or pump issues as a Maintenance Issue to: BHVOperations@gmail.com

Property owners are encouraged to consider turning off the water coming into the unit from the meter if you leave home for a prolonged time. This action may prevent extensive and costly damage to your unit and that of your neighbors. If you do not know where your turn-off valve is, please contact the Management Company at Nick.Hensley@assoica.us : BHVOperations@gmail.com and they will send someone over to show you. This past year we had several leaks that went undetected until significant damage was discovered or our utility company notified us.

2. Lawn and landscape irrigation is provided and is billed differently than domestic use water. Any problem with the irrigation system should be reported immediately to the BHVOperations@gmail.com

3. Irrigation water is not to be used for personal use, i.e. watering plants outside of the sprinkler system watering or washing cars, etc.

4. Manual activation of the sprinkler system by unit owners or residents is strictly prohibited.

Conservation of water is the responsibility of every resident.

ELECTRICAL AND GAS:

Natural Gas is provided by: Piedmont Gas Company
Natural Gas Emergencies Start, Stop or Transfer Your Service
Call: 1-800-752-7504 or 911 Call: 1-800-752-7504

Electric is provided by: Middle Tennessee Electric Membership Corporation
Emergency Outages Member Service
Call: (877) 777-9111 Call: 877-777-9020
1. No property owner/resident shall interfere in any manner with any heating or electrical apparatus in or about any community building or common area.

2. Exterior lighting problems should be reported immediately to BHVOperations@gmail.com or https://www.townsq.io

3. Any problem with the entrance gate should be reported to the Management Company immediately at: Nick.Hensley@assoica.us or BHVOperations@gmail.com

Delinquent Accounts:

Any property owner more than 90 days delinquent in their dues at any time during the Calendar Year will lose access to all amenities. This includes the Gate Clicker and the Key Card to the pool and clubhouse. Access to the Community will require use of the Gate Key Pad and Code provided to you when you moved in. More than 90 day Delinquent Unit Owners will not have access to reserving or using the clubhouse.

ARCHITECTURAL REVIEW:

The Architectural Review Committee (ARC) selected by the Beacon Hill Board of Directors would like to communicate and re-emphasize the policies concerning any new construction and alterations or improvements to the inside or outside of any existing structure at Beacon Hill Village.

No construction, reconstruction, remodeling, alteration or addition to any structure building, fence, wall, driveway, path or other improvement of any nature shall be constructed to the interior or exterior of a unit without obtaining the prior written approval of the Board of Directors as to the location of the same and as to its plans and specifications. For this purpose, the Board of Directors of Beacon Hill established an Architectural Review Committee to review requests from owners.

Property owners/residents are reminded that the performance of alterations and/or repair work on the building may incur damage to the structural integrity of the entire building and is the responsibility of the Association.
All plans for remodeling and alterations/additions to the building will be submitted to the Architectural Review Committee for recommendation and Board of Directors approval prior to the beginning of work. This includes the addition of awnings for patios and decks, which must adhere to the approved colors of medium brown decks and black cherry awnings. Replacement of the original green awnings on the gatehouse and other areas in the community must adhere to the appropriate color of black cherry. Failure to obtain approval will result in fines and restoring the structure to its prior existence at the property owner’s expense. All decisions by the Board of Directors will be binding on all parties concerned.

BUILDING AND GROUNDS:

1. Property Owners/Residents and Guests shall stay within the 14-1/2 mile per hour speed limit. This speed limit applies to automobiles, golf carts, and motorcycles. Automobiles, golf carts and motor cycles are prohibited from being driven or parked on any grass area. Driving vehicles of any kind incurs damages to the grass areas and results in additional erosion and cost to repair damages.

   BHV interior roads are not legal city streets – they are “Private Circulation Driveways” and are not the size of city streets. BHV is a ‘walking community’ with residents, children and animals often in the streets, this is why speeds must be no more than 14 1/2 MPH and no parking is allowed on these Private Circulation Driveways (Streets). Any ‘on street’ parking at any time can prevent emergency vehicles from reaching you or your neighbor in case of an emergency.

