

### ARCHITECTURAL CONTROL COMMITTEE

The Association has an Architectural Control Committee, which is responsible for reviewing any modification to the exterior of the building or grounds including but not limited to: satellite dishes, patio, decks, balcony, exterior lights, landscaping and window a/c units. Should an owner desire to make a change or addition they should first fill out an Architectural Request form (found on the Association Website) and submit it to Evans Realty Management along with all requested information. The Architectural Control Committee will review the report and render approval or disapproval within 30 days.



### DECK STAINS & INTERIOR PAINTCOLORS



The HOA has approved the use of the three different tones of Olympic Brand Maximum Waterproofing Sealant for unit owners to use on their decks:

- ≡ Honey Gold
- ≡ Cedar Natural Tone
- ≡ Redwood Natural Tone

\*\* These colors are available at Lowe's. The stain is in a green bucket and has a 3-yr warranty for decks.

The HOA will also consider other stain colors provided a sample is submitted to the Board/Architectural Committee and the color is compatible to the various building colors.

Also, please be reminded that if you want to build a deck on your unit, you must submit your plans to the Architectural Committee for approval prior to construction.

In regards to interior paint colors, the wall and ceiling colors were used interchangeably. The two colors used are listed below. If paint is old, the color may appear grayer. If paint has settled and it is not mixed well, it can show up too yellow.

Wall/Ceiling Colors: White Umber (Flat) P7195-1 \*  
Misty Umber (Flat) P7196-1 \*

Trim Color: White Umber (Semi Gloss)

*\*Porter Paints Previously Used Numbers*

### TRASH DISPOSAL & PERSONAL STORAGE

#### *Our Dumpsters Are Picked Up Twice Weekly*

Please follow these rules when disposing of your trash:

- ≡ Bag Your Trash – Use bags or boxes when disposing of items. Please pick up your cigarette butts.
- ≡ Break Down Large Boxes – Breaking down your larger items allows more space in the dumpster for others.
- ≡ Get It IN The Dumpster – The waste disposal service will NOT pick up items that are not INSIDE the dumpster. Please keep the lid closed to avoid animals entering the dumpster.
- ≡ Large Trash Cans – Large trashcans are not allowed on patios or decks and are not to be placed on the common area ground around your unit. Also be advised that personal items such as lawn furniture, children's outside toys, storage bins, building materials, etc are not allowed on the common area around your unit.

*Improper trash disposal and*



### PETS

Please remember that we do have a “poop and scoop” rule. You must pick up after your pets. Also be advised that pets (dogs & cats) are not allowed outside of your unit or on the common grounds without your presence and under your control at all times. Pets are never to be tied up outside or allowed to damage the common areas. Please be reminded that our city has an Animal Control Division and laws pertaining to the control of dogs and cats.

For more information regarding these laws visit:  
<http://health.nashville.gov/ENV/AnimalControl.htm>.

The Governor has signed into law a statue making any dog owner responsible and subject to civil liability for any damage suffered by a person who is injured by any owner's dog while in a public place or lawfully in or on the private property of another. Such person may be held liable regardless of whether the dog has shown any dangerous propensities or whether the dog's owner knew or should have known of the dog's dangerous propensities.

If you wish to file a complaint regarding violations of Metro's Animal Control Act or the leash law, you must file the complaint with Metro Animal Control @ 862-7928. Violations will be subject to fines from Animal Control as well as possible other sanctions. The HOA reserves the right to impose fines as well.

Cat litter must be properly bagged and disposed of using the dumpster guidelines provided.

*Pet violations are fineable offenses*



### PARKING

Each unit has been assigned one designated parking space. Any additional vehicles you may have are to be parked only in unassigned parking spaces. If you have forgotten your unit's assigned space, contact Evans Realty Management at (615) 256-9555 and they will be glad to assist you with that information.

Parking is at a premium at our property. Therefore the HOA insists that our lots are for passenger vehicles only. The following may NOT be parked on the premises.

- ❖ Disabled Vehicles / Unregistered Vehicles
- ❖ RV's / Boats / Trailers
- ❖ Vehicles causing damages/stains (oil leaks, etc)

We understand that you may need to use a moving truck, POD, or other large vehicle for a few days. If so, please give a courtesy call to Evans Realty Mgmt at (615) 256-9555 to let them know.

Vehicles that are not properly parked, are in inoperable condition, not properly registered or parked in another owners assigned space are subject to being towed. However, due to some recent changes in Metro's towing laws, any owner wishing to have the right to tow another car from their assigned space must first register with the Association's towing company; West Nashville Wrecker Svc.

Please refer to the link on the 12South Towers website [12southtowers.com](http://12southtowers.com) for the required form. This form must be completed, signed and returned to Evans Realty Management, who in turn will register the authorization with the wrecker service.

