

The Flats at Ontario HOA

Rules & Regulations

Leasing:

- Owners without leasing permits may not lease their condos.
- Owners with leasing permits may lease their condos for periods of no less than 30 days.
- No short-term rentals (under 30 days) are permitted.
- Leasing permits for existing rental units will be subject to revocation if not utilized within 120 days from the date of purchase or the expiration of a prior lease.
- Leasing permits issued at the time of the initial purchases from the developer are transferrable upon the first sale of the unit.
- A leasing waitlist is in place for owners that wish to lease their condos in the future. The order of the waitlist is based on the dates in which owners were added to the waitlist.
- Leasing permits issued for units that come off of the leasing waitlist will be subject to revocation if not utilized within 180 days.
- Leasing permits issued to owners that come off of the rental waitlist are not transferrable.

VIOLATION:

- If an owner is found to be leasing their unit without having a leasing permit, they will be fined \$1,000 plus an additional \$2,500 per month until such time that the owner stops leasing their unit.
- If an owner is found to be leasing their unit for a period of less than 30 days, they will be fined \$1,000 plus an additional \$2,500 per month until such time that the minimum lease term is adhered to.

Pets:

- All pets must be kept leashed while on The Ontario grounds.
- Pet waste must be picked up immediately and properly disposed of.

VIOLATION:

- 1st Offence: \$50 fine
- 2nd Offence (and subsequent offences): \$100 fine

Disposal of Garbage:

- All garbage must be placed in a dumpster. Owners may use any of the four (4) dumpsters on the property.
- Garbage may not be placed in hallways for any period of time.
- The dumpster enclosure gates must be closed after disposing of garbage into the dumpster.

VIOLATION:

- 1st Offence: \$50 fine
- 2nd Offence (and subsequent offences): \$100 fine

Parking:

- Residents may store up to two (2) vehicles on the property.

- All vehicles on the property must be operable with current registration.
- Parking outside of a designated parking space is strictly prohibited.

VIOLATION:

- 1st Offence: warning
- 2nd Offence: \$100 fine
- 3rd Offence (and subsequent offences): The vehicle may be towed at the homeowner's expense and/or the owner's account may be fined.

Grills / Open Flames:

- Residents may not store or use grills (charcoal or propane) or have open flames of any kind (such as firepits) on the property.

VIOLATION:

- \$250 fine per occurrence

Nuisances (excessive noise, foul odors, etc.):

- Any activity that creates a nuisance is prohibited.
- Quiet hours are from 10:00 PM to 8:00 AM daily.

VIOLATION:

- 1st Offence: warning
- 2nd Offence: \$50 fine
- 3rd Offence (and subsequent offences): \$100 fine and/or HOA may take additional action as the Board deems necessary.

Swimming Pool:

- The pool opens at 8:00 AM and closes at 10:00 PM daily.
- No lifeguard on duty- swim at your own risk.
- **The pool gates must remain closed and locked at all times.**
- Do not climb the pool fence.
- Children under the age of 16 must be supervised at all times by an adult resident.
- Proper swimming attire is required. No cut-offs or street clothes are permitted in the pool.
- All babies must wear swim diapers while in the pool.
- **No diving** is permitted in the pool.
- **No running, rough play, excessive noise, or foul language** is permitted.
- **No pets** are permitted within the pool area.
- **No glass** is permitted within the pool area.
- **No alcoholic beverages** are permitted within the pool area.

- **No smoking** is permitted within the pool area.
- No food or drink is permitted within 3 feet of the pool.
- Grilling is not permitted within the pool area.
- Floats and rafts are only permitted when the pool is not crowded.
- Private lessons/classes of any type are not permitted without prior written HOA approval.
- Only residents and their guests are permitted within the pool area. No more than two (2) guests per residence are permitted on any given day.
- Close umbrellas and pick up any trash before you leave. No items should be left behind when you leave.
- Keep the pool bathroom doors closed at all times.
- If any pool furniture is moved, please return it to its original position when you leave.

VIOLATION:

- Violation of pool rules may result in the loss of pool privileges and/or fines.

Fitness Center:

- Equipment must be wiped down after use.
- If you listen to music while exercising, please use headphones.
- Children under the age of 16 must be supervised at all times by an adult resident.
- **No pets** are permitted in the fitness center.
- Excessive noise is not permitted.
- No personal fitness equipment may be stored in the fitness center.
- Do not prop open the entry door.

VIOLATION:

- Violation of fitness center rules may result in the loss of fitness center privileges and/or fines.

Lounge:

- The lounge can be reserved by owners at OntarioNashville.org. There is currently no fee charged to reserve the lounge.
- Children under the age of 16 must be supervised at all times by an adult resident.
- **No pets** are permitted in the lounge.
- Excessive noise is not permitted.
- No personal items may be stored in the lounge.

- Lounge furniture may not be moved.
- Do not prop open the entry door.
- Please turn off TVs after use and leave the lounge the same or better than you found it.

VIOLATION:

- Violation of lounge rules may result in the loss of lounge privileges and/or fines.

Improper Storage of Items (in hallways, parking areas, etc.):

- No items may be stored in hallways or in parking areas. No items but tasteful furniture and décor may be kept on balconies. No items may hung on or mounted to exterior walls or ceilings without written HOA permission.

VIOLATION:

- 1st Offence: warning
- 2nd Offence (and subsequent offences): \$100 fine

Exterior Modifications:

- All exterior modifications must be approved by the HOA.
- Curtains on balconies are permitted, but they must be attached at the ceiling and floor. Curtains must be white in color, and the curtains must be approved by the HOA prior to installation.

VIOLATION:

- The homeowner will have the opportunity to submit an ARC request retroactively. If the ARC request is denied, the homeowner will have 30 days to restore the exterior of the unit to its previous condition. If the exterior of the unit is not restored to its previous condition within 30 days, the HOA will have the exterior of the unit restored to its previous condition and bill the homeowner for doing so + 10% of the restoration cost.