

QUAIL HOLLOW CONDOMINIUMS
RULES AND REGULATIONS
Revised (08/29/00)

These rules and regulations have been approved by the Quail Hollow Association's Board of Directors. They are for the benefit of all Quail Hollow residents. It is the responsibility of each homeowner to inform tenants of the rules and regulations. Failure to comply with any of the following Rules & Regulations will result in fines and/or loss of privileges. All fines must be paid within thirty (30) days of the date of notification of fines. If not paid within thirty (30) days of notification – fines will be doubled. Unpaid balance will continue to double every thirty (30) days until paid. Maximum amount of fines not to exceed \$500.00.

1. A lease agreement relating to the rental of any condominium unit shall provide that such lease is subject to the provisions of the Master Deed and the By-Laws. Any failure by the lessee to comply with the terms of said lease shall be a default. All leases shall be in writing and a copy shall be filed with the Association office. It shall include the name of the lessee and all other occupants. All maintenance fees are to be paid by the unit owner. It is desirable to have the lessee's home and business telephone numbers. If the lessee has an unlisted number, it will be kept in confidence.
2. No unit or any part of a unit shall be used for any purpose other than a private dwelling for the owner or his/her lessee.
3. No temporary structures such as a tent, storage bin or any other installation shall be erected at any time on any portion of the common areas. Any other item, such as a picnic table, bird bath, etc. is not allowed if it interferes with cutting grass.
4. All exterior alterations to buildings or common areas must be approved in writing by the Association's Board of Directors.
5. The items permitted outside of your unit are the following:
Operational and valid licensed automobiles, station wagons, vans, light trucks, motorcycles or bicycles.
Barbecue grills, chest-type electric freezers, lawn chairs and potted flowers.
6. If garbage is placed anywhere outside the unit, it may be picked up and placed in the dumpster. A fine for each bag disposed of will be imposed on the unit owner. Any item found outside your unit –not on the permitted list –may be removed without notice and stored. Redemption of such items will require a \$15.00 storage fee per item. All items not redeemed within thirty (30) days will be destroyed.
7. Do not place food outside for birds unless in proper containers.

18. All residents and their guests are expected to comply with the requests of management regarding matters of personal conduct in and around the pool.
19. The rope separating the shallow and deep water is required by the State of Tennessee. Therefore, it is "hands off" property – and any action which causes the removal of the rope may result in the suspension of pool privileges.
20. Violation of any rule is subject to fines and/or suspension of privileges. All fines must be paid within thirty (30) days of notification. All unpaid fines will be doubled every thirty (30) days until paid. Maximum accumulated fines will not exceed \$500.00.

Please inquire at the office for disposal of large items.

18. Keys to each residence should be given to the Association office – in case of an emergency – and for entering from time-to-time for pest exterminating.
19. No signs or advertising are allowed within the confines of the complex. The clubhouse will be open for the use of residents and their guests during regular business hours daily. A resident may reserve the clubhouse for use at any time for private parties (provided the resident is in attendance) by depositing fifty (\$50.00) dollars, which will be refunded if the clubhouse has been cleaned satisfactorily and no damage has occurred. The dates and hours of reservation are on a first-come-first-serve-basis. Inquire at the Association office for reservation requests.
20. Tennis courts are to be used for tennis only. Pets are not allowed. Guests must be accompanied by a resident. Tennis court will be kept locked. Court must be reserved for play at the Association office. Key must be returned to the office after play. If other players are waiting, playing must be limited to one (1) hour. Tennis shoes must be worn and proper etiquette observed.
21. Pets are allowed within Quail Hollow residences (subject to homeowner permission). However, dogs and cats must be kept on a leash when outside. Animals of any kind may not be chained, tied on the grounds, or left unattended on decks, in vehicles or garages. Pit Bulls or other vicious animals are not permitted. Owners are liable for any damage or injuries, which are attributed to their animals. Pet owners must carry a 'pooper-scooper' or plastic bag when walking pets. Any animal droppings must be picked up and disposed of in a sanitary manner. Failure to comply will result in one (1) warning and thereafter a fine up to twenty-five (\$25.00) and/or removal of pets from Quail Hollow will be imposed.
22. All units occupied or vacant must maintain heat at a minimum of fifty (50) degrees F. to prevent possibility of freezing pipes.
23. Vehicles, or any item causing offensive odors, noises, or unsightly appearances are prohibited.
24. Storage of flammable substances in garages or residences is prohibited by the fire code. Such practices could prevent the insurability of the complex.
25. Residents must have permission from the Board of Directors to store firewood. No more than a half (1/2) rick (2 ft. width x 4 ft. length x 4 ft. high) will be allowed to be stacked at least 1 ft. from the building and must be 6 to 8 inches off the ground. Placement of the firewood to be determined by the Board of Directors at time of written approval.

