

THE VILLAS AT LYONS CROSSING RULES AND REGULATIONS

1. No unit may be leased for less than 12 months. Owners are responsible for all actions of their tenants.
2. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall proportion to such use. (Amended C&R Party Walls, Art. IX Sect. 2)
3. For any maintenance or repair item that is the responsibility of the Association as set forth in this Article, any affected Lot Owner is obligated to promptly inform the Association of the need for any maintenance or repair. Any maintenance or repair item not expressly set forth in this Article as a responsibility of the Association shall be the responsibility of the Lot Owner. In the event that the Association determines in its sole discretion that an Owner of any Lot or Lots has failed to maintain his or her Lot or Lots and any improvements situated thereon in an appropriate manner consistent with requirements of this Article, the Association shall have the right, after giving ten (10) days written notice to Owner, through its agents and employees, to enter upon said Lot or Lots and to repair, maintain, and restore the Lot or Lots and the exterior of any improvements situated thereon. The cost of all such maintenance, repair, and restoration shall be reimbursed by the affected Lot Owner and shall be paid within thirty (30) days after completion of such maintenance. The cost of such maintenance shall be added to and become part of the Assessment to which such Lot or Lots are subject and shall constitute a continuing lien upon such Lot or Lots. (Amended C&R, Art.X, Exterior Maintenance, paragraph 2)
4. No part of any home shall be used for the purpose of renting rooms therein or as boarding house, hotel (Airbnb), motel, tourist or motor court or other transient accommodation. (Art XI, Sect 1, paragraph 6, page 10).
5. Post lights must be functioning and in compliance with the community's established standards. If a front yard light is desired, it shall be located more than ten (10) feet from the street. (Amended C&R Front Yard Lights, Art. XII)
6. In order to promote uniformity and to make a more desirable neighborhood, all mail boxes will be located in designated areas by the developer in cluster boxes provided and serviced by the U.S. Postmaster General. No newspaper boxes or tubes shall be erected. (Amended C&R Mail Boxes, Art. XIII)
7. No building shall be erected, placed, altered, or permitted to remain on any building Lot in the Subdivision until the building plans and specifications and a plan showing the location of the dwelling have been approved in writing by the Villas at Lyons Crossing Architectural Committee as to quality of workmanship and materials, harmony of exterior design with existing structures and as to location with respect to topography and finish grade level and elevation. The Villas at Lyons Crossing Committee shall be composed of three members appointed by the Homeowners Association. A majority of the Committee may designate a representative to act for the Committee. In the event of the death or resignation of any member or the Committee, the Homeowners Association shall have the exclusive authority to designate a successor. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. In the event the said Committee, or its designated representative, fails to approve or disapprove such plans or specifications within thirty (30) days after the same have been submitted to it, such approval shall be implied and no longer required and this covenant will be deemed to have been fully complied

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with. Further, such plans must be left with Villas at Lyons Crossing Architectural Committee during the period of construction after approval. Further, if no suit to enjoin the construction has been filed prior to completion thereof, approval will not be required and the covenant shall be deemed to be fully met. In the event the said Villas of Lyons Crossing Architectural Committee rejects plans submitted for approval under this covenant, upon written request or application by seventy-five percent (75%) of the Lot Owners within a 200 foot radius desiring that approval be given, then same shall be deemed approved by the Villas at Lyons Crossing Architectural Committee. (Amended C&R Art.XIV Architectural Committee)

8. Any person not in compliance with the rules of the community can be declared a “nuisance”: No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood. (Nuisance Amended C&R Art. XV)

9. Gates at back yard fences and behind party walls must be installed that do not prohibit the groundskeeper from maintenance. Fences and gates must be properly maintained. (Amended C&R, Art. XVI, Sect. 1, paragraph 2, pg. 11)

10. One for sale or rent sign is allowed in the front yard. One Garage/yard sale sign is allowed at entrance and must be removed at close of the day. (Amended C&R Art. XVII Signs)

11. At no time shall any Lot or parcel be stripped of its topsoil, trees, or allowed to go to waste or waste away by being neglected, excavated, or having refuse or trash thrown, or dropped, or dumped upon it. No lumber, brick, stone, cinder block, concrete block, or other materials used for building purposes shall be stored upon any Lot more than a reasonable time for the construction in which they are to be used to be completed. No person shall place on any lot in the subdivision refuse, stumps, rock, concrete blocks, dirt or building materials or other undesirable materials. Any person doing so shall be notified by a Lot owner to correct said procedure within five (5) days, and if the same is not done, the Lot owner notifying, may elect to remove said materials and bill the owner for the cost. (Amended C&R Art. XVIII. Commission of Waste Unsightliness)