   **Note:** Automobiles, Golf Carts, Motorcycles and any Motorized vehicle will be operated within the legal limits of the law by an authorized, licensed driver no less than 16 years of age.

2. All damages resulting from Unit Owners/Residents or Guests use or abuse to buildings, sidewalks, or lawns shall be paid for by the property owner. Damage caused by a Resident who is not the owner or the Guests of a Resident remains the responsibility of the Property Owner.

3. **All** modifications, additions and/or revisions to the Building or Common Grounds must be approved by the Board of Directors through an application for approval to the Architectural Review Committee (ARC). This includes but is not limited to:
   
a. Outside antennas and wiring, etc. No wires, pipes, connectors or associated equipment or materials including yard art and planting devices
may be mounted to the walls or roof of the condo without approval through the ARC.
A $250.00 refundable DEPOSIT will be required as part of the BHVARC application prior to approval to install a Satellite Dish and all mounting requirements. These funds will be held by the Beacon Hill Village COA in a non-interest bearing account. The deposit will be refunded to the unit owner at the time of disconnection and inspection of the unit to insure no damage has occurred as a result of the installation or removal of the satellite dish and the mounting structure required. Should the cost of repairs exceeds the $ 250.00 deposit, the unit owner is responsible for any and all additional charges.

b. Yard Decorations and Planters such as benches and plant pots and Decorative lighting of sidewalks require prior approval through the ARC. **Note:** Christmas Holiday Decorations may be placed in any area of your yard. They may be set up no more than one (1) month prior to the holiday and removed no more than two (2) weeks after the holiday. Yard decorations for all other holidays may be set up one (1) week prior to the holiday and removed one (1) week following the holiday.

c. Wooden decks and balconies must be maintained by the unit owner in good condition, cleaned and sealed routinely. Medium Brown colored stains are permitted and must be approved through the ARC. It is the property owner’s responsibility to maintain their wood deck. Unmaintained decks may be considered to be a safety hazard or unsightly and result in the Homeowners Association providing maintenance or repair. These costs will be borne at the Unit Owner expense.

4. No property owner/resident shall permit disturbing noises in his/her unit that would interfere with the rights, comfort or convenience of other residents.

5. No property owner/resident shall play or permit to be played a musical instrument or operate any stereo, radio or television in a manner that disturbs or annoys other residents.

6. No property owner/resident shall disturb other residents with unnecessary loud noise from automobiles, motorcycles, or other vehicles or with the operation of any building or power tools or use of cell phones, televisions or musical devices between the hours of 9 PM and 7 AM.

7. Recreational activities such as biking, riding, etc. are permitted on the grounds as long as such activity does not disturb other residents.
8. Property Owners/Residents and their Guests may smoke in a Designated Smoking Common Area or a Limited Common Area as long as such activity does not result in being a nuisance. Please remember to dispose of all Smoking Wastes in the appropriate receptacle.

9. Fishing and swimming are not permitted in the Village Inner Lakes – No Exceptions!

10. No playing, skipping, walking, or jumping over or on the rocks in the inner lakes for safety reasons.

11. Absolutely nothing is to be thrown into the inner lakes, such as food scraps, rocks, pebbles, sticks and dog droppings.

12. No property owner/resident shall cut or permit others to cut or pick flowers, shrubs, or branches from trees on the Common Grounds of the premises.

13. Any alterations to the landscaping of the Common Elements around your Condominium Unit must be approved through the ARC.
   
   a. Small vegetable plots or flower gardens may be planted or cultivated by Property Owners/Residents on the premises but only with approval through of the ARC.
   
   b. Grass may be removed to enlarge flowerbeds or create new beds but only with approval through the ARC.

SIDEWALK – ENTRIES:

1. Sidewalks and entries shall not be obstructed or used for any purpose other than ingress and egress to the units.

2. Residents will keep sidewalks, entries and exterior areas free and clear of unsightly objects including, but not limited to bicycles, tricycles, toys, mops, brooms, paper and litter.

WINDOWS:

1. No objectionable or unsightly objects including foil, newspapers, or cardboard are to be placed on windowsills at any time. Blinds or window treatments that are in disrepair must be removed. All window coverings must be lined in white or cream. Plastic covering mounted on the inside of the windows must not be
visible from the outside. No plastic covering may be applied to the outside of the windows.

