

Renaissance at Rarity Bay
Condominium Association, Inc.

Rules & Regulations

Pocket Guide



As you know, the Board of Directors adopted Rules & Regulations to help the Owners and Occupants enjoy peaceful, cooperative living in the Renaissance community.

For your convenience, this pamphlet has been prepared recapping the Rules & Regulations for quick reference. If you need a full copy of the Rules & Regulations, have questions or suggestions, just send an email to Janie Lancaster at jlancaster@volcondos.com.

Contact Info

Here is an abbreviated list of contacts you might find useful:

Directors and Officers

Glenn Irwin, President	423-884-6779
Joe Guilietti, Treasurer	423-884-2792
Dave Sharpe, Vice President	423-884-3198
Harry Wolf, Secretary	432-436-0044
Bob Drake, Director	281-686-0753

Emergency Numbers

Monroe County Sheriff	423-442-3911
Vonore Fire Dept	423-884-6111

Utility Companies

Loudon Utility	865-458-2091
Direct TV Installation	865-238-5860
Comcast Cable	800-266-2278

Other

Gatehouse	423-884-3011
Rarity Bay CAI	423-884-3000

Management Company

Woodlands Management, LLC
3805 Cherokee Woods Way
Knoxville, TN 37920
865-609-4034
Janie M. Lancaster
jlancaster@volcondos.com

Maintenance Supervisor

Dan Holmes	865-257-7760
------------	--------------

Pets

Types of Pets: The Association allows only dogs, cats, caged birds and fish. No other type of animal is allowed.

Weight: Pets over twenty-five (25) pounds are to be pre-approved by the Board of Directors.

Quantity: More than two pets per Unit must be pre-approved by the Board of Directors.

Aquariums: Aquariums or other containers are not to hold in excess of twenty (20) gallons.

Leash: When outside of a Unit, all pets are to be kept on a leash at all times.

Walking Pets and Clean-Up: Pets are not to be walked in any area other than the designated Dog Walk areas. The person walking the pet is responsible for cleaning up feces left by the pet. The person walking the pet is responsible for cleaning up urine left by the pet in the breezeways, stairs and sidewalk. Pets are not to be transported in the elevators unless being carried. If, for medical or other reasons, the pet can not be carried, a request for a variance may be presented to the Board.

Control of Animal Noise: Owners are required to ensure that their animals do not create excessive noise.

Vehicles

Parking Spaces: Each Unit has one (1) parking space available in addition to its garage space.

Parking Violations: No vehicle of any kind is allowed to park in front of a fire hydrant or

in any area not clearly designated as a parking space. Parked vehicles may not block access to any garage, roadway, or dumpster.

No Notice Required: If a vehicle is parked in a fire lane or is blocking access to another's garage, no notice is required and the vehicle may be towed immediately.

Registration: The vehicles of all Owners and tenants are to be registered with the Rarity Bay Community Association, Inc. and current stickers affixed to the vehicle windshield. Vehicles of guests or other visitors are to be registered with the Gatehouse. The Guest Pass is to be appropriately displayed.

Recreational Vehicles: Motor homes, recreational vehicles, golf carts, boats, other water craft, trailers, and stored vehicles may be parked only in enclosed garages.

Commercial Vehicles: Commercial vehicles owned or driven by a resident can only be parked in garages. The temporary parking of trucks and commercial vehicles for pickup, delivery and other commercial services is permitted during business hours only, as may be necessary.

Inoperable Vehicles: Major vehicle repair is only allowed within the confines of a garage. Vehicles and water crafts will not be disassembled, repaired, rebuilt, or constructed on the Common Elements. No painting of any type of vehicle is permitted.

Noise: Vehicles deemed excessively noisy by the Board of Directors are not permitted. This includes excessive sound emanating from a vehicle, such as from compact disc players, radios, or any type of similar device, as well as alarm devices and mufflers.

Abandoned / Stored Vehicles: A vehicle is considered abandoned or stored if it remains on the Condominium grounds for thirty [30] consecutive days or longer without prior written permission of the Board of Directors. Boats and trailers are considered abandoned if they remain on Condominium grounds for more than 72 hours without prior written consent of the Board of Directors.

Garage Doors: Garage doors are to be kept closed except during the entrance and exit of a vehicle or while the Owner or Occupant is performing work which requires the garage door to be open.

Garage Windows: Garage windows have the same requirements as Unit windows for white or off-white window treatments.

Towing Liability: If a vehicle is towed for any violation of the rules, it will be at the expense of the vehicle's owner.

Out of Town: If you will be gone for a period of time, please move your vehicle to the perimeter of the parking lot to allow use of those spaces closest to the Condo entry walk. This is requested of those using the handicap parking spaces as well.

Trash

Use of Dumpsters: Trash is to be placed **IN** the dumpster provided for each building and is **NOT** to be left on the ground by the dumpster whether properly bagged or not.

Full Dumpster: If the dumpster for a particular building is full, use a dumpster at one of the other buildings.

Boxes: All boxes are to be broken down flat and placed **IN** a dumpster. Do not leave next to the dumpster.

Patios & Balconies

Cooking: No cooking of any kind is allowed on the patios or balconies. Storage and use of grills and smokers in the breezeways, sidewalks, patios and balconies is not permitted. Grills or smokers may only be used in front of the Unit's assigned parking garage and is not permitted to be left unattended.

