**Belle Meade Rules & Regulations**

These rules and regulations, adopted , 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 you have a complaint about a resident violating a covenant or rules/regulation, contact the property manager
* If the HOA Board deems necessary, the following actions will be made:
	+ **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 on 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 residents of Belle Meade ONLY
* Use the designated Fitness Center door for entry with your keycard
* See attached Fitness center rules. These are also posted in the fitness center

**Pool**

* The Pool is to be used by residents of Belle Meade only
* Residents are allowed 4 guests per unit and must be present with guest
* See attached Pool rules

**Parking & Speed Limits**

* Parking is open to anyone living within Belle Meade and their guests
* Handicap stalls are reserved to anyone with a valid Handicap Placard (card must be visible at all times while parking in the stall)
* Vehicles left in a space without movement for longer then 30days, the HOA Board has the right to tow the vehicle (with prior notice) at the owner’s expense.
* The posted speed limit throughout the complex is 5 mph

**Architectural changes**

* Any modifications to your unit needs written approval from the board. This includes interior changes, landscaping outside your patio, windows, exterior doors, deck, deck railing, sun screens and any other modification that can be seen by the public.
* Please submit plans to the property manager for HOA board review and approval. A response could take up to 30days.
* 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 2ft beyond their patio, if they wish. The homeowner will be required to maintain the plants.
* The HOA Board has the right to change the landscaping with 15days written notice to the homeowner.

**Noise**

* Quiet hours are to observed in all building and parking lot 10pm-8am
* If another resident makes a written complaint against you for excessive noise during these quiet hours, see complaint policy.

**Dogs**

* All dogs should be kept on a leash from the moment they leave your individual dwelling.
* Dogs should not use the deck as a restroom. Walk your dog to one of the dog waste areas.
* Clean up after you dog and properly dispose of waste in a dumpster or one of the three dog waste station.
* Barking should be kept at a minimum
* If you have an issue with someone’s dog outside of barking during quiet hours, contact the Nebraska Humane Society, 402-444-7800

**Common Hallways**

* The purpose of the common hallways are for residents to access to and from their unit.
* Please refrain from children playing in the hallways. This is for everyone’s safety and saves on wear and tear of the common space.
* If your pet makes a mess or you spill something in the hall, it is your responsibility to clean it up. If the board is notified and we have to have a contractor make a special trip (ie cleaning company), we have the ability to pass the extra charges to the homeowner at fault if one is determined.

**Trash**

* All trash must be put IN the dumpster. There are 4 dumpsters throughout the complex
* These are to be used by Belle Meade Residents ONLY
* Anything left outside the dumpster will not be removed.