2. “FOR SALE” or “FOR RENT” signs must be placed in the designated window of the Gate House. These signs will be of professional appearance and will require approval of the ARC Committee prior to display. No “FOR SALE” or “FOR RENT” signs may be placed on the property or in windows of any unit at any time.

Open House, Estate Sales and Garage Sales:

1. An Open House is permitted for Units that are For Sale. Open House Signs are to be displayed on the property on the day of the Open House only from the morning of the open house until immediately following the close of the open house. An Open House requires a permit from the Management Company at: Nick.Hensley@associa.us or call 615-775-9027.

2. Estate Sales are permitted but only in the event of the death of a Homeowner. An Estate Sale Signs are to be displayed on the property on the day of the Estate Sale only from the morning of the Estate Sale until immediately following the close of the Estate Sale. An Estate Sale requires a permit from the Management Company at: Nick.Hensley@associa.us or call or call 615-775-9027.

3. Garage Sales are not permitted in the community.

4. Property owners are encouraged to have their Realtors and Estate Sales representatives use the Gate Access Pad for potential buyers or have someone in attendance at the Gate.

5. All Parking Regulations apply (See Page 10)

Note: The gate must remain closed between entries. The gate being kept open compromises the integrity and security of a private gated community.
REFUSE COLLECTION:

1. All garbage and other refuse shall be sealed in plastic trash bags and left in approved containers at the end of your driveway on the designated day for pick-up and removal from the premises.

2. Property owners/residents can place garbage containers outside the night prior to the day of pickup and removal from the premises. If you will be going away on vacation, please have a neighbor put your trash can back in the garage.

3. Containers are to be replaced by the resident in the enclosed garage before midnight of the same day as pickup. Failure to do so will result in the following fines: First violation will be a letter, second - a $25 fine imposed for each week that your trash can is not put up after it is emptied.

RUBBISH - LITTER:

NOTE: It is the resident’s responsibility to insure any visitors or hired work people are advised of this rule and provide them with a receptacle for disposal of their trash. The resident will be held responsible for clean-up and any related fines.

1. CIGARETTE BUTTS ARE NOT TO BE THROWN ON ANY AREA OF BHV.

2. No dust, rubbish or litter shall be swept from any unit into an open area of buildings.

3. No rubbish or litter shall be thrown or emptied from any of the windows, porches or balconies.

4. No rugs, towels, bathing suits, laundry, clothing or any unsightly items or articles shall be hung from the outside of the windows, porches, balconies or fences.

CHARCOAL AND GAS GRILLS:

*For Charcoal Grills:

Due to Risk of FIRE: No charcoal grills or open flames are permitted on wooden decks or within 10’ of a wooden deck, within a carport or garage, or within 10’
shingled or vinyl siding walls. Doing so will result in a fine of $50.00 for a first offense and $100.00 for each offense thereafter.

*For Gas Grills

1. Place the Gas Grill as far from the structure as possible to avoid a possible gas leak from permeating into the house or possible fire damage to the house in the event there is a flare-up. Do not use gas grills close enough to vinyl siding to cause the heat to melt it.

2. A Gas Grill Splatter Mat MUST be placed under a Gas Grill at all times when Gas Grill is in use to prevent damage to the deck from dripping grease or hot spills.

3. A Fire Extinguisher in good operating condition must be located on the deck or at the door that leads to the deck and available in the event of a fire emergency.

4. Non-compliance with the above ‘Charcoal and Gas Grills’ rules may result in damages to the Unit and adjacent Units being determined the responsibility of the Unit Owner of the Unit where non-compliance was determined the cause or contributed to the cause of the fire.

PET POLICY:

In the last several years the Association has received more complaints over pets than any other regulation. Due to this we have adopted firm rules and fines concerning pets:

1. Ownership of a pet carries with it the responsibility to be considerate of one’s immediate neighbors, as well as all Beacon Hill property owners.

