

THE MEADOWS OF SEVEN POINTS

RULES & REGULATIONS

Subject	Effective Date	Approved by	Amended Date
Fines	November 2016	Meadows of Seven Points Homeowners' Association Board of Directors	January 2026

Purpose & Scope

To establish a uniform guideline related to the enforcement of our Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs). This document shall pertain to all current and future residents of the Meadows of Seven Points (MOSP).

Authority

Amended & Restated Declaration of Covenants, Conditions and Restrictions (CCR&Rs)

- Article VII, Section 4
- Rules and Regulations

Bylaws – Article III, Section 8

General Information Regarding All Violations

Fine violations are identified from a monthly visual inspection of the neighborhood or reports from other Homeowners. Once violation is identified, the non-compliant Homeowner is notified of the violation by either email or US Mail. If the violation has not been corrected within the allotted time period, the second and subsequent notices sent via US Mail advises the fine amount levied against the Homeowner. Fines are progressively imposed and accrue monthly until the violation is corrected. Fines not paid by the due date shall incur a \$50 penalty per every 30-day period the fine is outstanding.

The Meadows of Seven Points Homeowners' Association Board of Directors has established the following Appeal Process for Homeowners protesting a fine.

- Homeowner must file a written appeal to the Board within 10 days for the 1st Notice explaining the basis of the protest and fine assessment. The Homeowner may be allowed additional time to remediate the violation by submitting a proposed remediation date, actions taken and valid reason for the delay.
- Upon receipt of the formal appeal, the Board of Directors review and deliver a final ruling within 10 business days.
- If a fine is not protested, the Homeowner must correct the violation with the time allotted or the next level fine is assessed.
- All payments to the HOA on behalf of the Homeowner including, but not limited to, payments for assessments, shall be applied first to all outstanding charges due and payable per the Fine Rules & Regulations.

General Information (continued)...

If valid reasons exist that remediation cannot occur within the allotted time period, the Homeowner must contact the Board of Directors using ONE of the following ways:

Email: themeadowsofsevenpoints@gmail.com

US Mail: MOSP HOA

PO Box 278

Hermitage TN 37076

Fines and Schedules

In most cases, violations can be corrected within 10 days. Please refer to the schedules below. Transfer fee requests when selling your home or ARC approvals will not be approved for any Homeowner with an unpaid fine. Be advised that no Homeowner with fines of \$100 or violations which have continued for 90 days or more are ineligible to vote upon any business of the HOA unless written proof the violation has been resolved or that reasonable attempts at a resolution has been received by the HOA no less than 30 business days prior to annual or special meeting.

Common Violations

Violations include, but are not limited to, lot mowing/weeding, unscreened trashcans, nuisances, continuous street parking, driveway parking of boats/trailers/recreational vehicles.

- 1st Notice of Violation: 10 days to comply.
- 2nd Notice: Fine of \$50 + 10 days to comply.
- 3rd Notice: Fine of \$75 + 10 days to comply
- Subsequent notices result in lien and legal fees assessed with fines continuing to accrue at \$50 for each 30-day period.
- If this violation occurs within one (1) year from remediation, a \$50 fine is levied if not corrected within 10 days of violation notice.

Lamp Post Lighting and Maintenance

Violations include, but are not limited to, driveway & sidewalk maintenance, roof maintenance, landscape maintenance including dead shrubs/plants, low hanging branches over sidewalks.

- 1st Notice of Violation: 30 days to comply
- 2nd Notice: \$50 Fine assessed + 10 days to comply
- 3rd Notice: \$75 Fine assessed + 10 days to comply.
- Subsequent Notices result in lien and legal fees assessed and fines continue to accrue at \$75 for each 30-day period.

If this violation occurs again within one (1) year from remediation, a \$75 fine is levied if not compliant within 30 days of violation notice.

Exterior Alterations Without Prior Architectural Review Request Approval

Fines are progressively imposed until Homeowner ceases unapproved activity and takes steps in a reasonable time and manner to correct, remove and/or return the property to its condition prior to the notified violation.

- 1st Notice of Violation: Homeowner receives notification to immediately cease and desist unapproved alteration.
- Homeowner must submit an Architectural Change Request Application within 10 days of notification. Form available at MOSPHOA.com.
- 2nd Notice: Fine of \$100 for failure to follow cease and desist request and/or submit Architectural Change Request Application as noted above.
- 3rd Notice: Fine of \$50 per day of continued violation and lien filed for collection. Lien and legal fees assessed and fines continue to accrue at \$50 per day.
- Violation of same policy within one (1) year of remediation results in immediate fine of \$100. If not compliant within 10 days of violation notice, \$50 per day is levied starting on day 11.

Misuse of Common Space

The Meadows of Seven Points HOA maintains over 14 acres of common space in our neighborhood. Dumping, littering, encroachment, removal of trees, vegetation, or activities detrimental in such a manner as to affect the surface is prohibited.

- 1st Notice of Violation: 10 days to comply.
- 2nd Notice: Fine of \$200 PLUS cost incurred by the HOA to correct the violation.
- Violation of the same policy within one (1) year results in immediate fine of \$200 PLUS the cost incurred by the HOA to correct the violation.

Short-Term Rentals

Short Term Rentals (less than 365 days) of owner-occupied or non-owner-occupied are not permitted in the Meadows of Seven Points. This includes, but not limited to, rentals through services such as AirBnb, HomeAway, VRBO and others. Any property violating this policy is subject to the following:

- 1st Notice of Violation: 10 days to comply
- 2nd Notice: Fine of \$200 for each day home is used as a Short-Term Rental.
- Upon reaching a balance of \$5000, the Meadows of Seven Points HOA will proceed to issue a lien on the property and assess lien and legal fees.
- Violation of the same policy within one (1) year results in an immediate \$200 fine for each day home is used as a Short-Term Rental. As previously stated, once balance of fines has reached \$5000, the Meadows of Seven Points HOA will proceed to issue a lien on the property and assess lien and legal fee.

Letter to all residents outlining Fines sent in late 2018.

Revision February 2022 – updated to new letterhead/format

Revision December 2022 – to reflect the Amended & Restated CCRs

Revision October 2023 – added additional \$50 penalty for every 30 days fine is not paid by original due date.

Revision – September 2024 – increased compliance time from 10 days to 30 days in most cases.

Revision January 2026 – clarification of Lamp Post Lighting and Maintenance.