

Belle Meade Rules & Regulations

These rules and regulations, adopted March 2026, should be followed in addition to the recorded covenants and bylaws. Check with the current HOA Board to make sure you have the most up to date list of rules and regulations.

Complaints or Covenant violations

- If a resident has a complaint about another resident violating a covenant or rules/regulation, contact the property manager
- If the HOA Board deems necessary, the following actions will be taken:
 - **First Offense:** Written letter from HOA
 - **Second Offense:** Written letter from HOA + \$100 fine due within 15 days
 - **Third Offense:** Written letter from HOA + \$250 fine due within 15 days
 - **Fourth Offense:** Written letter from HOA + \$500 fine due within 15 days
 - **Fifth Offense:** Written letter from HOA + \$1,000 fine due within 15 days + Eviction of tenant if property is rented

Dues & Delinquency policy

- HOA dues are due each month on the 1st of the month and considered delinquent after the 15th
- All Owners should be set up on ACH or Appfolio auto payment through Betts Real Estate
- A \$5 processing fee will be applied to anyone paying with a paper check.
- See attached Delinquency policy

Fitness Center

- The Fitness Center is to be used by current residents of Belle Meade ONLY
- Use the designated Fitness Center door for entry with your keycard
- Fitness Center Rules are posted in the fitness center

Pool

- The Pool is to be used by current residents of Belle Meade only
- Residents are allowed 4 guests per unit and must be present with guest(s)
- Pool rules are posted in the Pool area.

Parking & Speed Limits

- Parking is open to anyone living within Belle Meade and their guests
- Handicap parking spaces are reserved to anyone with a valid Handicap Placard (card must always be visible while parked in Handicap parking)
- Vehicles left in a parking space without movement for longer than 10 days, the HOA Board reserves the right to tow the vehicle (with prior notice) at the owner's expense
- The posted speed limit throughout the complex is 5 mph

Parking Garages

- Please ensure that all garage doors are **kept closed when not in use**. Leaving garage doors open creates security risks
- Keeping the garage doors shut also helps protect stored items, maintain building safety and prevent pests or weather damage

Architectural changes

- Any modifications to a unit require written approval from the HOA board. This includes interior changes, landscaping outside the patio, replacement of windows, exterior doors, deck, deck railing, sunscreens and any other modification that can be seen by the public
- Please submit plans to the property manager thru your Appfolio portal for HOA board review and approval. A response could take up to 30 days
- Approved deck stain color is: Olympic Semi Transparent Stain 726 Light Mocha

Plants/Landscaping

- Be courteous to your neighbor and utilize trays for your flower planters to reduce the amount of water that drips to the unit below
- With HOA Board approval, ground floor units are allowed to landscape 2 ft beyond their patio if they wish. The resident will be required to maintain the plants
- The HOA Board has the right to change the landscaping with 15 days written notice to the homeowner

Noise

- Quiet hours are to be observed in all buildings and parking lot from 10pm-8am
- If a resident has a complaint against another resident during quiet hours, please report to 911

Dogs

- All dogs must be kept on a leash from the moment they leave the individual dwelling unit. This is a City of Omaha ordinance as well as Belle Meade rule
- Dogs should not use the deck as a restroom. Walk your dog to one of the dog waste areas
- Clean up after your dog and properly dispose of waste in a dumpster or one of the three dog waste stations
- If resident's pet makes a mess in a hallway or the elevator and an extra trip is required from the cleaning company, the charge will be passed on to the resident
- Reasonable steps must be taken to prevent excessive or nuisance barking.
- If you have an issue with a residents dog barking during quiet hours, contact the Nebraska Humane Society, 402-444-7800

Common Hallways

- Please refrain from children playing in the hallways. This is for everyone's safety
- If a residents pet makes a mess, or a resident spills something in the hall, it is residents responsibility to clean it up. If the Board is notified and it is necessary to have a contractor make a special trip (i.e., carpet cleaning company), Board will pass the extra charges to the resident at fault if one is determined.

Trash

- All trash must be put **IN** the dumpster and the dumpster lids **MUST close**. There are 4 dumpsters throughout the complex
- Dumpsters are to be used by Belle Meade Residents **ONLY**
- Anything left outside the dumpster will not be removed
- If a resident is having work completed in their unit, please advise contractors not to use Belle Meade dumpsters

Leasing of unit

- No Dwelling Unit may be leased for less than six (6) months or for hotel or transient purposes.
- No Garage Unit may be separately leased: all Garage Units must be leased with and as part of the lease of a Dwelling Unit.
- the lease agreement must provide the wording "lease is not effective until approved by the HOA Board" and a fully executed, original counterpart of the lease must be provided to the HOA Board not less than ten (10) days prior to the date the lessee, under the terms of the lease, is entitled to possession of the Dwelling Unit
- The lease must be approved by the HOA Board, in writing.
- It is the homeowner/Landlords responsibility to provide the tenant with a copy of the HOA Rules and Regulations and Covenants.