

# **City Bluffs Townhomes Association, Inc.**

## **Rules & Regulations**

### **Parking**

Residents may park inside of their garages or in their designated parking spaces. Residents of the townhomes may not park in front of their garages, as this can prevent other residents from not being able to freely access their garages. Residents may not park alongside the street or in the grass. *Any vehicle parked in a manner that restricts free access through the streets or blocks access to another home's garage or driveway may be towed without warning.*

### **Speed Limit**

There is a 15 MPH speed limit within the community. Please drive cautiously and watch for pedestrians.

### **Pets**

Pets must be kept leashed while in the common areas. Pet waste must be picked up immediately and properly disposed of (in personal garbage cans).

### **Grills & Firepits**

Residents must comply with Metro Nashville fire codes, which prohibit open flames within ten (10) feet of combustible structures when there are more than 2 connected townhomes. Residents may not use or store grills or firepits on balconies or decks.

### **Garbage**

All garbage must be securely bagged and placed directly into the community dumpster. Items may not be left in the dumpster enclosure. The dumpster enclosure gates must be closed after disposing of garbage into the dumpster.

Recycling service is not provided by the HOA, and recycling may be taken to the nearest Metro Nashville recycling center.

### **Landscaping**

The HOA maintains all landscaping, including the landscaping beds directly in front of the townhomes. Please refrain from performing any landscaping work without prior written HOA approval.

### **Exterior Modifications**

No exterior modifications may be made without prior written approval from the HOA.

### **Insurance**

The HOA does not provide hazard insurance for the townhomes. Owners must insure the entirety of their homes (interior and exteriors). The HOA reserves the right to request evidence of property insurance at any time.

### **Contacting the HOA**

To contact the HOA, please email [CityBluffsTownhomes@dfloydassoc.com](mailto:CityBluffsTownhomes@dfloydassoc.com). This email address can be used to ask questions, report violations, submit requests, etc.

### **Non-Compliance Policy**

Violation of HOA rules will result in the following consequences:

- 1st offense: warning
- 2nd offense: \$50 fine
- 3rd and subsequent offenses: \$100 fine

In the event a violation is not resolved within 30 days of notification, a \$50 fine will be issued. If the violation is not resolved within 60 days of the initial notification, an additional \$100 fine will be issued. After 60 days of the initial notification, additional fines of \$100 each will be issued every 30 days that the violation remains unresolved.

Separate fines may be issued for violations that are considered to be severe or in blatant disregard of the HOA's governing documents (at the Board's sole discretion).