Various Items: No clothing, towels, rugs, mops, appliances, indoor furniture, other household items are to be stored on the balcony. No floor covering is to be placed on the balconies.

Dust/Dirt: Items such as dust mops, brooms, rugs, mats or other dusty or dirty items are not to be shaken, swept, blown or washed off from patios, balconies or breezeways.

Shoes/Clothing: No shoes or clothing are to be left outside of a Unit in the breezeway.

Toys and Other Items: Bicycles, tricycles, children's toys, strollers, etc. are not to be left in the Common Elements or private property. Nor are any such items to be left exposed to view from the Unit. Rollerblading, skateboarding, and bicycle riding and any other similar activity are not permitted in the Common Elements.

Notices & Signage: No notices or signs of any kind may be attached to the Common Element walls or elevator walls. Occupants may not place displays or advertising materials in any Unit window or Common Element without prior Board approval.

Feeding Animals: No feeding of birds or other animals is allowed, with the exception of hummingbird feeders.

Candles: No candles, or any other type of item with a flame, are to be left unattended anywhere in the Condominium.

Liquids: No liquids of any kind are to be thrown or sprayed from windows, patios, balconies or breezeways.

Smoking: Cigars, cigarettes and pipe ash are not to be disposed of in any portion of the Common Elements including the elevators, breezeways, landscaped areas, sidewalks, parking spaces and the driveway.

Personal Items/Decorations in

Breezeways: No personal items of any type are to be placed in any of the breezeways. This includes potted plants, decorative pots, furniture, wall décor, and statuary. Exception: one (1) well kept door mat; seasonal door decoration.

Personal Items/Decorations on Exterior Patios/Balconies Only: Personal items permitted on patios and balconies include potted plants, decorative pots, outdoor furniture and seasonal decorations.

Damage: Owners are responsible for the cost of repairs or replacement of any damage caused either by themselves, their guests, their pets, or service people working in their Units or their Limited Common Elements.

Noise: All Owners, guests, tenants, and Occupants should reduce noise levels between the hours of 10:00 PM and 8:00 AM. At no time are musical instruments, radios, stereos, or televisions to be so loud as

to create a nuisance. No fireworks of any type are allowed at any time.

Flooring: No second or third floor Unit may have hardwood or ceramic tile flooring installed except as per original installation.

Yard Sales: Yard sales, garage sales, or similar activities are not permitted.

Speed: Vehicles must be operated in a slow, safe manner at all times.

Waterbeds: Waterbeds are not permitted on the 2nd and 3rd floors.

Holiday / Seasonal Decorations: The display of normal and customary holiday / seasonal decorations is permitted within patios and balconies and on the front door. No decorations of any kind are permitted to be hung or placed on balcony or patio railings or ceilings.

Access to Unit

Each Owner is required to provide the Association with a key(s) which allows entry into the Unit. It is the Owner's responsibility to provide the Association with a new key anytime the lock is changed. Entry by the Association shall be for emergencies only or with prior approval provided in writing by the Owner.

Maintenance

Water Supply: To reduce the chance of water damage caused by a leak, the resident should shut off the main water supply for their Unit when they will be away for more than twenty-four (24) hours. The main water valve is either in the laundry room on the

back wall above the washer or dryer or is adjacent to the water heater

Water Heater: To reduce the chance of water damage caused by a leak, the resident should shut off the water heater circuit breaker for their Unit when they will be away for more than twenty-four (24) hours.

Furnace & AC Unit Air Filters: To reduce the chance of “freezing up” of the heating and cooling system, it is recommended that the air filters in the Unit be replaced on at least a quarterly basis. It is recommended that bleach be poured in the drain line running from the bottom of the unit into the sewer system at least once a year. Leave the bleach in the line for 3 to 5 minutes and then flush the line.

Dryer Vents: To reduce the chance of fire due to lint build-up, interior dryer vents should be cleaned and vacuumed at least once a year. The exterior dryer vents will be cleaned by the Association annually.

Smoke Detectors: It is recommended that batteries in smoke detectors and carbon monoxide detectors be changed at least twice a year.

Garbage Disposal & Waste Disposal: The Renaissance Condominiums have a septic tank type waste system. Therefore only biodegradable items should be flushed from toilets or ground up via the garbage disposal. Items such as cooking grease, fibrous fruits or vegetables, diapers, razors, plastic or latex items, etc. are not to be introduced into the septic system.

Penetration to Building

Absolutely no penetration of any exterior surface of any building/structure for any purpose is permitted. Any exterior surface includes the building and garage wall surfaces, balcony, patio, breezeway, walls and ceilings, entrances to any Unit, storage closet, and assigned garage.

Water infiltration and subsequent long term damage to the integrity of exterior surfaces and structures are the responsibility of the Unit Owner(s).

Satellite TV

Installation and placement of a satellite dish is not allowed. Please contact Woodlands Management to learn more about the options available to each Owner regarding cable, satellite and internet service before calling a provider.

Direct TV Contact:
Space Connections
888-999-2015
spaceconnections@spaceconn.com.

Rental Units

Copy of Lease: Within seven (7) days after executing a lease, Owner shall provide a copy to the Association. The rental amount is not needed by the Association and may be redacted.

Tenants: Owner shall provide the Association with the names of the lessee along with telephone numbers and email addresses and the names of all Occupants.

Governing Documents: Owner shall provide lessee with a copy of the Governing Documents as described in Article 2.17 of the Declaration of Condominium for Renaissance at Rarity Bay and these Rules & Regulations.