

# *The Townhomes at Ontario HOA*

## **Rules & Regulations**

### **Leasing:**

- Owners may lease their townhome for periods of no less than 30 days.
- No short-term rentals (under 30 days) are permitted.

#### VIOLATION:

- 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:

- 1<sup>st</sup> Offence: \$50 fine
- 2<sup>nd</sup> 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 outside of the townhomes for any period of time.
- The dumpster enclosure gates must be closed after disposing of garbage into the dumpster.

#### VIOLATION:

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

### **Parking:**

- Residents may park vehicles in their garage or driveway.
- Residents may not store vehicles in the Flats' parking spaces
- All vehicles on the property must be operable with current registration.

#### VIOLATION:

- 1<sup>st</sup> Offence: warning
- 2<sup>nd</sup> Offence: \$100 fine
- 3<sup>rd</sup> 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 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.

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:

- 1<sup>st</sup> Offence: warning
- 2<sup>nd</sup> Offence: \$50 fine
- 3<sup>rd</sup> 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:**

- No items may be stored in the common areas. No items may be mounted to exterior walls without written HOA permission.

VIOLATION:

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

## **Exterior Modifications:**

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

### 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.