

THIS INSTRUMENT PREPARED BY:

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(Prepared from information provided

by and at the direction of the Stonecrest

Owners Association, Inc.)

STONECREST
OWNERS ASSOCIATION, INC.

RULES & REGULATIONS

VEHICLE PARKING AND STORAGE POLICY

Adopted March 2025

This Vehicle Parking and Storage Policy ("Policy") is adopted by the Board of Directors ("Board" or "Directors") of Stonecrest Owners Association, Inc. ("Stonecrest" or "Association") in accordance with Article IV, Section 4.17 and Article XI, Section 11.26 of the Declaration of Covenants, Conditions and Restrictions for Stonecrest ("Declaration"), of record in Book 1257, Pages 2150-2249 in the Register's Office for Rutherford County, Tennessee.

The Board has adopted this Policy for the purpose of providing more specific and clear direction as to the use, placement and storage of automobiles, boats, trailers and other vehicles as described in Article IV, Section 25 of the Declaration.

These Rules and Regulations are intended to supplement but not supersede all others contained in the Declaration or any amendments thereto. The Board may amend this document at any time without a vote from the Association membership.

All capitalized terms used herein shall have the meanings set forth in the Declaration, By-Laws and all amendments thereto. All complaints regarding non-compliance with Rules and Regulations, the Declaration and/or By-Laws, shall be signed and submitted in writing to the Association management company.

VEHICLES:

Article XI, Section 11.17 prohibits the parking or storage of mobile homes, buses, campers, boats, trailers, and trucks with a load capacity exceeding one ton on streets or in public view within residential areas. Exceptions are made for vehicles and equipment necessary for development, construction, repair, or service. Commercial trucks, vans, or trailers cannot be parked in driveways or on streets for more than 12 consecutive hours or 72 total hours in a calendar week.

Article XI, Section 11.18 mandates that junk vehicles, inoperable vehicles, unlicensed vehicles, and those in disrepair may not be parked on streets or in public view within the development. Vehicles may not be assembled or serviced unless completely hidden from public view. Minor maintenance such as cleaning, washing, polishing, and changing oil or lubricants is permitted, but major repairs or part replacements are not allowed.

Article XI, Section 11.19 requires owners to park their vehicles in garages first, if available, and then in driveways. Garage doors should remain closed except for reasonable periods necessary for access and maintenance. Vehicles may not be parked on grass or yard areas except when entertaining. No owner or occupant may allow a vehicle, whether operable or inoperable, to remain on streets within the residential area for more than 72 consecutive hours. Any vehicle parked in violation of this rule may be towed at the owner's expense. The definition of "vehicles" includes motorhomes, watercraft, trailers, golf carts, motorcycles, scooters, trucks, ATVs, campers, and buses.

1. In accordance with Tennessee Code Annotated, Section 55-16-103, a Vehicle will be determined abandoned and subject to towing if:
 - A. The Vehicle is over four (4) years old and is left unattended for more than ten (10) days.
 - B. Is in obvious state of disrepair and is left on Stonecrest Common Area or Limited Common Area for more than three (3) days.
 - C. Has remained illegally on Stonecrest property for a period of more than forty-eight (48) hours.
 - D. Has remained on Stonecrest property without the consent of the Stonecrest Board of Directors for more than forty-eight (48) hours.
 - E. Has been stored on Stonecrest property for more than thirty (30) days.

Vehicles in violation of Article IX, Section 11.17 of the Declaration, Article XI, Section 11.18 of the Declaration, Article IX, Section 11.19 of the Declaration, or Tennessee law as recited above, will be towed. The owner of any Vehicle towed or booted shall be responsible for all fees which may be assessed due to such towing.

2. All vehicles, without exception, may also be towed at owner's expense if said vehicle is found to be improperly parked. Improperly parked vehicles include, but are not limited to those that are:
 - A. Parked in a no parking zone.
 - B. Parked in a fire lane or blocking another vehicle.
 - C. Parked in such a way as to obstruct the flow of traffic
 - D. Parked in such a way as to create a hazardous condition or impede the ingress or egress of emergency vehicles.
 - E. Parked on the curbing, grass, or sidewalk. Any repair cost associated with damage caused by an owner, or their guest(s), shall be the Owner's responsibility.
 - F. Blocking the entrance or exit into the community or parked in such a manner to impede or prevent ready access to the property.
 - G. Parked in a space not normally assigned to that owner's unit.
 - H. Parked in a manner as to block a fire hydrant or mailbox.
 - I. Parked within twenty (20) feet of a stop sign.
 - J. Parked in a driveway but obstructing the sidewalk, impeding pedestrian traffic.
3. Motorcycles are considered a vehicle and are not allowed under any circumstances to be ridden or parked anywhere except the parking areas used by cars. They are specifically barred from using the sidewalks, patios, or lawn areas for any purpose.
4. In addition to and exclusive of the enforcement provisions and remedies available to Stonecrest below, the violation of any parking restriction recited within these Rules and

Regulations may, at the Board's discretion, result in the towing of the owner's vehicle at the vehicle owner's sole cost and expense.

5. **Excluded Vehicles.** Vehicles which are owned by any Federal, State, City or County government that, as a requirement of the Owner or Owner occupant's employment, must be parked within Stonecrest in a manner which would otherwise be a violation, shall be excluded from any restriction within these Rules and Regulations.
6. **Hardship.** The Board, in its discretion, shall be empowered to allow reasonable parking of Vehicles, Commercial Vehicles and Trailers to avoid undue hardship for reasons to include, but not limited to:
 - (i). Owners who drive Commercial Vehicles for a living or who must have a Trailer as a part of their business and must temporarily park their personally owned Vehicle or Trailer on the street immediately in front of their Home for extended periods of time.
 - (ii). Owners who have acquired Vehicles by devise, bequeath or intestate succession who intend to sell such Vehicle but need a reasonable period of time to negotiate and close such sale.
 - (iii). Owners who employed as first responders, Federal, State or local law enforcement who, as a requirement of their employment, must drive and park government-owned Vehicles upon the street immediately in front of their home.
7. Before any vehicle is towed due to improper parking or exceeding the permissible street parking duration, the owner will be provided with a written 24-hour notice. This notice may be placed visibly on the vehicle or delivered to the owner if their contact information is available. The notice shall include the specific violation, the corrective action required, and the timeframe within which compliance must occur to avoid towing.
 - If the vehicle remains in violation after 24 hours, it will be subject to immediate towing at the owner's expense.
 - In cases where the vehicle poses an immediate hazard (e.g., blocking emergency access), it may be towed without prior notice to protect public safety.
8. **Continuing Violations.** Any violation which is resolved but reoccurs within forty-eight (48) hours from the date of resolution, shall be considered a continuation of the previous violation and will be towed or booted without further notice to the Vehicle owner.

Adopted this ____ day of March, 2025, by the undersigned, _____, President of the Stonecrest Owners Association, Inc., who acknowledges and affirms that a meeting of the Board of Directors was held on _____, 2025 where a quorum of Directors were present and a motion was made, seconded and passed to adopt this Policy.

**STONECREST
OWNERS ASSOCIATION, INC.**

By:

Its: President

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of Stonecrest Owners Association, Inc., and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by himself as such President.

Witness my hand and official seal at _____, Rutherford County, Tennessee,
this ____ day of _____, 2025.

Notary Public

My Commission Expires: