



May 2013

Chatham Pointe HOA

Protective Covenants by Board Members

1. All architectural changes are to be approved by the Architectural Review Board. ARC Forms can be obtained from the management company or from the Chatham Pointe HOA website.
2. No boats, recreational vehicles, tractor trailers, or trailers are to be parked on the streets, driveways, yards, or side yards for more than 72 hours without board approval
3. No cars or trucks are to be parked in the yards, side yards, or backyards at any time.
4. All homes are to be well maintained aesthetically such as exterior paint, siding, fence, deck and awning upkeep.
5. No fans or air conditioners are to be placed in any windows.
6. All satellite dishes are to be placed where they cannot be seen from the street and are to be no more than 18in in diameter.
7. NO Parties at the pool. An owner may invite up to three (3) guests to the pool. Owners must be present at all times with their guests. Pool keys are not to be loaned to anyone.
8. Any parties at the Gazebo must be on the calendar with the management company and be approved by the board of directors.
9. Recreational vehicles, small utility trailers, and boats can be parked in the storage area at the owner's expense and must be registered with the management company. Any vehicle without registration will be considered abandoned and will be subject to being towed.
10. All dogs must be on a leash pursuant to the Metro Leash law. Owners are responsible to clean up after their pets.
11. For the safety of the children and residents please obey the 30mph speed limit and come to a complete stop at all stop signs.
12. For the safety of the children and residents only one basketball goal for each resident is allowed. Please put all basketballs goals up where they cannot be seen from the street when not in use.
13. The pool parking lot can be used for overflow parking after pool hours when it is closed. Parking at the pool must be approved by the board of directors. Any vehicle left at the pool for an extended period of time or without proper registration will be subject to being towed.
14. The walking trail is for use by Chatham Pointe residents only. Please be courteous to your neighbors.
15. If any homeowner or their dependents are found to be vandalizing any property of the Chatham Pointe HOA they will be required to repair or replace at the homeowner's expense.
16. Trash and recycle carts must be stored out of public view except on collection day.
17. Brush may be placed out for pickup no more than fourteen (14) days prior to collection start date.
18. No Owner may lease a lot to a Third Party unless such Owner has resided on the Lot for two (2) or more years prior to the leasing of the Lot.
19. No Owner may lease a Lot to a Third Party for fewer the twelve (12) months. Subleases shall not be allowed.
20. Chatham Pointe is zoned RS-Residential Single Family. No businesses are allowed to be operated or run from any lot.

Note: These Protective Covenants by Board Members supersedes those revised in 09/06 and amended on 08/16/2010 and 10/18/2010

Chatham Pointe – Pool Rules

1. There is NO lifeguard on duty. Everyone using the pool does so at their own risk. The Association and its agents are not responsible and are held harmless for accident or injury.
2. The Association and its agents are not responsible for lost, stolen, or damaged personal property.
3. The pool is for Chatham Pointe Homeowners and their guest(s) only. An owner may invite up to three (3) guests to the pool. Owners must be present at all times with guests and have their Chatham Pointe pool key with them. Pool keys are not to be loaned to anyone. Any unauthorized person using the pool will be removed immediately and prosecuted for trespassing.
4. Pool gate must be kept locked at all times. Restroom doors are not to be propped open.
5. The pool furniture is to remain in the enclosed pool area and may not be used elsewhere. Do not throw furniture in the pool.
6. No person with open wounds, sores, or symptoms of communicable diseases will be permitted in the pool.
7. Children who wear diapers MUST wear swim diapers or protective rubber pants in the pool.
8. Children under the age of sixteen (16) must be accompanied by an adult eighteen (18) or older.
9. Swimming suits only in the pool. Cut-offs and/or street clothing not allowed.
10. NO GLASS CONTAINERS of any type allowed in the pool area.
11. Please dispose of all trash in the trash bins prior to leaving.
12. Please wipe off all suntan oil before entering the pool.
13. In consideration to not disturb others in the pool and those living in the surrounding houses, no LOUD music is allowed in the pool area. Headphones must be worn.
14. NO pets are allowed in the pool area by order of the Metro Health Department.
15. The pool area may not be reserved. No parties on Friday, Saturday, or Sunday at the pool or surrounding common area. All other times must be on the calendar with the property management company. Not doing so can result in pool privileges being suspended for the remainder of the season.
16. Pool hours are daylight to dusk. NO night swimming
17. Vandalism will be reported to the Nashville Police Department. If vandals live in Chatham Pointe their pool privileges will be suspended for the remainder of the season and they will be liable for all repair costs.
18. You may be asked at any time to show your pool key. If you do not have it with you then you will be asked to vacate the premises. **This is to help ensure that only Chatham Pointe residents are using the pool.**
19. Association members will be held responsible for the cost of repairs due to damage caused by their family or guests. This includes any incident which requires the pool to be drained, filled, and chemically balanced.
20. No bikes, bicycles, skateboards, skates, or scooters are allowed inside the pool area.
21. Running, pushing, scuffling, rough play, profanity, or abusive language will not be tolerated.
22. No open flames or grills of any kind are permitted inside the pool gates.
23. No diving for your safety.
24. Pool toys only. No real footballs, baseballs, soccer balls, etc...