2. Pets shall be under leash control by the resident at all times. **Cleaning up after the pet is the property owner's/resident’s responsibility in any area**, inside or outside the gates of Beacon Hill Village. Failure to do so will result in a fine. First violation will be a warning; second violation will be a fine of **$100.00**.
3. Pets may not be staked on a leash on common area at any time. Pets may not be left unattended outside on their own. *(Please see amended Policy under Tennis Court Rules)*

4. Pets should not be left alone in private areas (garages, common areas/decks) if they have a tendency to bark continuously and disturb other residents. This also applies to a dog inside a unit barking and disturbing a neighbor.

5. Residents are not permitted to let their pets out behind of their own unit without being leashed. Pet waste must be picked up and properly disposed of.

6. If the use of a leash proves impractical for cats, they are expected to be kept inside privately owned property at all times and not permitted to run outside.

These regulations provide authority to the Board to impose possible expulsion of bothersome pets from Beacon Hill property as it deems to be in the best interest and for the good of all property owners.

**PARKING REGULATIONS:**

ALL Resident operating automobiles must have a BHV Parking Sticker affixed to the rear window, driver’s side of each vehicle. Residents are provided two stickers and may request additional stickers for vehicles operated by other drivers living in the Unit. Guests Parking Stickers are available for Guests expected to be parked in BHV for more than one evening while visiting. Residents are provided with two Guests Parking Stickers. All Parking Stickers are removable and reusable.

Each unit has a one or two car garage. In addition some units have an assigned carport space. The concrete/aggregate driveway section providing access to each garage or carport is for the exclusive use of that Property Owner/Residents or their Guests. You are expected to utilize your designated parking space(s) before utilizing the temporary/Guests parking.

‘Garages should be used for parking when possible. Realizing this is not possible for all unit residents, your parking spaces (driveway, garage and or carport) must be occupied by your vehicles (not including golf carts, motorcycles, etc.) before using any spaces in the temporary/Guests parking areas for your vehicles. NO EXCEPTIONS.’
1. Garages and driveways are provided for parking of resident's vehicles and should be used as such. No vehicle shall be parked in a driveway so as any vehicle part shall extend past the curb line.

2. Property owners are encouraged to keep garage doors closed when not in use. White roll-up or motorized screens are also permitted to maintain closure appearance and security when garage door is left up.

3. Open parking areas are for **temporary parking** by Guests and Residents.
   
a. The use of open parking areas by Residents should respect the fact there are limited spaces available for the use of Guests. On weekends (Fri/Sat/Sun) and holidays, residents will not be permitted to park more than one vehicle in Temporary/Guests parking areas without penalty.

b. Golf carts must be parked in the owner’s driveway or garage, and are not allowed in designated Guests parking spaces, except at the pool and tennis court areas while using these facilities.

c. Guests visiting a property owner whether or not on special occasions, (i.e. holiday) or an extended visitor should park in designated open parking or in the property owner’s driveway.

d. Non-resident pro-longed use of Guests Parking for car storage is prohibited. Residents with family or friends parking in BHV while traveling should park their Guests’ vehicles in the Unit Owner/Resident’s Garage or on the driveway of the resident allowing entrance for the vehicle.

e. Guests Parking Spaces by the Tennis Courts may be used for Boat Trailer, Trucks and oversized Vehicles for short periods with a BOD Permit. A Permit Tag must be affixed to the vehicle with the date of expiration current.

4. Any on street parking should be for **Brief** periods of time as a convenience for loading and unloading (10 to 15 minutes) Avoid parking across the street from another vehicle parked on the street.

   Parking on the street creates a **serious safety hazard** limiting access for emergency vehicles and can result in accidents. On-street parking also creates an inconvenience to other Beacon Hill residents.
5. There will be NO parking of cars, boats or golf carts or any motorized vehicle on the lawns or sidewalks. NO driving of cars, boats or golf carts or any motorized vehicles across lawns or through grassy common areas is permitted. Exceptions must be approved by BOD.

6. Parking areas, including driveways, are to remain clear of trailers, campers, boats, commercially licensed trucks, disabled vehicles, vehicles with expired tags, and vehicles with covers. Upon prior notice, vehicles will be towed at the owner’s expense, which will be levied against the unit for each violation. No “FOR SALE” signs shall be posted on any vehicle. Vehicles with a flat tire must have it repaired within 7 days.

