

**BELLEVUE COMMONS TOWNHOME ASSOCIATION**  
**RULES and REGULATIONS**  
**(Revised 2026)**

The following are Rules and Regulations set forth by the Bellevue Commons Townhome Association (the "Association") Board of Directors (the "Board"). These Rules and Regulations are intended to supplement but not supersede all others contained in the Master Deed and By-Laws. The Board may amend this document at any time.

**RESTRICTION ON LEASING OF TOWNHOMES**

1. No part of the property may be used for purposes other than housing and related common purposes for which the property was designed as allowed by municipal zoning laws.
2. No townhome may be offered by its owner to the public at large for temporary transient accommodations.
3. Owners of townhomes *purchased after September 2006 may not lease* his or her townhome to any third party. At such time the owner of a unit purchased after the above date is found to be in breach of this restriction legal action will be taken resulting in:
  - a. Eviction of the tenant,
  - b. Sale of the unit.
4. Any townhome owner who purchased prior to October 2006 shall be allowed to lease his or her townhome until such time the unit is sold to a third party.
5. All townhomes sold as of October 2006 must be sold as a primary residence only.

**PETS**

1. Only domestic pets are allowed at Bellevue Commons. No other animals or livestock may be kept.
2. No breeding of pets is permitted.
3. Pets must be kept on a leash no more than 10' in length and under direct control of a responsible person outside their unit. Pets are not permitted to run loose unsupervised or tied in common areas.
4. Any homeowner or tenant who keeps a pet is responsible for any damages to persons or property caused by that pet.
5. Residents are required to properly clean up after their pets and ensure animal waste does not litter the walks or common areas. In April 2006, the Board adopted a fine of \$250.00 to be levied against those not picking up after their pets.
6. Pet owners are required to always monitor the activities of their pets to ensure they do not create a disturbance or constitute a nuisance to neighboring residents.

**TRASH**

1. All trash, garbage, and rubbish shall be placed in that unit's trash receptacle provided by the designated trash service provider.
2. Residents wanting to throw away large items must make their own arrangements with the City of Nashville for special or bulk trash pickup.

3. Trash and trash receptacles shall be stored in the garage or on the concrete patio in the back of the unit. No trash receptacles may be stored in front or on the side of the unit.
4. Trash or trash receptacles shall not be placed outside the unit until the evening before or the morning of the designated pickup day: currently Friday.
5. All trash receptacles must be removed from the curb by noon on the Saturday after pickup. Failure to do so will result in a fine of \$25.00. A 2<sup>nd</sup> offense within a 6-month period will result in a fine of \$50. A 3<sup>rd</sup> offense may result in the removal of the receptacle and loss of service.

### **VEHICLES AND PARKING**

1. Units have 2.5 spaces: Garage, Driveway & occasional use of guest space.  
As there are only 48 guest spaces available. Owners with 3 or more vehicles should consider off-site options.
2. All vehicles must be registered and licensed and in operable condition. Any vehicle violating this will be flagged and towed at the owner's expense.
3. To preserve curb appeal and for the safety of our residents, resident and/or guest parking is not allowed in any area not specifically designated for parking. There shall be no parking by curbs; corners; in front of driveways; on dead end streets in the community (between buildings 500 and 700 and buildings 1000 and 1100 or at the end of building 100); on any grass in the community; behind the mail kiosk. Any unattended vehicles parked in such areas are subject to towing immediately at the owner's expense.
4. Motorized vehicles are not permitted on sidewalks or grass.
5. Recreation vehicles, campers, trailers boats, large commercial vehicles and the like are not to be kept at Bellevue Commons except in the owner's garage.
6. Any vehicle that is not operated on a routine basis may not be stored or parked in a guest space. It must be kept in the owner's garage.
7. No light vehicle work, tune-ups or oil changes may be performed other than in the owner's garage or driveway. Oil or other residue must be immediately cleaned up and disposed of off property.
8. No major vehicle work may be performed anywhere in Bellevue Commons.

### **GENERAL RULES**

1. No sale of any kind shall be conducted on the premise except to sell the personal effects of a deceased owner or tenant of his or her spouse; such permitted sales shall be conducted for no longer than two consecutive days and between the hours of 9:00 AM and 5:00 PM. The Association may periodically organize a community garage sale and will notify residents of the event.
2. The maximum speed in Bellevue Commons is 10 MPH. All residents must abide by the posted speed & stop signs.
3. No soliciting of any kind is permitted in Bellevue Commons.
4. Advertising signs, billboards, flagpoles. etc. placed in ground are not permitted.
5. "FOR SALE" signs of an appropriate size may be placed at the front entrance of the unit.
6. "OPEN HOUSE" signs are only allowed at the entrance of the development & no sooner than 48 hours prior to the event. They must be removed at the close of the event.
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## **ASSOCIATION FEES**

