

RIVER REST CONDOMINIUMS

Summary of Selected Sections of Interest of the Bylaws, Rules, Regulations and Practices

This is only a summary of certain sections of the bylaws and covenants of the River Rest Condominiums. They are the rules and regulations by which the owner(s), future owners, mortgagees, occupants, or in some cases lessees or tenants must abide. For complete information, please contact our property manager who can provide a complete set of the regulations.

Areas of Interest to Many Residents

Homeowner's Association (HOA) and Condo Management

The River Rest Condominiums have their own Homeowner's Association separate from that of the Estates (the houses), although some projects are worked on together. The River Rest Condominiums are managed by David Floyd and Associates, Inc.; the contact person is Danny Wendell. They can be reached by calling (615) 297-2824 or by emailing DannyWendell@gmail.com.

There is an elected Board for the HOA consisting of five (5) condo owners who address issues of common interest. The Board holds an annual meeting of all owners each winter. New Board Member(s) are elected at the annual meeting and serve a term of three (3) years. A board member may serve two consecutive terms. The board members elect officers in February, after the new member(s) have been seated. The current board members and officers are listed on the title sheet.

Utilities

The HOA is responsible for payment of the utilities for the general property area(s). That includes the Club House, the entranceway, various outside utility lights, and other items including the sewer, water, electricity and natural gas for these areas. Each unit owner or occupant is responsible for paying his or her unit's utilities and separate meters are provided for each.

The HOA monthly fee covers garbage pick-up, termite treatment and lawn care.

Garbage pick-up – Twice weekly garbage pick up is provided to each unit. Each occupant should use the container area outside of each patio for this purpose. No additional charge should be requested unless you have specifically arranged a unique situation, at which time it is the occupant's responsibility to pay. At present, garbage is picked up on Tuesday and Friday mornings. Be sure to have your refuse in plastic or strong bags and secured. If you have questions or problems, contact Dixieland Disposal Service, (615) 790-7266.

Termite Treatment/Pest Control – The HOA provides termite treatment for all units. Any other pest control needs are the owner’s responsibility. Termite service is provided by Belle Meade Exterminating, (615) 298-5555. That company or others can provide interior pest control.

Lawn Care – Lawn mowing, leaf removal, care of trees and shrubbery in the common areas and in the front of the condo units are provided for by the HOA. A unit owner may plant flowers, shrubs, trees, etc. in the back or side of their unit, but the maintenance of these plants fall to the unit owner. Any planting inside a patio is strictly the responsibility of the occupant. No benches, fountains or other structures may be installed outside of the patio area. Lawn care is done by Johnson Lawn Care, (615) 599-4677.

All other utilities are the owner’s responsibility. The owner or occupant must have them turned on in his or her name and that person is responsible for the monthly bills.

Electricity – Middle Tennessee Electric provides electric service. If you are not currently a member, you will have to pay a membership fee.

Middle Tennessee Electric Membership Corporation	
Member Service	(877) 777-9020
Outages	(877) 777-9111

Water – Water service is provided by the City of Franklin.

City of Franklin – Customer Service (615) 794-4572

Sewer Service – All of River Rest is on the Cartwright Creek Sewer Line.

Cartwright Creek Utility Company	
To establish service	(615) 261-8600
Billing questions	(615) 261-8615

Natural Gas – Some, but not all, condo units are hooked up to gas service. This was not available when River Rest was built; so all hook-ups have been added (at the owner’s expense) at a later date. If you have gas and want to have it turned on or changed to your name, or if you want to inquire about having a line run to your unit, call:

Piedmont Gas 800-752-7504

Telephone – Other than Comcast, other phone service providers such as AT&T, etc. can provide you with home phone service (land lines) and some can provide DSL internet service. The choice is up to the condo owner.

Insurance

Structural and Common Ground Liability Insurance – The HOA maintains an insurance policy on the structure of all units in the River Rest Condos which also includes liability for accidents that occur in common areas. The cost of this policy is a little over \$300 per unit each year and is billed to individual unit owners around March 1st each year. The structural part of the policy will take care of major mishaps to the structure of the unit only (i.e., if a car goes off the road and takes out part of a unit, if a tree falls on a unit and damages the structure, etc.). The unit

will be restored to the condition it was in when originally built. In other words, any improvements you (or previous owners) have made will not be covered. For that coverage, and coverage of all contents, you will need your own condo owner's policy. Make sure your insurance provider will cover damage that is not covered in the common policy. The structural/liability policy is carried by Tom White Insurance, (615-646-9927).

Content insurance for your belongings and damaged internal upgrades – Most companies that provide homeowner's insurance will also provide condo owner's insurance. You will want to be sure your policy provides not only for your possessions, but also for damage to any upgrades that have been made (i.e., new flooring, upgraded kitchen/bath, etc.) due to water damage, etc.

Pets

Your well-behaved pets are welcome at the River Rest Condos. If you have them outside your condo/patio area, please have them on a leash or otherwise under your control. And please be considerate of your neighbors about noise.

Parking

The sidewalks, entrances, common parking areas and driveways are not to be blocked or obstructed. Adequate occupant and visitor parking is available. Each occupant is to ensure that guests or others visiting their unit shall not park outside designated areas. The exception to this is emergency vehicles, commercial vendors, etc. in the course of a delivery and/or an individual who suffers a disability that will not allow the normal parking of their vehicle.

You may, of course, park your vehicle (or two vehicles if they will fit) in the driveway behind your garage. Any other vehicle(s) you have should be parked in the common parking spaces that are provided throughout the condo area; please ask your guests to also park in these common parking areas also. Emergency vehicles should always have clear access to any unit along the access road. Vehicles blocking the access roads may be towed with the charges being levied against the owner of the record of any unit that violates this rule.