7. Any leakage of oil, gasoline or coolant by a Property Owner/Resident’s vehicle or a Guests of Property Owner must be cleaned up with the appropriate solvent. Spills are the responsibility of the Property Owner and could result in a fine if corrected properly.

8. Property Owners/Residents and their Guests utilizing the Clubhouse for private parties should park outside the gate on the utility shed side of street. Parking is not allowed on both sides of the street. When parking at the clubhouse, please do not park with your wheels up on the clubhouse side walk. This blocks the walkway and is not good for the concrete.

9. Parking in spaces on the pool side of the road during pool season is limited to pool users only.

10. REMINDER ONCE AGAIN – 14 ½ MILES PER HOUR SPEED LIMIT!

PARKING VIOLATIONS AND FINES: Upon the first violation, a notice will be placed on your car indicating the violation of the regulation. Upon the second violation, you will be fined $25.00; a third violation, you will be fined $50.00; each violation there after $100.00. If violation continues and is habitual, such vehicle shall be towed at the owner’s expense. These fines apply to street parking, speeding and misuse of open area parking. Any Guests of an owner who is seen speeding – the Property Owner will be responsible for their Tenants/Guests violation.

SWIMMING POOL AND SAUNA:

1. All property Owners/Residents/Tenants/Guests should be considerate of the community concerning daily noise disturbances. This includes special parties (i.e. use of a DJ and sound systems). The community in turn
should be considerate and tolerant of property owners using such systems during their special events and parties. Bands or other outside music must stop at 10:55 p.m. Central Time (CT).

2. The Pool is open and accessible 24 hours every day. A “Quiet Time” is required between 10:00 p.m. CT and sunrise.

3. The gates to the pool area and doors to the Clubhouse MUST be kept closed and locked at all times. Any propping of the gates or doors will result in a fine and possible loss of pool privileges. This is a Wilson County Health requirement, and if not adhered to, could result in pool closure.

4. The Clubhouse is not a Pool House and is therefore not to be used as an extension of the pool area. Bathrooms are open and accessible from the pool deck and must not be used to access the Clubhouse. This rule applies to all pool users and is established for both the safety and security of the pool area and Clubhouse.

5. Children under the age of 16 may not access the pool area unless accompanied by a responsible adult resident.

6. Swimmers will use the pool at their own risk. A lifeguard is not provided. Guests must be accompanied by a Resident at all times.

7. Out of town Guests over the age of 18, visiting in the home of a Property Owner/Resident, do not require a Resident to be present. This is the only exception to the Guests rule.

These Owners/Tenants/Guests rules will be strictly enforced and violators are subject to fine, or suspension of pool privileges.

8. Children in diapers MUST wear swim diapers. This is a Wilson County Health requirement, and if not adhered to, could result in pool closure and a heavy fine to the property owner.

9. Proper swimwear must be worn – no street clothing may be worn in the pool.

10. Swimwear is not permitted in the Clubhouse.
11. No glass containers are allowed in the pool area at any time. This is also a Wilson County Health regulation. Dispose of trash in recycle-marked trash cans.

12. Pets are to remain outside pool enclosure at all times.

13. No pool users in swim wear are allowed in the exercise room at any time.

14. Smoking is only allowed in the designated smoking area. No smoking is allowed in the Pool or Clubhouse.

15. No food is allowed in the pool.

16. Running, jumping, rough play, and diving are not permitted within the pool area.

17. Radios and portable TV’s are permitted but consideration of others using the pool is expected. The volume should be adjusted so that others are not disturbed. The pool area remains open to Property Owners/Residents/Guests during private parties at the clubhouse. Uninvited residents are prohibited from accessing the clubhouse during private parties. Access to the restroom facilities are available directly from the pool area.

TENNIS COURT RULES:

1. Tennis court may be used for play year round from sunrise until 10:00 P.M. (CT)

2. The Tennis Court is designed for easy access and use in playing Tennis, Badminton and Pickle Ball. Appropriate equipment for these games must be utilized. Any use for other games, equipment or activities that result in damage to the Tennis Court or the existing equipment by any resident or Tenants/Guests will be the responsibility of the property owner.