12. It is a Knox County Law that dogs are to be on a leash at all times and a rule of the Association that excrement must be picked up and disposed of properly. (Amended C&R, Art. XX, Sect. 1, pg. 12) (Knox County Code of Ordinance, Chapter 6, Art. II Animal Control, Division 1, Section 6-48 Leash Requirement)

13. Trash, stored items or debris must never be visible from the street or back yard and must be stored within the garage or approved receptacles. (Amended C&R, Art. XXII, Sect. 1, pg. 13) Trash Cans must be stored in garages without exception. Trash bags must be placed inside the trash receptacle and lids must be on the receptacle. After garbage has been collected, trash cans must be put back in the garage same day. (Amended C&R, Art. XXII, Sect. 1, pg. 13)

14. No awnings, shades, or other item shall be attached to, hung, or used on the exterior of any window or door of a structure or on the exterior of any building. No screen or storm door shall be permitted on any windows or doors other than those approved by the Architectural Committee. Outside clothes lines or other outside facilities for drying or airing clothes are specifically prohibited and shall not be erected, placed, or maintained on any portion of any Lot. In the event any storm door is approved by the Architectural Committee as an extra for any dwelling, the storm door shall be maintained in a proper

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state or repaired by and at the sole expense of such Lot Owner. If such storm door is not properly maintained, the Association may maintain such door and charge the repair thereof to the Owner. (Amended C&R Art. XXIV Exterior Surfaces)

15. (Amended C&R, Art. XXXI, Sect. 1, pg. 14). Regarding holiday or seasonal decorations, other decorative features, political signs, and disputes and resolution pertaining thereto:

A. Holiday or Seasonal Decorations. All holiday or seasonal displays and decorations must be reasonable and conform to community standards; they shall not be placed in any way that obstructs walkways, driveways, or affects traffic or visibility; and they shall not negatively affect surrounding properties or neighbors. Wreaths on doors may be displayed throughout the year.

1) The Seasonal Holiday Period (SHP) is October 1 through January 31 of the following year. Displays or decorations may be in place during or through the SHP; they shall not be placed before October 1 and shall be removed by January 31.

2) Temporary displays and decorations for recognized federal or state holidays are permitted; they must be placed no earlier than one week before the holiday and removed within one week after the holiday.

B. Other Decorative Features. Any alterations to hardscape, fixtures in landscape beds, and landscape edging, if applicable, must be of natural stone. No synthetic material or painted stones can be used in landscape beds or as edging. This includes any exterior aspects of the unit, including the driveway. All of the foregoing must be approved by the Architectural Committee. No water features are allowed in the front yard because they may pose a health and safety risk. Standard exterior decorations shall be limited to one regulation size American flag, state flag, or school flag, size 3'x5', with appropriate flagpole hardware next to the front door or garage. One garden banner is permitted. Garden banners must be placed inside the bedded area so that landscapers can access all grassed areas. Wreaths on doors may be displayed throughout the year.

C. Political Signs. In keeping with the State of Tennessee Freedom of Speech Act, Section 2-7-143:

1) Political signs or posters on private property of a resident or owner are permitted subject to the following:

- a) A sign or poster shall not exceed four square feet in area;
- b) Only one poster or sign per candidate, issue, or subject may be displayed;
- c) Posted not earlier than sixty (60) days before the first day of voting begins, including early voting;
- d) Removed not later than the first day after voting ends.

2) Political signs or posters are not permitted on any Common Area property of The Villas.

D. Disputes and Resolution. Members objecting to a holiday or seasonal decoration, or other decorative feature, or political signs not in keeping with C. above, shall express their objection in writing according to the Compliance Concern procedure adopted by the Board of Directors. When the Board receives valid written complaints of the same decoration, feature, or sign from three or more members, the resident displaying the decoration, feature, or sign shall be notified within five days, and the subject decoration, feature, or sign shall be removed or altered by the resident to the satisfaction of the Rules & Regulations committee. Failure to resolve within thirty (30) days of Board notice shall initiate standard enforcement protocols in accordance with Board policy. 16. Parking: Homeowner vehicles must be parked in their driveway and not on the street. (Amended C&R, Art. XXXVI, Sect. 1, pg. 14) Daytime

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guests must park in your driveway unless it is fully occupied. If driveway is fully occupied, temporarily park on the street or at the clubhouse. (Amended By-Laws, Article XI, Sect. 1, pg. 6) Overnight guests must park in the homeowners driveway or at the Clubhouse. (Amended By-Laws, Article XI, Sect. 1, pg. 6) (NFPA Fire code book 6 241-8, Section 5, Par 4.3: Every building shall be accessible to fire department apparatus by way of access roadways with all weather driving surface of not less than 20 feet of unobstructed width. Par 4.4: The required width of access roadways shall not be obstructed in any manner, including the parking of vehicles.)

If not in compliance with all rules a member is subject to fines and all applicable consequences.