

The Neighborhood at Tellico Village Condominiums

The Neighborhood at Tellico Village Condominiums Rules and Regulations are as follows:

1. No animals, livestock or poultry of any kind shall be raised, bred or kept in or around a unit, the Common Areas and other facilities except that dogs, cats, or other common and accepted household pets. No pets shall be allowed which are not properly leashed and controlled by the owner thereof so as not to unreasonably annoy or disturb other residents. Pet owners are responsible for removing defecation. Further, any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property upon five (5) days written notice from the Condominium Property Owners' Association.
2. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of the limited common property or the exterior of the units without written permission of the Condominium Property Owners' Association.
3. All condominium owners must provide a garbage/refuse container and are responsible for their upkeep. All containers shall be kept entirely within the Unit. All rubbish, trash or garbage shall be regularly removed from the Condominium and shall not be allowed to accumulate therein. Nothing shall be stored in places outside of a Unit without prior approval of the Condominium Property Owners' Association.
4. No planting or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon the property. Plantings or changes in the landscaping on the limited common property must be approved in advance by the Property Owners' Association or designated committee.
5. No owner shall store or park boats, trailers, mobile homes, recreation vehicles, buses and the like without prior approval of the Condominium Property Owners' Association.
6. The installation of up saucer-type antenna TV receivers needs to be approved in advance by the Property Owners' Association. Each request should provide the size, color of the receiver, and its planned location on the condominium.
7. Changes in the exterior appearance of individual units are not permitted unless approved in advance by the Property Owners' Association. Roofing replacements must conform in coloration to the neighborhood and must be submitted and sample approved by the Property Owners' Association prior to installation. Garage door replacements affect the appearance of the outside of the condominium. Therefore, owners must present drawings and request approval from the Condominium Owners' Association. Each will be acted upon individually. Availability of design, color and type of door will be the criteria considered. Appearance must remain

substantially, the same as others in the neighborhood to maintain continuity. Also, no exterior door of a Unit, or the type or style of hardware, lock or glass thereon may be hanged, removed or altered without the approval of the Condominium Owners' Association, nor may the color or type of paint on any exterior door, or the exterior appearance thereof be changed or altered.

8. An Owner shall not act nor any work that will impair the structural soundness or integrity of the Unit or impair any easement.
9. No Unit may be subdivided into additional units unless such subdivision is approved by the Condominium Owners' Association.
10. The use of a Condominium for business or service by the owner must be approved in advance by the Property Owners' Association. Each application must include the type of business service, the qualification of the practitioner, the anticipated number of clients per month, and the number of clients at each activity. The decision criteria for approval will be the affect of this activity on the neighborhood (i.e., the creation of traffic problems, availability of parking off the street, and noise).
11. All leases of Units must be approved by the Condominium Owners' Association. Leases shall provide that the tenant will not violate any terms of the Master Deed or the Bylaws of the Association.
12. Sidewalks, walkways and entrances must not be obstructed or encumbered or used for any purpose other than ingress or egress. Bicycles, wagons, shopping carts, chairs, benches, tables, refuse containers or other objects of similar type shall not be left therein or thereon.
13. All personal property of Condominium owners shall be stored within their units. Linens, clothes, clothing, curtains, rugs, mops, laundry or other such articles shall not be hung from any windows, doors, patios, decks, or entry ways or exposed to any part of the Common Elements. The Common Elements shall be kept free and clear of refuse, debris, and other unsightly material.
14. No owner shall make or permit any activities or disturbing noises that will interfere with the rights, comforts, or convenience of other condominium residents. No musical instrument, musical devise, television or radio or other sound amplifier shall be played or operated in such as manner as to disturb any other resident. The volume as to the foregoing shall be lowered from 11PM to 8AM each day.
15. No inflammable, combustibile, or explosive fluid, chemical or substance shall be kept in any unit except as required for normal household use.
16. Jungle gyms or other recreational equipment, dog houses, fences or landscaping shall not be situated on limited common property without advance approval of the Property Owner's Association.

17. Mopeds and/or other mechanized vehicles are to be used for transportation only and not for racing and sports activities within condominium limited common property.
18. The installation of hot tubs in the condominiums or on condominium decks or slabs must be approved in advance by the Condominium Property Owners' Association. They must be concealed from public view using either mature shrubbery, plantings, screening of either lath or screen panels, or other appropriate means, whether they are exposed to the street or neighbors on either side.
19. Awnings affect the appearance of the outside of the condominium. Therefore, owners must present drawings and request approval from the Property Owners' Association. Each request will be acted upon individually. Design, color, location and material will be the criteria considered. Neighborhood continuity must be maintained. Replacing any existing awnings also needs Association approval.
20. Garage doors shall be kept closed except when required to be open for the purpose of ingress or egress and/or when an owner is present in the immediate area.

Complaints regarding the service of the Association shall be made in writing to the Property Owners' Association at 211 Emory Road, Powell, TN .37849.