

# Somerset Kensal Green Homeowners' Association

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## Rules & Regulations Effective November 1, 2014

**Section 1. Association Documents:** These rules and regulations (the "Rules and Regulations") shall be supplementary and in addition to the provisions of the Declaration of Restrictive Covenants for Somerset (the "Declaration"), and the Charter and Bylaws of the Somerset Homeowners' Association (the "Association"), all as may be amended and/or supplemented from time to time (The Rules and Regulations, Declaration, Charter, and Bylaws may be collectively referred to herein as the "Documents"). Capitalized terms used in the Rules and Regulations are as defined in the Declaration. The Board of Directors may alter, amend, delete or change these Rules and Regulations at any time upon a majority vote thereof. To the extent that any provision of these Rules and Regulations conflicts with the provisions of said Declaration and/or Bylaws, as amended, of the Association, the provisions of said Declaration and/or Bylaws shall control.

**Section 2. Use:** The Properties shall only be used for private residential use, except as otherwise provided under the Declaration. All use of the Properties shall conform to applicable zoning ordinances, and all other laws and regulations of State, County and Municipal authorities having jurisdiction.

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**1. Vehicles:** All inoperative vehicles and recreational vehicles (including but not limited to, campers, trailers, boats, boat trailers and travel trailers) must be stored in the garage or screened area such as a fence approved by the Board of Directors.

No tractor-trailers, buses, or other commercial vehicles may be parked on driveway or in streets within the Property.

All vehicles located on the Property shall have a current license tag unless the vehicle is stored inside a garage area and out of public view.

No vehicle may be assembled, disassembled or serviced in plain view on any lot.

No motorcycles, motorbike, motor scooter, or any other unlicensed motorized vehicle shall be permitted to be operated on or in the Common Areas.

The Board of Directors has the right to tow vehicles from the property that are in violation of the Parking Rules of the Association, at the expense of the owner of the vehicle.

**2. Outside Lighting:** Outside lighting at eaves and door entrances shall be permitted, but no exterior flashing or high-intensity lights, floodlights, or spotlights on the exterior of any building shall be permitted, except with the prior written approval of the Architectural Control Committee or the Board of Directors.

Seasonal Christmas decorative lights may be displayed between November 15<sup>th</sup> and January 10<sup>th</sup>, without the approval of the Board of Directors.

**3. Swimming Pools:** No aboveground pools allowed. All pools must be inground, fenced for safety and approved by the Board of Directors prior to installing.

**4. Mailboxes:** If they are knocked down, replace them immediately. Be sure your mailbox or curb has the street address on it.

**5. Temporary Structures:** No structure of a temporary character, mobile home, camper, trailer or tent shall be permitted.

**6. Clothes Lines:** Outside clotheslines shall not be permitted.

**7. Signs and Advertisements:** No sign, advertisement, billboard or advertising structure of any kind shall be erected upon or displayed or otherwise exposed to view on any lot or any improvement thereon without the prior written consent of the Board of Directors. Political signs during election periods are exempt from this rule.

Homeowners may display one (1) For Sale or For Rent sign in the front of the residence of such size, character and number as approved by the Architectural Review Committee.

No sign except those approved by the Board may be erected or displayed at the entrance to the Subdivision. However, one (1) Open House sign may be displayed at the entrance on the day of the event and must be removed the same day, at the close of the event.

**8. Air Conditioning Units:** No window or wall type air conditioning units shall be permitted to be seen from the street view of any lot.

All central air conditioning systems must be used, erected, placed or maintained on the side or to the rear of the main residential structure.

**9. Animals and Pets:** No animals, livestock, or poultry or any kind shall be raised, bred, pastured, or maintained on any lot, except household pets such as dogs and cats which may be kept thereon in reasonable numbers as pets for the sole pleasure of the Owner or Occupant, but not for any commercial use or purpose.

All dogs must be in compliance with Metro leash laws at all times when outside the home unless within a secured fenced yard. Owners must clean up after their dog when walking in the community and common areas.

