

Renters

Owners who rent their units are required to inform our property management company of their tenants' names and contact information. If you are an owner who rents out their unit, please provide this information to Evans Realty Management, LLC at (615) 256-9555.



Parking

Each unit has been assigned one designated parking space. Any additional vehicles you may have are to be parked only in unassigned parking spaces. If you have forgotten your unit's assigned space, contact Evans Realty Mgmt at (615) 256-9555 and they will be glad to assist you with that information.

Parking is at a premium at our property. Therefore the HOA insists that our lots are for passenger vehicles only. The following may NOT be parked on the premises.

- Disabled vehicles
- Unregistered vehicles
- RV's
- Boats
- Trailers
- Vehicles causing damage to the property (oil leaks, etc.)

We understand that you may need to use a moving truck, POD, or other large vehicle for a few days. If so, please give a courtesy call to Evans Realty Mgmt at (615) 256-9555 to let us know.

Vehicles that are not properly parked, are in inoperable condition or are not properly registered are subject to being towed by West Nashville Wrecker Svc # 350-5800.

Please remind your guests and vendors to not park in the numbered spaces.

Trash Disposal and Personal Storage

Our dumpsters are picked up twice a week.

Please follow these rules when disposing of your trash:

- **Bag Your Trash** – Use bags or boxes when disposing of items. Please pick up cigarette butts.
- **Break Down Large Boxes** – Breaking down your larger items allows more space in the dumpster for others.
- **Get It IN The Dumpster** – The waste disposal service will NOT pick up items that are not INSIDE the dumpster. Please keep the lid closed to avoid animals entering the dumpster.
- **Large Trash Cans** – Large trashcans are not allowed on patios or decks and are not to be placed on the common area ground around your unit. Also be advised that personal items such as lawn furniture, children's outside toys, storage bins, building materials, etc are not allowed on the common area around your unit.

Improper trash disposal and improper storage are fineable offenses.



Grills

As a reminder, the Nashville Fire Codes and the HOA Insurance Policy have strict requirements concerning the use and storage of grills. You cannot use a grill on a patio made of wood or on a patio with a balcony above it. If your unit falls into this category and you have a grill, you can only store it on your patio without fuel. If you wish to use your grill, you should move your grill well away from the unit. Under no circumstances should you place your grill up against the buildings.

The community does have two charcoal grills available for your use behind building # 9.

Satellite Dishes

The HOA does not prohibit the installation of satellite dishes; however there are certain requirements that must be met. The HOA's Architectural Committee must approve all installations in advance.



Pets

Please remember that we do have a "poop and scoop" rule. If you have a pet, you must pick up after it. Also be advised that pets are not allowed on the common area without a leash and are never to be tied up and left unattended.

The Governor also recently signed into law a new statute making any dog owner responsible and subject to civil liability for any damage suffered by a person who is injured by any owner's dog while in a public place or lawfully in or on the private property of another. Such person may be held liable regardless of whether the dog has shown any dangerous propensities or whether the dog's owner knew or should have known of the dog's dangerous propensities.

Cat litter must be properly bagged and disposed of using the dumpster guidelines provided.

PET VIOLATIONS ARE A FINEABLE OFFENSE

Fines

Unfortunately, a few residents and their guests do not always follow the rules for our community. Therefore, the HOA has implemented a schedule of fines for the violation of these rules. The fine schedule is as follows:

- 1st Violation – Written Warning
- 2nd Violation - \$50.00
- 3rd Violation - \$75.00
- 4th Violation - \$100.00

Violations will be reviewed every 15 days and fines will be compounded. Failure to pay the imposed fines could result in legal action including a lien on your property.

Monthly HOA Assessments

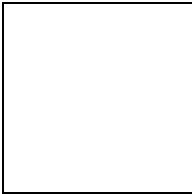


HOA dues are \$120.00 per month. Checks are to be made to 12South Towers and mailed or delivered to:

Evans Realty Management, LLC.
910 8th Avenue S.
Nashville, TN 37203

There is a mail slot in the door that can be used for after hour's delivery. Dues are to be received by the first of each month. Currently there is no late fee but the penalties could be severe. The HOA has the right to take legal action on accounts that are delinquent over 30 days. The potential penalty could include the placement of a lien on your property. Please pay on time.

Pest Control



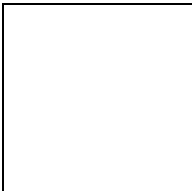
Monthly pest control service is provided by Mack's Pest Control. Pest control treatments are scheduled for the outside of the units every month. If requested, Mack's will also treat the inside of your unit during these treatment times. If you have a persistent problem please contact Mack's at 227-3563 to schedule an additional treatment.

Our pest control company, Mack's Pest Control, does have a brown recluse program available, but it is not included with our regular pest control services. Please call Mack's if you would like more information,

Watering

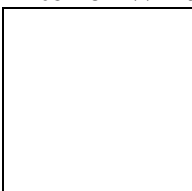
Several residents have asked about watering and landscaping. While the HOA is responsible for the upkeep of the common area, the area within five feet of your unit is your responsibility. Please take time to water and maintain your area and if possible, take it upon yourself to help water the common area near your unit during dry-out conditions. It helps to keep our entire community looking great!

Window Screens



If you would like to have window screens installed, other unit owners have used Central Hardwoods. Give Scarlett or Mark a call @ 244-0086.

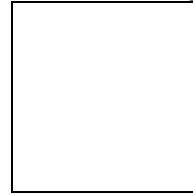
Exterior Window Washing



Are your windows looking a bit hazy? Ralph at Alpine Window Cleaning can come by and clean them up. Price is approximately \$100 and up for all windows including skylights.

Call for an estimate: (615) 356-1411.

Deck Staining and Interior Paint Colors



The HOA has approved the use of the three different tones of Olympic Maximum Waterproofing Sealant for unit owners to use on their decks:

- Honey Gold
- Cedar Natural Tone
- Redwood Natural Tone

** These colors are available at Lowes. The stain is in a green bucket and has a 3-yr warranty for decks.

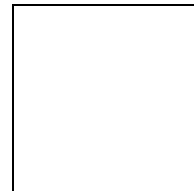
Also, please be reminded that if you want to build a deck on your unit, you must submit your plans to the Architectural Committee for approval prior to the construction.

The wall and ceiling colors were used interchangeably. The two colors used are listed below. You will need to test and see which color is on your ceiling and which is on your wall in your particular unit. If paint is old, the color may appear grayer. If paint has settled and it is not mixed well, it can show up too yellow.

Wall/Ceiling Colors: White Umber (Flat) P7195-1
Misty Umber (Flat) P7196-1

Trim Color: White Umber (Semi Gloss)

Committees



The HOA has several committees that set rules, work with our vendors (grounds maintenance, etc.) organize social events and help keep our community safe. If you would like to be a part of one of these teams, please let us know.

Board of Directors:

President: Andy Miller
Vice-President: Derek Jones
Secretary: Linda Bourdeaux
Treasurer: Katherine Bowers
Director: Erica Tober

More info is available at:

www.12southtowers.com