Whitnall Park Square Condominiums

These Rules were adopted by the Whitnall Park Square Board of Directors on November 14, 2002,

Amended May 6, 2015,

Amended August 25, 2016,

Amended October 10, 2018,

Amended July 24, 2024.

Whitnall Park Square

Rules and Regulations

The community lifestyle associated with condominium ownership is unique and it is imperative that a harmonious atmosphere is achieved and preserved. It is most important that the rights of others are recognized and protected while acting in the best interest of the Association as a whole.

The following owner general rules were formulated for the purpose of governing the day-to-day use of the common elements and the activities of owners, residents, and visitors. The guidelines are prepared using the best judgment of the Board of Directors and are based on The Declarations and By-laws of the Association (Pages 13 through 16).

These rules shall apply to all homeowners and renters of the condominium units within the jurisdiction of the Whitnall Park Square Condominium Association. These rules are not a replacement for the by-laws of the Association but are given as an interpretation of such by-laws. These guidelines may be amended by a majority vote of the Board of Directors of the Association. Changes to the by-laws must follow the rules governing such changes.

PLANTING

1. Plantings are permitted in authorized planting boxes or areas only. Not all units have authorized planting areas.

2. No planting which penetrates the plastic barrier under the stones will be permitted.

3. Planters and pots of a reasonable size and number may be placed on the stones. DO NOT place planters on the timbers.

4. Absolutely NO planters, flowerpots or other items are permitted on the steps, stoops, or sidewalks of any unit.

5. All plantings MUST be kept weed free. If we find them overgrown with weeds, we will have them pulled out by our contacted landscaper and charged to the unit.

PETS

1. Owners are responsible for damage to common areas caused by pets. Bush or grass replacement costs for damage caused by a pet will be billed to the owner.

2. All pet deposits must be removed on a DAILY BASIS. This is a City of Franklin Ordinance.

3. Leashes are not to be tied to railings or trees. Damage caused by a leash tied to common property will be billed to the homeowner. Pets must be under the owner's control at all times. Other than normal barking is not allowed.

PARKING- GARAGE

1. Each unit is authorized two (2) parking spaces. Do not park in another's parking space without the permission of that person.

2. All vehicles parked on WPS grounds must:

   a. Be licensed and drivable.

   b. Not leak fluids.

   c. Not remain stationary for more than I5 days.

   d. The speed limit on the common drives is 15 miles per hour.

   e. Do not block garage or front door entrance approach.

   f. Minor auto maintenance is allowed on personal vehicles, but major repair (i.e., large engine or body part replacement, welding, etc.) is prohibited on any vehicle.

   g. No commercial vehicles with class 5 license and above are allowed to regularly park in common areas.

   h. No recreational vehicles, boats, campers, motor homes are to be parked on common areas for an extended time.

3. Parking on grassy areas is not permitted. Damage to the grass may result in a charge to the owner of the vehicle or unit.

WINDOWS AND DOORS

1. The garage door, patio door, front door, storm door, and all windows are the responsibility of the unit owner. These items must be maintained.

2. For replacement of the above items, please consult the Architectural Control and Replacement Handbook you received on this subject.

3. Broken or damaged doors and windows are to be repaired or replaced with two months of occurrence.

MISCELLANEOUS

1. Lawn furniture, bicycles, sports equipment, and toys, etc. are not to be left on the common grounds overnight - this includes driveways. Pick up all items and store properly.

2. Hoses and sprinklers have been provided for each unit. These are for the watering of lawns and other association plantings and are not to be used for washing cars or personal (owner) plantings.

a. Those unit occupants who have the valves in their units, please remember to tum them off in winter and on in spring. Sprinklers should be stored in the unit over the winter- hoses are picked up by our landscaping service.

3. Garbage is to be placed for pick-up only on the morning of said pick-up. Recycle bins may be placed at curbside after 7:00PM the evening before pick-up. Keep in mind we are next to a park and the animals will go a distance to find food and are very smart in opening carts, which results in a mess. Empty bins must be stored inside your unit.

a. Disposal of trash/large items at the curb – Owners will have 48 hours after written notice from the Association to remove item(s) from the curb or will be subject to be charged the actual cost to have the item(s) removed plus a $50 fine. Owners with an email on file will also be emailed the notice. Charges for disposal of items will be charged to the unit whereas if a condo is sold, the buyer will be responsible for any charges due to the seller not scheduling a special pick up.

4. Grills -The Franklin Fire Department has advised rule changes on grilling. No hibachi, gas-fired grill, charcoal grill, or other similar device used for cooking, heating or any other purpose shall be used or kindled on any balcony, deck, or overhanging portion or within 10ft. of any structure. THIS IS A STATE LAW, ALL RESIDENTS MUST COMPLY. Cold grills must be stored in the garage, not left outside.

5. The owner or renter of a unit shall not paint, decorate or alter the appearance of the Common Elements without the consent of the Board of Directors. This includes driveways, timbers, railings, and stoops. If touch-up paint is needed, contact the management company or a board member for the color to purchase.

6. Seasonal decorations are allowed in moderation. However, such decorations are to be removed in a timely manner. When using electrical cords for lighting exterior decorations, do not run the cord over the stoops; if run over walkways, please fasten with tape. DO NOT run electrical cords over grassy areas until after December 1.