No doghouses or dog pens shall be allowed unless enclosed within a privacy fence that surrounds the entire back yard and has been approved by the Board of Directors. Dogs may not be confined outdoors in inhumane conditions as defined by Metro Animal Control and/or when a United States Weather Service advisory recommends that pets be brought indoors due to extreme heat, cold or other weather conditions. Water, food and sufficient shelter must be provided at all times.

**10. Nuisances and Unsightly Materials:** No house or other structure on any lot shall be used for any business or commercial purpose. Each Owner or Occupant shall refrain from any act or use of his lot, which could reasonably cause embarrassment, discomfort, annoyance, or nuisance to others. No noxious, offensive, or illegal activity shall be carried on upon any lot. No lot shall be used, in whole or in part, for the storage of rubbish of any character whatsoever, nor shall any substance, thing, or material be kept upon any lot which will emit foul or noxious odors or which will cause any noise that will or might disturb the peace and quiet of the Owners or Occupants of surrounding lots or property. This shall include deposits of trash and other debris for pick-up by garbage and trash removal services.

**11. Trash and Recycling Receptacles:** Receptacles should be concealed from public view at all times, except on the day that trash and/or recycling is picked up. Receptacles should not be left at curbside except on the day that trash and/or recycling is picked up. Receptacles should be stored in the garage area or behind the home and/or fence so as not to be visible from the street and concealed as much as possible from adjoining lots.

**12. Guns:** The discharge of firearms within the Property is prohibited. The term “firearms” includes “B-B” guns, pellet guns, and other firearms of all types.

**13. Playground Equipment:** All playground equipment, including but not limited to, swing sets, slides, seesaws, playhouse, trampolines, and/or climbing apparatuses, shall be maintained in good condition. Any allowable playground equipment must be hidden as much as possible from the view of the street and from the view of adjoining lot owners.

**14. Basketball Equipment:** Basketball goals shall be placed in the back yard. Basketball equipment will not be allowed on the streets.

**15. Architectural Changes:** Any changes to the outside of the home/lot must be approved prior to the work being done. Please submit an Architectural Request Form along with a plat of your property; form should include full details including drawing, materials to be used, etc.

Changes would include but not be limited to fences, landscaping, driveways, additions, mailboxes, storm windows and doors, painting except from neutral colors, lighting, additions, storage buildings etc.

No antennae, either freestanding or attached, shall be permitted to extend more than ten (10) feet above the roof of the main residential structure on the Lot, or shall be erected on a pole.

**16.** Each dwelling shall be for single-family use only.

**17. Fences:** Fences must be pre-approved by the Board of Directors and the Architectural Review Committee.

**18. Storage Buildings:** Homeowner must submit a completed Somerset/Kensal Green Architectural Improvement Application and Review Form for Storage Buildings. Please call Gasser Property Management at 615-501-0017 to request form for any addition or change to your property.

**19. Lawncare:** It is the homeowner's responsibility to maintain their personal lots including tree trimming, hedge trimming, mulching, mowing, edging driveway and curb in front of the home, clean up all grass clippings and broken limbs.

**20. Fine Policy:** The CC&Rs allows the Board of Directors to implement fines in order to try to eliminate these violations. Therefore, the Board has implemented the following fine policy:

- The 1<sup>st</sup> letter will be a warning with notice that a \$25.00 fine will be assessed to the homeowner's account if not resolved within 10 days.
- The 2<sup>nd</sup> letter will be a \$25.00 fine assessed to the homeowners' account with notice that next letter will come from attorney.
- The next letter will come from the association's attorney and all associated legal fees will be assessed to the homeowners' account.

The above fines will be implemented in the above-mentioned manner, if this is a continuing violation of the documents by the same homeowner.

**21.** Each property owner not occupying the home must inform the HOA by completing an information sheet detailing if the property is to be vacated, noting whether the home is vacant or rented as a single family residence.