



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

Professional Property Management



MEMORANDUM

TO: Homeowners'
Hearthstone Manor Homeowners' Association

FROM: Walter L. Timmons, Jr., PCAM
Property Manager

DATE: October 31, 1994

RE: **Rules and Regulations**
Resolution Number: 2-94

Your Board of Directors has adopted Resolution Number: 2-94. This resolution deals with the usage of the balconies, decks and patios within the Hearthstone Manor condominium community.

Please retain the enclosed copy and file it in your governing documents for your community.

Should there be any questions regarding this matter, do not hesitate to contact us.

Enclosure a/s

HEARTHSTONE MANOR HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

RESOLUTION NUMBER: 2-94

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 "Declarations"; 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,

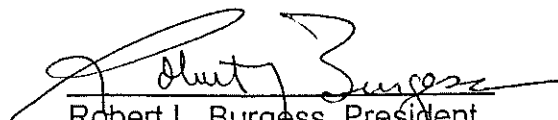
Whereas it is the intent of the Board of Directors to promote the health, welfare, safety, quite enjoyment, desirability of the property, avoidance of nuisances, comfort and convenience of all residents of Hearthstone Manor by establishing rules and regulations applicable to all residents of Hearthstone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

Now, Therefore, it is resolved that the following rules and regulations are adopted:

1. Balconies, decks and patios shall be furnished only with conventional deck and patio furniture. Other items such as, hot tubs, jacuzzies, portable swimming pools, refrigerators, freezers or any other oversize or unsightly furniture or equipment are prohibited.

2. Swing sets, slides, portable swimming pools or any other yard or playground equipment shall not be placed or used on common or limited common areas of the Association's properties.

CERTIFIED AS APPROVED BY THE
HEARTHSTONE MANOR HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS ON
OCTOBER 17, 1994


Robert L. Burgess, President
Hearthstone Manor Homeowners'
Association

26 Oct 94
DATE