

# Timmons Properties Inc.

900 DIVISION STREET NASHVILLE, TENN. 37203 (615) 254-6121

*Professional Property Management*

\*\*\*\*\* M E M O R A N D U M \*\*\*\*\*

TO : Homeowners  
Hearthstone Manor Homeowners' Association

FROM : Board of Directors  
Hearthstone Manor Homeowners' Association

DATE : July 21, 1994

RE : Rules and Regulations/Resolution Number 1-94

We are enclosing a Resolution Number 1-94, (Rules and Regulations) passed by the Board of Directors at its last board meeting regarding the handling of pets outside units within the community.

Please file this Resolution with your other governing documents as it relates to the association.

Should you have any questions or comments relating to this specific situation, please do not hesitate to contact the management firm or any of the members of your Board.

WLT:cm

Enclosure a/s



REAL ESTATE BROKERAGE  
MANAGERS COUNCIL



HEARTHSTONE MANOR HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

RESOLUTION NUMBER: 1-94

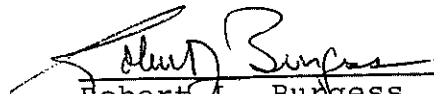
Whereas Section 7 of Article IX and Section 2 of Article XII of the "Declaration of Covenants, Conditions and Restrictions" ("Declaration") for Hearthstone Manor provides that the Board of Directors may make and enforce reasonable rules and regulations governing the operation, use and maintenance of the properties, including Units, Common Area and Limited Common Area, provided such rules and regulations are not inconsistent with the "Declaration"; and,

Whereas Section 3 of Article XII of the "Declaration" gives the Board of Directors power to impose reasonable fines and take other action to enforce a violation of any duty imposed under the "Declaration", the By-laws, or any rules and regulations duly adopted; and,

Whereas it is the intent of the Board of Directors to promote the health, welfare, safety, quiet enjoyment, desirability of the property, avoidance of nuisances, comfort and convenience of all residents of Hearthstone Manor by establishing rules and regulations applicable to all residents of Hearthstone Manor which the Board may equitably and consistently enforce; and,

Now, Therefore, it is resolved that paragraph 2, under PET RESPONSIBILITY, contained in RESOLUTION NUMBER 2-89, stating "Pets are not to be outside the unit without being on a leash as required by the Metro Leash Ordinance" is hereby rescinded and substituted therefor the rule "PETS ARE NOT TO BE OUTSIDE THE UNIT WITHOUT BEING ON A LEASH WHILE ON COMMON OR LIMITED COMMON AREAS."

CERTIFIED AS APPROVED BY THE HEARTHSTONE MANOR HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS ON JULY 18, 1994:

  
\_\_\_\_\_  
Robert L. Burgess  
President,  
Hearthstone Manor Homeowners  
Association, Inc.

18 July 94  
\_\_\_\_\_  
Date