1. Association fees (dues) are set by the Board at the beginning of each calendar year based on the projected fees and expenses of the upcoming year.
2. Dues are due and payable on the 1<sup>st</sup> day of each month and considered late after the 15<sup>th</sup> of each month. Dues shall be sent to the appropriate party as designated by the Board.
3. If dues are received after the 15<sup>th</sup> of the month a \$25 late fee will be assessed to homeowner's account. This fee shall be paid with the following month's dues. If the 15<sup>th</sup> falls on a weekend or holiday, dues are considered late on the 1<sup>st</sup> business day after the 15<sup>th</sup>.
4. After 60 days of no monies received, being either monthly dues or previously assessed late fees, statements of overdue accounts will be mailed to residents. Payment of all amounts is due upon receipt of that notice.
5. After 90 days of no monies received, either monthly dues or previously assessed late fees, a demand letter will be sent from the Association's attorney. This will result in legal fees being paid by the homeowner in addition to the amount already overdue. Payment of all amounts, including legal fees, is then due upon that letter.
6. After 120 days of no monies received, being either monthly dues or previously assessed late fees, the Association shall place a lien on the homeowner's property and move forward with a personal judgement suit. All legal fees will be the responsibility of the homeowner.
7. Any dispute over the status of a homeowner's account shall be presented to the property management company currently employed by the Association.

## **GRASS AREAS AND VEGETATION**

1. The Association alone may control the landscaping in the complex except for each homeowner's front and back yard areas as defined by the original deed to the property.
2. It is the homeowner's responsibility to maintain the landscaping of his or her unit including pulling weeds and replacing dead foliage in the standard approved by the Association. All plantings must be mature-no seed planting. All dirt must be covered: mulch, rock, sod, etc.
3. The Association is responsible for mowing and trimming the lawns of each unit as well as common areas.
4. Trees and plants should be placed so as not to encroach on neighboring lots, sidewalks, or streets.
5. No vegetable gardens are allowed in the front or back yard. Small container gardens on decks and patios are allowed when maintained to internal size of deck or patio.
6. No tree, shrub, plant, or other foliage may be planted on any common area without the written approval of the Board.
7. All Homeowners, tenant and/or visitors should not disturb the landscaping of other homeowners or the common areas without the express permission of either the appropriate homeowner or the Board. This includes transplanting bushes, trees, or shrubs, cutting flowers or otherwise taking or altering an item in the community landscape.
8. Vines must not adhere to exterior walls of the units. Vines attached to a trellis must be kept trimmed to the size of the trellis.
9. The Association retains the right to determine when a vine must be trimmed/maintained and/or removed.

**ARCHITECTURAL GUIDELINES**

1. The exterior of your home must be kept in a good state of repair.
2. Every homeowner is expected to ensure all landscaped areas are clean and well always maintained.
3. No decorations, landscaping or other personal items are allowed to be in any common area without preapproval from the Board. Restrictions are not in place to be punitive. Any items placed in those areas could potentially create a legal liability to the Association if anyone were to become injured or otherwise be negatively affected by the item.
4. The governing documents of Bellevue Commons provide for a Board appointed Architectural Committee to ensure a high level of consistency and harmony in the community.
5. The Board or Architectural Committee must approve any work that alters the exterior appearance of the home before work begins. Before undertaking any project affecting the exterior of your home, it is necessary to complete a written ARC (Architectural Request for Change) to the property management company. Once submitted the Board will respond with their decision within 30 days.
6. After submission and prior to approval, the homeowner shall obtain any necessary governmental permits prior to commencement of work. In all cases where a governmental permit is required, it must be obtained prior to final Board approval.
7. Patio shades, patio covers, awnings, fencing, skylights, hot tubs, front/back screen/glass doors, or structure of any kind cannot be erected or installed without prior written approval of the Board, or it's designated Architectural Committee.
8. Decks must be stained or sealed to ensure stability and maintain appearance. The following is a list of pre-approved colors a homeowner may use to stain his or her deck. The stains below are available in both Solid-SC (recommended for older decks) and Semi-Transparent-ST (for new decks only). Homeowners are not required to use the Behr brand; however, any deviation from stain color will need prior approval by the Board.

<b>Russet</b> SC/ST-117d	<b>Chocolate</b> SC/ST-129d	<b>Padre Brown</b> SC/ST-105d	<b>Cordovan Brown</b> SC/ST-104d
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9. Shutters must match the paint color of the exterior door. As it becomes necessary to repaint your door and shutters, the following list of pre-approved colors must be used. In addition, we request low luster or flat be used & that you do not choose the same color as either of your neighboring units.

<b>Potting Soil</b> <i>Brown</i> N360-7d	<b>Black Bamboo</b> <i>Darker Green</i> N380-7d	<b>Black Mocha</b> <i>Soft Black</i> PPU24-01d
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<b>Burnished Pewter</b> <i>Gray</i> PPU24-04d	<b>Shadow Mountain</b> <i>Grey Blue</i> PPU24-22d	<b>Bonsai Trunk</b> <i>Lighter Green</i> N380-6d
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**Ultra-Pure White**  
*(Trim only)*  
1850

10. All homeowners shall make all reasonable efforts to avoid disputes concerning these architectural and aesthetic regulations. All questions or interpretations and application of these regulations shall be resolved by the Architectural Committee or the Board.

**Homeowners Responsibilities include but are not limited to:**

- Interior maintenance and repair
- Exterior maintenance/repair, including roofs
- Exterior home lighting
- Landscaping in front and back yard
- Individual driveways
- Electrical and gas associated with home

**Association Responsibilities include but are not limited to:**

- Sidewalks and Roadways
- Landscaping in Common Areas
- Trees in Common areas
- Sprinklers in Common Areas
- Lighting along Roadways
- Plumbing/Electrical in Common Areas
- Perimeter walls of Common Areas