7. Keep snow from decks. Melting snow causes icing on driveways below and deterioration of the decks.

8. The use of clothesline on decks is not permitted. Nothing is to be hung over the deck railings.

9. Noise- Be considerate of your neighbors and keep the volume of your radio, TV, stereo, and musical instruments at a reasonable level especially at night.

10. No antennas, satellite dishes, or security alarms are to be mounted on or installed on any building or in any common area without the permission of the board. See the WPS FCC Fact Sheet.

11. Nothing is allowed to be attached to the building siding.

12. Monthly association fees must be paid on time. The money is needed for maintenance and non-payment is subject to late fees and/or legal action.

Effective as of May 6, 2015 approved at the Board of Directors meeting on April 22, 2015 - Exterior Spigots

In purchasing a unit with the exterior spigot control you have assumed the responsibility of turning the spigot on and off each year. To ensure all spigots are operating properly and that all owners have the ability to utilize the spigots, the following Rule has been added to these Rules and Regulations:

"Any units that have the shut-off valve for the exterior spigot must be turned on by May 1st of the given year. All valves must be drained and shut-off by September 30th of the given year."

Any damage caused to the exterior spigot resulting from the owner's negligence will be the owners responsibly to repair. Any repairs not made in a timely fashion will be scheduled and completed by the Association and the invoice will be billed to the owners account and if not paid within 30 days is subject to a late fee of $25.00 as outlined in the By-Laws at Article XII Section 5.

There will be a progressive fine of $55 for the first month and then an additional $25 each month that it is not turned on/off by the required dates."

Turn on Spigot

1. Valve should be opened from winter shut down. Go outside and turn off the exterior spigot to prevent water from flowing when valve is turned on.

2. Valve will be located in your furnace room. Turn handle ¼ turn so it is parallel with water pipes.

3. Go outside and turn on exterior spigot, water should be flowing.

Turn off Spigot

1. Go to furnace room. Turn valve ¼ turn so it has a 90-degree angle with water pipes.

2. Go outside and turn on the exterior spigot to allow remaining water to drain. Leave open throughout winter.

If you do not feel comfortable completing this yourself, you may contact a licensed and insured maintenance professional or the management company to have one of their maintenance technicians complete this for you. Charges will apply.

The following are a list of units subject to this provision:

101 B – 6467 WE	**102 B – 6477 WE**	**103 C & D - 6489 & 6485 WE**	**104 C – 6497 WE**
105 D – 6496 WE	**106 D – 10342 PW**	**107 B – 10328 PW**	**108 D – 10318 PW**
109 C – 10268 PE	**110 C – 10258 PE**	**111 D – 10252 PE**	**112 A – 10242 PE**
113 C – 10230 PE	**114 D – 10224 PE**	**115 C – 10210 PE**	**116 C – 10200 PE**
117 D – 6504 PE	**118 B – 6512 PE**	**119 A – 6509 PE**	**120 B – 10225 PE**
121 A – 10239 PE	**122 B – 10245 PE**	**123 A – 6506 PW**	**124 A – 10305 PW**
125 A – 10333 PW	**126 B – 10343 PW**	**127 B – 6505 WE**	

Effective as of August 25th, 2016 approved at the Board of Directors meeting on June 29th, 2016.

Anyone wishing to alter or attach anything on the exterior of the building or in the common or limited common elements needs written Board approval. These include but are not limited to storm doors, entry doors, garage doors, pergolas, patio doors, windows, bushes, trees, balconies and/or any other exterior items that are visible to the public. If you have any doubt on if your item requires Board approval contact the Management Company so they may verify with you.

Revised July 2024

By-Laws Governing Rules Sec. 2 Infractions of Association Rules and Regulations

Rules are promulgated by the Board of Directors to protect the property value and to ensure the enjoyment of the common property by all WPS homeowners and residents.

Any infraction of the stated rules will result in the resident responsible being assessed liquidated damages for the violation (fine). This assessment (fine) will be billed separately and will be payable with the following month's fee. Any monies paid will first be applied to these assessments (fines) and the remaining amount to the maintenance fee (monthly dues). If any member or resident fails to comply with such rules, the Board of Directors, in the name of the Association, may sue the member or resident for such liquidated damages or for injunctive relief, or both, together with costs and actual attorney fees.

A first infraction of a rule will result in a "courtesy" letter of warning from the management company as directed by the board members. If the condition or violation is not rectified or stopped within 15 days from the date of the letter, then a $25.00 liquidated damage amount will be assessed. For each succeeding act of the same offense or one week time period of continued non-compliance within one year of the warning, $35.00 per offense will be assessed. Only one warning will be given for each type of offense per year. If the resident has been warned of an offense once previously, they will be assessed $25.00 for the next offense within one year of the warning letter and $35.00 for each succeeding offense or one week time period of continued non-compliance of the same type of offense within one year of the warning letter. Note that it is the responsibility of the homeowner to reply to the infraction letter(s) confirming rectification of said infraction, or to acknowledge said infraction. Photos are highly encouraged within your response. If an extension is needed, the owner must request the extension in writing to the Board of Directors through the Management company prior to the deadline. Failure to reply after any infraction by the deadline will result in continued assessments (fines) as listed above. Response letter, and photos if needed, can be returned via mail or email to the current management company.

NOTE: Any complaints concerning infractions of the rules must be made in writing and signed by the unit owner or resident and forwarded to the management company or a member of the Board of Directors