

## Prescott Place HOA RULES AND REGULATIONS

In an effort to create a community where everyone can live safely and in harmony with their neighbors, the Prescott Place Homeowners Association has adopted the following guidelines. Should you need a further explanation of these guidelines, please contact our Property Manager.

**Contact:** Prescott Place Homeowners' Association c/o Community Management Associates  
1916 Patterson Street suite 308 ♦ Nashville, TN ♦ 615-823-3049

### **Safety:**

- **Speed Limit-** The community speed limit is **15 mph** while on Prescott Place property. It is important that we watch for children and pets while driving through the community.
- **Dryer Vent Cleaning –** For the safety of property and persons within multi-family buildings, each Villa and Courtyard homeowner shall be responsible for obtaining, at least annually, between September 1 and November 30 (or earlier if needed), an inspection of the dryer vent in the unit, and documentary certification from the inspecting contractor that the vent is clean and fire-safe. Such certification must be made by a qualified professional who is authorized and licensed to conduct such business and perform such services in Williamson County, Tennessee. The certification must be provided to the managing agent of the Association not later than December 1 of each year, after which the Association may issue a written notice of any non-compliance. Unless the non-compliance is remedied, and certification delivered, within ten (10) days after issuance of such notice, a fine in the amount of \$200.00 may be levied against the homeowner, enforceable as an assessment, and the Association shall be entitled to bring a legal action against the homeowner to obtain injunctive relief and/or to otherwise enforce compliance. In the event of legal action, the fine, and all costs and expenses (including reasonable attorney fees) incurred by the Association shall be assessed against the non-compliant homeowner.

Based upon their nature as single-family homes (one-unit buildings), the Prescott Cottage homeowners are not bound by this Rule; nevertheless, it is strongly recommended, for fire-safety and fire-prevention purposes, that **ALL** Prescott Cottage owners likewise perform inspections and cleaning of their dryer vents at least annually.

### **Satellite Dish/TV antennas:**

- Must be ground mounted. They cannot be mounted on roofs, eaves, garages, trees or accessory buildings. They cannot be placed in common areas without HOA approval. See Master Deed for complete rules and information.

**Pet Policy:** In order to avoid liability and to better serve the community the following rules have been put in place concerning pets:

- Pets must remain on a leash at all times. We ask that you follow the Franklin City Ordinances regarding your pet.
- You must clean up after your animal.
- Do not allow your pet to run free or use the common area where people walk and children play.

**Parking:** All residents in Prescott Place have their own parking garages/driveways for private parking and guest parking is available in several areas.

- Park your primary vehicles in your garage or driveway and have guests use visitor parking. Avoid using visitor parking as your personal parking space.
- Please make sure that you are not parking your vehicles where they block other residents' driveways or sidewalks.
- Do not park in the street of the cul-de-sac areas as these areas are no parking zones and vehicles parked in these areas are subject to towing. Parking on Prescott Place is allowed, but vehicles blocking driveways and mailbox areas are subject to towing.
- Do not double-park any vehicle.
- If moving, do not leave large moving trucks unattended, block other vehicles, or park on sidewalks, lawns etc.
- Due to parking space limitations, oversized vehicles such as large boats, camper trailers, and certain types of commercial trucks or trailers cannot be accommodated.
- All inoperable, derelict or expired vehicles are subject to towing if left on the premises.
- Do not do repairs to your vehicle on the premises.

**Quiet Hours:** Quiet hours are the hours between 11:00 p.m. and 7:00 a.m. Should you have a noise disturbance please contact the Franklin Police Department.

**Light fixtures:** We ask that all Villa and Courtyard homeowners replace their old and outdated fixtures to match the new Villa and Courtyard shutters by the end of 2022. Our property manager can give you suggestions on appropriate fixtures but you are free to choose your own as long as it is black and approved by the architectural committee. This does not apply to the Cottage homeowners.

**Windows, Doors and Garage doors-** Windows, doors and garage doors are the responsibility of the homeowner. We ask residents to comply with guidelines that will keep each unit looking its' best.

- To avoid leaks and costly repairs, inspect and repair window chalking periodically.
- Damaged and dented garage doors need to be repaired or replaced.
- Window A/C units are not allowed.
- Cables, cords and wires may not be placed outside units through siding, brick, screens, windows, or doors.
- Replace or remove damaged and deteriorating screens.
- Damaged window treatments need to be repaired or replaced.
- Do not display signs, illuminations, advertisements, notices, foil or paper, in or on windows, doors, or outside the unit on the property or building.

**Trash:** The City of Franklin provides trash pick-up weekly for Prescott Place.

- For health reasons and in compliance with city ordinances, all trash must be enclosed in plastic bags and placed inside the trash containers provided to you. The City of Franklin will not pick up bags of trash or any items that are not place inside the container.
- Attention all recyclers, contact Sanitation and Environmental Services at 615-794-1516 to get information on how to pay for a blue bin recycle trash container and get on their delivery list.
- Bulky items such as beds, couches, chairs, desks mattresses, tires and lumber are prohibited from being placed in or around trash containers. To arrange a pick-up for bulky items, please call Sanitation and Environmental Services at (615) 794-1516.
- Do not leave any trash outside your unit as it creates a dangerous health risk your neighbors and is unsightly.

**Patios/Porches:** Many units enjoy a patio and/or a porch area. Because what is on a patio or porch is always on display, it does affect the appearance of, and reflect on, the community as a whole.

- Patios and porches must be kept clean and orderly and only patio-furniture and plants be displayed. Shrubs should be trimmed away from the building and fences and weeds removed.
- Do not store your trashcan in the patio, porch or driveway area.
- The city of Franklin Fire Department prohibits the use of open flame grills within 10 ft. of combustible construction.
- Do not store bikes or toys on patio, porch or in front of the Cottages.
- Do not hang items on the fence; this includes lighting and greenery except during the Holiday season.
- No lighting is allowed on the front porches of the Villas. Lighting may be used inside patio areas but cannot be attached to the fence, siding, brick or building. Light "poles" may be used but cannot exceed the height of the existing fence nor can it be attached to the fencing.
- Do not display, hang, or store articles such as, but not limited to, swimsuits, towels, blankets, rugs, laundry, etc. outside the unit or on the fence.

**Miscellaneous:** The Homeowners Association has considered a number of policies proposed by residents and in consideration of the wishes of the majority request the following:

- Do not change oil or do mechanical work on vehicles on Prescott common property- this includes the Villa/Courtyard driveways.
- Do not paint or decorate outside a unit.

### **Summary:**

The purpose of this document is to provide guidelines to residents. The Board has no desire to be a police department and is not an arbiter of personal disputes between neighbors. It is our desire to represent the wishes of the homeowners. It is our conviction that all residents will join us in willing compliance to these simple requests and help make Prescott Place a community in harmony, and of which we may all be proud.

Thank you for your cooperation,  
Your Prescott Place Homeowners' Association

Revised 07/10/21