Please remind your guests and vendors not to park in the numbered spaces

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### SIGNAGE

The HOA restricts "For Sale" signage to within five (5) feet of the front of your unit. No signage is permitted at the front along Gale Lane or Craig Avenue. "For Rent" signs are forbidden altogether, including on the unit or in its windows.

*Improper displaying of signage is a fineable offense*

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### SATELLITE DISHES

The HOA does not prohibit the installation of satellite dishes, however there are certain requirements that must be met. Currently the only approved satellite dish installation is with a rooftop sled mount. If you wish to subscribe to satellite service please contact the HOA as the Architectural Committee must approve all installations in advance. No wiring is allowed to penetrate through or hang from the exterior of the building.

*Improper installation of a satellite system is a fineable offense*

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### WINDOW A/C UNITS

The Association will not allow standard window A/C units. However, the Association has approved a type of A/C system that owners can use in the tower units. Please contact Evans Realty Management for more information. The HOA's Architectural Committee must approve all installations in advance.

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### GRILLS



As a reminder, the Nashville Fire Codes and the HOA Insurance Policy have strict requirements concerning the use and storage of grills. You cannot use a grill on a patio made of wood or on a patio with a balcony above it. If your unit falls into this category and you have a grill, you can only store it on your patio without fuel. If you wish to use your grill, you should move your grill well away from the unit. Under no circumstances should you place your grill up against the buildings. Improper grill use is dangerous and is a fineable offense.

*The community does have two charcoal grills available for your use behind building # 9.*

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### FINES

Unfortunately, a few residents and their guests do not always follow the rules for our community. Therefore, the HOA has implemented a schedule of fines for the violation of these rules. The fine schedule is as follows:

- 1<sup>st</sup> Violation – Written Warning
- 2<sup>nd</sup> Violation - \$50.00
- 3<sup>rd</sup> Violation - \$75.00
- 4<sup>th</sup> Violation - \$100.00

Violations will be reviewed every 15 days and fines will be compounded. Failure to pay the imposed fines could result in legal action including a lien on your property.

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### PEST CONTROL

Monthly pest control service is provided by Mack Pest Control. Pest control treatments are scheduled for the outside of the units every month. If requested, Mack's will also treat the inside of your unit during these treatment

times. If you have a persistent problem please contact Mack's at 227-3563 to schedule an additional treatment.

Our pest control company, Mack's Pest Control, does have a brown recluse program available, but it is not included with our regular pest control services. Please call Mack's if you would like more information.

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### MONTHLY HOA ASSESSMENTS

HOA dues are \$135.00 per month. Checks are to be made to 12South Towers and mailed or delivered to:

Evans Realty Management, LLC.  
910 8<sup>th</sup> Avenue S.  
Nashville, TN 37203

There is a mail slot in the door that can be used for after hour's delivery. Dues are to be received by the first of each month. Currently there is no late fee but the penalties could be severe if the HOA has to take legal action on accounts that are delinquent over 30 days. The potential penalty could include the placement of a lien on your property.

*Please pay on time.*

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### RENTERS

Owners who rent their units are required to inform our property management company of their tenants' names and contact information. If you are an owner who rents out your unit, please provide this information to Evans Realty Management at (615) 256-9555 or at 12Southtowers.com.

*Failure to provide this information is a fineable offense*

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### WATERING

Several residents have asked about watering and landscaping. While the HOA is responsible for the upkeep of the common area, the area within five feet of your unit is your responsibility. Please take time to water and maintain your area and if possible, take it upon yourself to help water the common area near your unit during drought conditions. It helps to keep our entire community looking great!

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### WINDOW / DOOR SCREENS

If you would like to have window screens installed, other unit owners have used Central Hardwoods. Give Scarlett or Mark a call @ 244-0086

If you would like to install patio screens, please contact Evans Realty Management @ 256-9555

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### EXTERIOR WINDOW WASHING



Are your windows looking a bit hazy? Ralph at Alpine Window Cleaning can come by and clean them up. Price is approximately \$100 and up for all windows including skylights.

Call for an estimate: (615) 356-1411

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Please have your air-conditioner's condensation line checked and cleaned at least once a year. Your hot water heater drain line should also be checked. A clogged line can cause water to back-up resulting in damage to the floors in your utility room and/or other areas.

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### BOARD OF DIRECTORS:

PRESIDENT: Scot McLaughlin  
VICE PRESIDENT: Erick Snyder  
SECRETARY: Shayne Merrick

**TREASURER: Katherine Bowers**

**DIRECTOR: Derek Jones**

**More info is available at:**

**[www.12southtowers.com](http://www.12southtowers.com)**

**12SOUTH TOWERS IS MANAGED BY:**

**Evans Realty Management, LLC.**

**910 8<sup>th</sup> Avenue S**

**Nashville, TN 37203**

**Office (615) 256-9555 Fax (615) 256-9584**

**EMAIL: [evanst@realtracs.com](mailto:evanst@realtracs.com)**