

LOFTS AT 30TH CONDOMINIUM ASSOCIATION, INC.

Rules & Regulations

Disposal of Garbage:

- All garbage must be taken directly to the dumpster and placed inside of the dumpster.
- Garbage may not be placed in hallways for any period of time.
- Only contractor-grade garbage bags may be used in the building. Garbage bags should never be allowed to leak fluids.

Smoking:

- Smoking inside of the building is strictly prohibited.

Pets:

- Guests are not permitted to bring pets inside of the building.

Nuisances:

- Any activity that creates a nuisance (parties, excessive noise, foul odors, etc.) is prohibited.

Parking:

- No more than one (1) vehicle per unit may be parked in the garages.

Storage:

- No items may be stored in hallways, lobbies, stairwells, or garages.
- The HOA has a limited number of storage closets that can be rented at a rate of \$50 per month. If interested, please email LoftsAt30thHOA@gmail.com.

Exterior Modifications & Décor:

- Owners must obtain written HOA approval before making any exterior modifications. Nothing may be drilled into or hung outside of your unit without written HOA approval.
- Unit entry doors may only be painted Sherwin Williams “Chantilly Lace” (semi-gloss).

Leasing:

- Owners may not lease their condos on a short-term basis without a short-term rental permit issued by Metro Nashville.
- Units leased without short-term rental permits may not be leased for periods of less than thirty (30) consecutive days.
- The HOA requests that owners leasing their units on a short-term basis require two (2) night minimum stays and only lease to guests with satisfactory ratings on Airbnb and/or VRBO.
- The HOA strongly recommends that units not be leased for less than \$129 per night.

Signs:

- No signs may be placed in the common areas or outside of the building.

Timely Payment of HOA Fees:

- The monthly HOA fees are due on the 1st of each month. A late fee will be applied if payment is not received by the 15th of each month.
- If an owner has a past-due balance of any amount, a past-due notice will be sent via email and/or mail.
- If an owner has a past-due balance equal to or greater than two (2) months' worth of HOA fees, notice of intent to file lien and suit will be sent via certified mail.
- If an owner has a past-due balance equal to or greater than three (3) months' worth of HOA fees, lien and suit will be filed.

Non-Compliance Policy:

- Violation of HOA rules will result in the following consequences:
 - 1st offense: \$50 fine
 - 2nd offense: \$100 fine
 - 3rd and subsequent offenses: \$250 fine
- If the violation is not resolved within 15 days of the initial notification, an additional \$100 fine will be issued. After 30 days of the initial notification, additional fines of \$250 each will be issued every 15 days that the violation remains unresolved.
- Separate fines may be issued for violations that are considered to be severe or in blatant disregard of the HOA's governing documents and/or rules & regulations (at the Board's sole discretion).