3. Each property owner is expected to make sure that the Tennis Court gates are closed and the lights are turned off before leaving. Any issues with the lighting should be reported to the Management Company at: Nick.Hensley@associa.us or call 615-775-9027.

4. Customary tennis attire is required which will include shirts and regulation tennis shoes. No other type shoes or black sole shoes will be allowed on the court. No skateboards, bicycles or riding-type toys are ever allowed –
5. * No Pets are allowed on the Tennis Courts when they are in use for Tennis or other appropriate games. The Tennis Courts are not to be used by Pet Owners as a pet walking or pet excrement area. The Tennis Court Area may be used as an exercise area for both residents and their pets if no resident is using the Tennis Courts for playing Tennis or other appropriate games. Compliance with # 4 regarding attire is required.

**NO EXCEPTIONS.**

**CLUBHOUSE RULES**

The Beacon Hill Clubhouse is for the use and enjoyment of all Beacon Hill Property Owners. The Clubhouse includes the Library and Workout Center. The Clubhouse is an amenity for all Property Owners and Residents and represents a part of your investment. Proper utilization and care insures that it remains a place of pride and pleasure for all property owners.

1. Proper attire for the clubhouse requires shirts, shoes and does **NOT** include swimwear.

2. The Board of Directors does reserve the right to limit access to the Clubhouse during Private Parties. Homeowners and residents not invited to a Private Party being held in the Clubhouse may not access the Clubhouse or use the clubhouse kitchen or refrigerator for preparing food or storing drinks of any kind at any time.

Reservation of the clubhouse requires the Unit Owner making the reservation be in attendance throughout the entire function. Any noncompliance with this rule will result in a fine in addition to any cost associated with damage or cleaning of the Clubhouse following the reserved event.

3. No smoking is permitted in the Beacon Hill Clubhouse.

4. No dogs, cats, or pets or any kind are permitted in the clubhouse or pool.

5. The doors to the pool area **MUST** be kept closed and locked at all times. Any propping of the doors will result in a fine and possible loss of pool privileges. This is a Wilson County Health requirement, and if not adhered to, could result in pool closure.

6. Do not enter the Clubhouse in wet clothing or swim wear.
7. **DO NOT** nail anything to the walls or ceilings. When decorating for events, use tape such as masking tape that can be easily removed without damaging surfaces.

8. To insure that Tenants/Guests park in designated areas, parking attendants **ARE REQUESTED** for parties exceeding 10 Guests vehicles. Vehicles must only be parked on one side of the street. Overflow parking will be outside the gate on the Utility Shed side of the street. Again, parking on one side of the street only, leaving room for any emergency vehicles entering Beacon Hill Village.

9. All parties must end by **11:55 p.m. CT**—music must stop at **10:55 p.m. CT**. Please contact the Technology Director at: bhvtech@gmail.com or Townsquare [https://www.townsq.io](https://www.townsq.io) ahead of time for any questions or concerns about exceptions.

10. Whether caused by misuse, misconduct, or accident, repair of damages caused by family members or Guests to the Clubhouse or Pool Area at any time will be billed to the Beacon Hill Property Owner.

**RESERVATIONS:**

Only Beacon Hill Property Unit Owners may reserve the Clubhouse and the Unit Owner **MUST BE PRESENT** throughout the function. To make reservations, Use the TownSquare app or contact the Management Company at: call 615-775-9027. Prior to any planned use of the Clubhouse, please check the Clubhouse Calendar on the Web Site @ [https://www.townsq.io](https://www.townsq.io) or [www.beaconhillvillages.com](http://www.beaconhillvillages.com) to see if the clubhouse is reserved. Also be aware that there will be times that you want to socialize with friends at the clubhouse and the clubhouse may be reserved. The Unit Owner with the reservation takes precedent in this situation. Reservations accepted up to 12 months in advance, with a minimum 2 week advance reservation recommended.

Reservation of the Clubhouse requires the furniture (folding tables and chairs) be readily available for use at the Clubhouse. No borrowing of any furniture from the Clubhouse for private parties not held at the Clubhouse is permitted.