8. Please respect other residents by refraining from loud music, loud talking, loud mufflers, car horns, etc. Please do not destroy flowers or other personal property.
The speed limit within Quail Hollow is 10 m.p.h.
9. Due to noise and or danger involved, mini-bikes, BB guns, go-carts, bows & arrows, fireworks, hitting golf balls, baseballs or softballs within the complex are not allowed.
10. Skateboards or bicycles are not allowed on the sidewalks.
11. Hanging rugs, towels, or clothing from balconies is not allowed. Shaking rugs or throwing items from balconies is prohibited.
12. Vehicles of all types must be kept off grassy areas at all times.
13. Residents are responsible for the security of their storage bins or closets in the garages. The Association or Management company is not liable for any loss incurred.
14. Repairs and/or maintenance work on vehicles is not permitted. Emergency work such as flat tires and batteries when necessary are not to exceed sixty (60) minutes. A \$100.00 fine will be imposed on violators.
15. Each homeowner is responsible for the cleanliness of his/her assigned garage floor area. The area must be kept clean and free from oil, grease, or other residue from vehicles being parked. When it becomes necessary for the Association to clean this area, the cost of such cleaning will be charged to the appropriate homeowner.
16. Please park in your designated area only. Each unit is allotted two (2) parking spaces; one inside your garage and the other directly behind it. Parking 3-deep in this area is prohibited. Street parking within the marked areas is designated for visitor's parking. Parking in any yellow marked areas may result in a fine and/or towing. All resident's vehicles must be registered with the Association office giving license number, state, year, make and model, and color. A permit sticker will be supplied for each vehicle and sticker must be placed on or in the vehicle where it can be seen (including when parked in garage space) for identification purposes. Failure to comply with parking regulation, registration and permits will result in fines. Vehicles with street parking permits must be driven at least once every three (3) days. If not driven at least once every three (3) days — a fine will be imposed and/or the vehicle will be towed from the complex. Visitors in the complex more than seventy-two (72) hours must register their vehicles at the Association office and receive a "Temporary Visitor's Permit". Failure to comply may result in towing and/or fines. All fines will be to the account of the homeowner.
17. Garbage or trash is to be placed in dumpsters (preferably in plastic bags) and not permitted to accumulate within or without your unit. If the dumpster is full, please place bags to one side, giving access to the dumpster for the pick-up vehicle. Dumpsters are not designed to accommodate large appliances, furniture, mattresses, Christmas trees, etc.

**** SWIMMING POOL RULES AND REGULATION****

1. There is no lifeguard, therefore, swim at your own risk.
2. Absolutely no glass will be permitted within the pool area.
3. An adult resident must accompany any guest and be responsible for his or her behavior. The resident must register his/her guests at the office.
4. Any child under twelve (12) must be accompanied by an adult resident.
5. Children in diapers (or diaper age) must wear rubber pants.
6. Running, shoving, pushing and horseplay of any nature are strictly prohibited.
7. Pets are not allowed within the pool area.
8. Place all trash, including cigarette butts, in the receptacles provided. Do not throw trash or cigarette butts in the flower pots, over the fence or in the pool.
9. Rafts are allowed in the pool, but may be restricted if they interfere with swimming.
10. Be considerate of others who go to the pool to relax. Please refrain from loud or offensive language. Remember too, that not everybody likes your kind of music, so keep the volume low – or wear a headset.
11. Drinking alcoholic beverages from cans, paper, or plastic containers is permitted but the pool is off limits to those who have over-indulged.
12. Wet suites are not permitted in the clubhouse.
13. Cutoffs or shorts are not allowed in the pool.
14. Skateboards or other wheeled toys, frisbees, and all other toys not specifically intended for water play are not permitted within the pool area.
15. Pool hours are from daylight to 11:00 p.m.
16. The pool may not be reserved for private parties. Residents may not have more than four (4) guests at one time. Residents must be in attendance at the pool with guests.
17. Food of any kind is not allowed within the pool area. Beverages may be consumed from paper, plastic, or metal containers only.