

## **GENERAL RULES**

All owners/residents are required to maintain their residences to a standard that is acceptable to the Board of Directors and that is in keeping with reasonable expectations of a West Knoxville community. The goal of said standards is to maintain property values and to benefit the health and well-being of all members.

Therefore, please follow all rules and guidelines. Below are examples of community rules. In addition, all residents/owners are required to abide by the By-Laws and Guidelines (see attached Restrictions on Usage", Article VIII, page 7).

1. All porches, patios, front and side yards (and all unenclosed spaces) must be kept clean, neat, and orderly.
2. No items of any type are allowed to be left in the front or side yards.
3. Satellite dishes must be placed in a location that cannot be seen from the street.
4. All flowerbeds and/or gardens must be kept clean, neat, and orderly. Beds around mailboxes must be maintained as well.
5. No activities or noises that are a "nuisance" to your neighbors or community are allowed – including loud music during quiet hours (10:00 P.M. – 8:00 A.M.).
6. Trash cans must be removed from the street on Tuesday evenings, and they may not be left at your front door.
7. All homes must be well maintained; roofs, gutters, soffits, fascia, doors, windows, siding (in other words, all aspects of the exterior) must be maintained in working order and must be kept clean, neat, orderly and in a condition and state acceptable to the Board of Directors.
8. No ivy or overgrowth of any tree, shrub, or plant is allowed on the homes.
9. ALL improvements made to the property (painting, outside antennas, storage buildings, fences, etc.) must be presented in writing (architectural request form) to management. Management will send the request to the architectural committee and to the Board of Directors for approval. Written approval must be given before work can be started at your residence.
10. Note: there are approved paint colors for Devanshire. You must contact management or check the bulletin board to obtain the approved colors for your unit. You may only paint the approved colors. If you do not do so, you will be required to repaint the appropriate colors. The Board reserves the right to fine your account for failure to comply with this requirement.
11. All owners and residents must do nothing to compromise the health and/or safety of others. All owners and residents must take action to rectify anything under their control that may affect the health and safety of others.
12. Owners are completely responsible and liable for the actions of their renters, roommates/ residents and will be held accountable for said actions. The owners accounts will be assessed fines for any rule infraction by the occupants or renters or residents of an owner's home.
13. No basketball goals, posts or backboards or other sports apparatus are to be erected on any lot.
14. Signs of any kind shall not be displayed to the public on any lot.

**Fines for non-compliance with the General Rules are as follows: 1<sup>st</sup>/Warning – 2<sup>nd</sup>/\$25.00 – 3<sup>rd</sup>/\$100.00: \$100 fine per month thereafter until the non- compliance issue is resolved to the Boards satisfaction.**