Reservation of the Clubhouse requires it be cleaned and returned to the original condition. The Clubhouse will be inspected for damages and cleanliness following any reservation use. Any damages or extra cleaning of the Clubhouse following a reservation use will result in a charge to the Property Owner.
Note: If a Property Owner is more than 90 days delinquent in their dues, they will not be allowed to reserve the Clubhouse and their Key Card will be deactivated.

Rental of a Unit

Beacon Hill Village (BHV) is a Condominium Association composed of 129 Single Family Dwellings. BHV recognizes that there may be times when family needs change and adjustments are necessary. The following restrictions are established to comply with the Master Deed and associated documents for the Community. The following restrictions will be strictly enforced:

1. Each Unit may be occupied by a single family (e.g. parents and children) or a multi-generational family (e.g. grandparents, adult children and grandchildren)
2. No alterations may be made to the Unit to provide for an apartment for rental.
3. No sub-part of a Unit (room or multiple rooms) rental is permitted.
4. No subleasing or short term rental is permitted.
5. Property Owners may choose to rent the Unit(s) they own. The following are the regulations regarding the rental of a Unit:
   - In order to be permitted to Lease a Unit the Property Owner must have maintained ownership and resided in the Unit for no less than two years. (Amendment dated 03 February 2015)
   - The Property must be rented utilizing a Standard Lease for a minimum of one year and rented or renewed for no less than one year increments.
   - Background Screening of all candidates applying to lease a Unit are required for both criminal and financial status and are at the expense of the Unit Owner.
   - A copy of the Background Screening Report must accompany the signed lease along with any associated documents of renewal or revision. These documents must be delivered to the Property Management Company within five (5) working days of the date of signature on the lease.
   - A Security Deposit must be provided by the Property Owner to Beacon Hill Village for $1,000.00 at the time of delivery of the lease copy. This Deposit will remain in escrow during the duration of the rental agreement(s).
• Possession of the Unit by a Tenant REQUIRES a signed lease, Background Report and security deposit be on file with the Management Company prior to possession.

• Property Owners will have continued access to the Community per the Key Pad Entry at the Gate for purposes of oversite of the management of their property and will have access to their Unit as agreed to in the Rental Agreement (Lease)

The Property Owner understands that in leasing their property they, the Property Owner, surrender all rights to use the amenities to the tenant for the duration of the rental agreement, unless there is a signed agreement stating otherwise on file with the Property Management Company.

Any non-compliance with the Rental Regulations may result in a fine of $1,000.00.
The Community Dock is an amenity for the use and enjoyment of all Beacon Hill Village residents. The Beacon Hill Community Dock Association Board of Directors established the following rules to ensure the safety of residents and their guests, and to protect the Dock. During your visit, please adhere to these rules. Infraction of any rule by a resident or guest may result in fines and/or suspension of Dock privileges to the resident.

1. All persons entering the dock or shoreline area shall do so at their own risk.
2. All residents and their guests may use the common areas, and common walkways of the Dock.
3. Fishing and fish cleaning shall only be in designated areas.
4. Children and non-swimmers are required to wear life jackets.
5. **NO SWIMMING.**
6. Fireworks, grills, stoves, heaters, and open flames of any type are prohibited on the Dock and shoreline area.
7. Golf carts should be parked in the parking lot at the dock entrance. Please limit golf carts on the dock for loading and unloading purposes only.
8. The Dock Association Board of Directors must approve all boatlifts. Boatlifts that attach only to the front or one side of a dock are prohibited. Boatlifts not approved by the Board of Directors will be removed at owners’ expense.
9. Modifications to the Dock without Board of Directors approval are prohibited.
10. Liability Insurance for all boats including boats using the Visitor Slips is mandatory.
11. The overall length (OAL) of any boat shall not exceed the length of the slip, and cannot extend over a walkway or past the end of a slip.
12. Visitors Slips are available for residents and require a permit. Contact the Dock Association to make an application. Boats without an active permit are subject to towing at owners’ expense.

Residents are prohibited from giving blanket, proxy, or carte blanche permission for Dock usage to any non-resident. An **Adult (21 years or older) Beacon Hill**
**Resident** must accompany all guests at all times. Unaccompanied guests may be charged with trespassing.