Patios

No terrace, patio or carport may be enclosed or covered without written approval of the Board. If a resident desires to make this type of change, it will be at his or her own expense (as well as ongoing expense of maintaining the covering). Please contact the property manager for additional details. The Board will make every attempt to respond in a timely manner, but a 30-day turnaround time should be expected.

Outside Maintenance

Maintenance of the exterior of each building is the responsibility of the HOA. Negligence or intentional damage to an exterior could result in the owner becoming responsible. It is the unit owner or occupant's responsibility to notify the property manager concerning both interior and exterior damage in a prompt manner. Interior damages, while likely to be the responsibility of the owner, may have some casualty coverage in effect from the HOA and should at least be

reported (i.e., small fire, water heater leaks, ceiling damage from a roof leak, etc. could possibly be filed under a blanket policy.)

Clubhouses

The River Rest Condominium Clubhouse and the Clubhouse located at the Estates can be rented on a short-term basis for social functions, such as a graduation, wedding reception, holiday party, etc. There are also bedrooms in these facilities that can be reserved and used by residents or their guests. Contact the property manager for rates, availability and details.

Recycling

Recycling services are not provided within the condominiums, but Williamson County has a full service recycling/Goodwill/trash convenience center at 1495 Sneed Road, just behind the fire station. Paper, cardboard, plastics, clear and colored glass, steel cans and aluminum are accepted. All recycling must be sorted and placed in the proper bins. All proceeds go to Williamson County schools. Hours are Monday-Friday, 7 a.m. to 5 p.m. and Saturday-Sunday, 7 a.m. to 6 p.m. You may reach them at (615) 371-1697 with questions.

Security and Garage Lights

Garage lights are considered part of the security lighting for the River Rest Condos. They are on light sensitive switches and should be set to come on when it begins to get dark. If your bulb needs to be replaced and you need help with this, please contact a board member for assistance.

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Swimming Pool and Pool Area Rules
(ALL PERSONS USING POOL DO SO AT THEIR OWN RISK)

1. Pool hours are 10:00 a.m. to 10:00 p.m.
2. The pool and pool area are for the exclusive use of residents and their guests. The residents are responsible for the conduct of their guests. The resident must accompany their guests to the pool at all times.
3. The maximum number of guests per condominium allowed in the pool area at any time shall be two (2) unless approval is obtained through the Management Office or Board of Directors.
4. **Children under 14 MUST be supervised at all times by an adult.**
5. Proper swimming attire shall be worn when swimming. For example, cut offs are not allowed.
6. Any persons having any skin disease, sore(s), inflamed eyes, nasal or ear discharge, or any known communicable ailment shall be excluded from the use of the swimming pool. This is in accordance with Tennessee Laws.
7. The intentional or negligent release of any bodily fluids or materials into the pool or the pool access is strictly prohibited.
8. All persons shall comply with the instructions of Management regarding matters of personal conduct in and around the pool and pool area.
9. There shall be no yelling or use of abusive, vile or lewd language in the pool or pool areas.
10. No diving, running, pushing or scuffling shall be permitted in the pool and pool area.
11. There shall be no splashing of water other than that accompanying normal swimming.
12. Pool furniture shall not be removed from the pool area or placed in the pool.
13. No large balls, toys, inner tubes, inflatable boats and like articles shall be permitted in the pool or pool area.
14. All trash, cigarette butts, matches, etc. must be put in the containers placed in the pool area.
15. Users of the pool area are responsible for the removal of all articles brought by them into the pool area, including personal items. The cleaning crew will dispose of items left in the pool area.
16. **GLASS CONTAINERS OF ANY KIND ARE PROHIBITED IN THE POOL AND POOL AREA.**
17. **ALCOHOLIC BEVERAGES, FOOD, OR ILLEGAL SUBSTANCES ARE NOT ALLOWED IN THE POOL AREA.**
18. **ANIMALS ARE NOT ALLOWED IN THE POOL OR POOL AREA.**
19. **THE POOL GATE MUST REMAIN CLOSED AT ALL TIMES FOR SAFETY AND SECURITY REASONS. DO NOT OPEN THE GATE FOR UNAUTHORIZED PERSONS OR PROP THE GATE OPEN AT ANY TIME.**
20. **NO WHEELED VEHICLES OR TOYS ARE ALLOWED IN THE POOL AREA.**
21. **SMALL CHILDREN IN DIAPERS ARE NOT ALLOWED IN THE POOL. CHILDREN UNDER 14 YEARS OF AGE MAY NOT BE LEFT UNATTENDED. THEY MUST BE ATTENDED AT ALL TIMES.**
22. Only one (1) pool key will be issued per Unit Owner. THIS KEY WILL ONLY BE GIVEN TO THE UNIT OWNER OF RECORD! If you are a tenant resident, CONTACT YOUR LANDLORD FOR A KEY. (We will only give the key to the Unit Owner!) Without this key to identify you as a River Rest resident, you may be asked to leave the pool area. You are strictly prohibited from having this key duplicated. Replacement cost will be \$25.00 to discourage owners from buying keys for friends. Every few years the lock will be changed and one new key will be issued to UNIT OWNERS free of charge.
23. The policy concerning radios, CD and tape players is "NO AUDIBLE SOUND" and requires the use of earphones exclusively.
24. **NO DIVING! DIVING IS STRICTLY PROHIBITED AS SPECIFIED BY WILLIAMSON COUNTY REGULATIONS.**
25. The Rules and Regulations as adopted by Williamson County will also apply where required.