This Instrument Prepared by:
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Prepared from information provided
By and at the direction of the Hampton
Park Homeowners' Association
Board of Directors

HAMPTON PARK

HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

Adopted October, 2026

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1346773
Rec'd: 25.00 Instrument #: 2670903
State: 0.00
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General Fine Policy and Parking Enforcement Policy

This General Fine Policy and Parking Enforcement Policy is adopted by the Board of Directors ("Board" or "Directors") of Hampton Park Homeowners Association ("Hampton Park" or "Association") to provide a fair, equitable and consistent policy and application of due process for the enforcement of existing and future Rules and Regulations which may be adopted by the Board from time to time; and, to the extent enforcement provisions do not already exist, for the enforcement of the Declaration of Covenants, Conditions and Restrictions for Hampton Park ("Declaration") and the By-Laws of Hampton Park Homeowners Association ("By-Laws") and any and all amendments thereto.

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.

1. **General.** Except as otherwise noted in the Rules and Regulations, the Declaration and/or By-Laws, violation of Rules and Regulations, the Declaration, By-Laws or any all amendments thereto shall be enforced as follows:

    a. Courtesy Notice. Upon the first inspection and finding of a non-compliance issue, a Courtesy Notice will be sent to the Owner. The Courtesy Notice will indicate the date of inspection and the issue of non-compliance and will request that the violation be remedied within ten (10) calendar days of the date written on the Courtesy Notice.

    b. Repeat Violation: 2nd Notice of Violation - $100.00

    c. Repeat Violation: 3rd Notice - $150.00.

    d. Repeat Violation: 4th Notice - $200.00.

    e. Continuous Violation: After ninety 90 calendar days of consecutive non-compliance, the Board will have the option of taking legal action to remedy the issue. In addition to fines assessed, the Owner will be

responsible for attorney's fees, court costs, and any other applicable fees accrued, and may be subject to suspension of voting rights until the non-compliance is resolved. All monies collected for fines will go to the operating account of the HOA.

Examples of non-compliance or violations include, but are not limited to, blocking sidewalks, trash cans being left out in public view, unmaintained yards or home upkeep, and improvements made without prior written approval from the HOA.

2. **Parking Policy.** The Declaration authorizes the Board to make and enforce reasonable rules and regulations governing use of the Property. The Board establishes the following rules and guidelines to promote a safe environment and reinforce applicable laws and ordinances of the City of Murfreesboro and State of Tennessee. Non-compliance may result in warnings or fines under this General Fine Policy and any other remedy available to the HOA. Owners and others may also face citations, fines, or other recourse by the City of Murfreesboro and/or other authorities.

a. Vehicles parked on the street must be parked in the same direction as the flow of traffic (i.e., right wheels next to curb).

b. Vehicles must not be parked on the curb or on the grass.

c. Vehicles must not be parked on or block sidewalks.

d. A vehicle must not be parked parallel to another vehicle parked on the street.

e. Vehicles parked on the street must not prevent the free, unobstructed movement of traffic. (See Tenn. Code Ann. § 39-17-307(a)(1).) This congestion also presents a safety issue regarding access by emergency vehicles.

f. Vehicles must leave three (3) feet of clearance from a trashcan placed on the curb for collection. Conversely, Owners should not place trashcans within three (3) feet of a parked vehicle. Waste Management requires three (3) feet of clearance between trashcans and any object, including parked vehicles, to allow the automatic arm to lift and empty trashcans. Owners are encouraged to work together to comply with this requirement while maintaining adequate parking.

g. No parking in front of the HOA Detention Pond Areas along Rockcastle Dr.

h. Pursuant to Article VII, Section 22 of the Declaration, any commercial or recreational vehicle parked for a continuous period exceeding seventy-two (72) hours may be subject to towing or booting at the vehicle owner's expense, in accordance with the Declaration and applicable law.

Owner Responsibility. Owners may be held responsible for the actions of their occupants, tenants, and/or guests.

[Signature page to follow]

Adopted this 1 day of October, 2026, by the undersigned members of the Hampton Park Homeowners Association.

HAMPTON PARK
HOMEOWNERS ASSOCIATION

By:
Its: President

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Carroll 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 Hampton Park Homeowners Association, 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 Murfreesboro, Rutherford County, Tennessee, this 29th day of September, 2026.

Notary Public

My Commission Expires: 1/22/2030

KIM POWERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY