



## *Rules & Regulations Policy*

### *River Place Condominiums*

*Welcome to Apple View River Resort™.*

*This policy is designed to provide answers to a number of day-to-day questions you may have concerning the Rules & Regulations of the Apple View complex. However, it is not intended to be comprehensive. If you have a concern or question that is not covered, please reference our Governing Documents referenced on page 3.*

*For your convenience, an index of the association Rules & Regulations is listed on the next page.*

All owners should clearly understand the physical address of their condo. As an example, here is the correct address for your unit. The address is located in **Apple View River Resort: 527 River Place Way, Unit #\_\_\_\_, Sevierville, TN 37862.**

**NOTE:** Please take the time to familiarize yourself with the Emergency Procedures located on Page 5.

**April 13, 2024**

## Rules & Regulations Index

*For the quiet enjoyment of all owners and guests, the following summary of the Rules & Regulations shall be adhered to by all owners, owner guests, and rental guests. Detailed information on each item is found on the noted page/s following each point:*

**Controlling Documents - All items listed in the Declaration of Covenants, Conditions, and Restrictions and the Master Deed of the Apple View Farms Community Association and Bylaws of the River Place Condominiums Owners Association shall be strictly followed. (p. 3)**

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# Administrative

## Controlling Documents

1. **Declaration of Covenants, Conditions and Restrictions** for Apple View Farms Community Association was recorded in Sevier County, TN on August 7, 2000, at official records Book 1097, Pages 198-234 with Recorded Amendments as follows:
  1. **First Supplement (Amendment):** recorded on November 2, 2007, at official records Book 2946, Pages 329-331.
  2. **Second Amendment:** recorded on March 10, 2022, at official records Book 6046, Pages 555-558.
  3. **Third Amendment:** recorded on March 10, 2022, at official records Book 6046, Pages 559-563.
2. **Master Deed of River Place Condominiums**, recorded in Sevier County, TN on June 4, 2001, at official records Book 1238, Pages 196-230 with Recorded Amendments as follows:
  1. **First Amendment:** recorded on August 18, 2001, at official records Book 1237, Pages 725-731
  2. **Second Amendment:** recorded on March 26, 2003, at official records Book 1655, Pages 244-251
  3. **Third Amendment:** recorded on December 9, 2006, at official records Book 2884, Pages 482-487
  4. **Fourth Amendment:** recorded on January 2, 2007, at official records Book 2707, Pages 111-113
  5. **Fifth Amendment:** recorded on January 16, 2007, at official records Book 2716, Pages 398-400
  6. **Sixth Amendment:** recorded on July 13, 2009, at official records Book 3380, Pages 119-123
  7. **Seventh Amendment:** recorded on April 10, 2015, at official records Book 4487 Pages 584-586

***If you do not have a copy of the above documents, they can be found on the Owner's Website, or if you cannot print a copy from the website and would like a hard copy, please contact All Pro, our management company. A copy can be provided by email.***

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## **Board of Directors for River Place Condos**

The board of directors of the River Place Condominiums Owners Association is a group of owners who are elected by majority vote of the owners to supervise the activities of the organization. Members of the board of directors serve staggered terms. We are a nonprofit organization. As a property owner within the Resort, you have agreed to comply with all Declaration of Covenants, Conditions, and Restrictions for Apple View Farms Community Association. As an owner, you automatically become a member of both the Apple View Farms Community Association and the Neighborhood Association in which you own.

### **There are three Boards that govern our Resort.**

- A. **Apple View Farms Community Association, Inc. (Master Board) d/b/a Apple View River Resort™** – Governs the Community Pool and Hot Tub, Club House, River Walk and contract with the Designated Rental Agent – This association is governed by a seven-person Board which includes the President of the Orchard/Villas Homeowners Association, Inc., the President of the River Place Condominiums Owners Association, Inc., and five other property owners elected at large from property owners in either neighborhood.
- B. **River Place Condominiums Owners Association** – Governs the River Place Condos – This neighborhood association is managed by a five to nine-person Board of Directors elected by the owners of property in that neighborhood and they oversee the operations of the River Place Condominiums Owner's Association, Inc. All owners of property in this neighborhood automatically become a member of this Association.
- C. **The Orchards/Villas Homeowners Association** – Governs the Orchards/Villas Homeowners Association. This neighborhood is managed by a five-person Board of Directors elected by the owners of property in that neighborhood and they oversee the operations of the Orchards/Villas Homeowners Association, Inc. All owners of property in this neighborhood automatically become a member of this Association.

## **Property Emergencies and Incidents. Your safety is very Important!**

**In case of emergencies call 911**

**For non-emergencies please contact:**

**All Pro Property Management 865-436-2849, Monday-Friday 8:00 AM – 5:00 PM**

If emergency maintenance is required in the unit and the above number cannot be reached, please call **Alan Sayers** at **865-924-2526**

### **Emergency Directions to Apple View River Resort - off Lonesome Valley Road**

**River Place is located on River Place Way in Apple View Farms, 527 River Place Way, Sevierville, TN.**

All lights on the Parkway are numbered - Turn at light **#12.6** onto Apple Valley Rd

- Continue past Orvis and The Applewood Farmhouse Restaurant
- Take a sharp left onto Lonesome Valley Road
- Follow Lonesome Valley Road to the Apple View Farms.
- River Place Condos on the left – Orchards/Villas on the right.
- In case of an emergency the address for your condo will be: **527 River Place Way (Condo #\_\_\_\_), Sevierville, TN, in Apple View River Resort.**

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## **Apple View River Resort™ Insurance**

The current insurance for Apple View River Resort™, maintains an All-In policy that covers all buildings, along with interior and exterior walls (All In policy). Interior walls will only be replaced up to pre-incident grade. You (the owner) will be responsible and required to pay any amounts due over pre-incident. It is also recommended, for insurance purposes, that any significant improvements (remodels) be documented and stored away from your condo.

**Unit owners are required to carry sufficient insurance to cover their personal belongings. Personal belongings are not covered by our All In Policy.** Our insurance agent recommends that each owner consider adding additional inexpensive building coverage (for example \$25,000) to their insurance to help cover any additional expenses. That is at owner discretion. Contact your insurance agent for guidance.

**Following is the procedure for reporting all Incidents and Insurance Claims incurred in your condo.**

***As a unit owner, if a claim arises, your first course of action should be to contact your personal insurance company.*** Your agent will assess the details of the claim to determine if the claim will be paid or if the claim will be filed to be paid by the HOA policy or other unit owner's policy. Claims requesting to be paid by the HOA must be submitted in writing to All Pro Property Management who will notify the Board of Directors for discussion.

**Claims for the HOA should include three detailed bids to repair said unit to pre-incident grade:**

1. Necessary repairs and cost to bring the damage up to pre-incident grade.
2. Necessary repairs and cost to complete any upgrades as requested by owner.
3. The selected contractor must provide a Certificate of Insurance.

If the Association is liable, each policy claim has a \$2,500.00 deductible to be paid by the HOA. A contract will be approved and the owner will be notified. The owner will be required to approve and provide three inspections, while the repair is being completed, and pictures as follows:

1. **First Inspection** 25% complete
2. **Second Inspection** 75% complete
3. **Final Inspection at completion**

When an incident occurs, time is of the essence to file a claim. There are different claim periods for different types of damage.

**Property Incident and Insurance Claim Notice: Forward the info below immediately to All Pro Property Management**

**It is the owner's responsibility to ensure that All Pro receives your Notice of Claim on a timely basis.**

**All Pro Property Management Services, 604 Wall Street, Sevierville, TN 37862  
Business Phone: 865-436-2849 [info@appms.us](mailto:info@appms.us)**

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**Be prepared to provide the following information:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Unit Address: \_\_\_\_\_

Unit Number: \_\_\_\_\_ Bldg Number: \_\_\_\_\_

Date of Occurrence: \_\_\_\_\_

Description of Claim (please be as detailed as possible): \_\_\_\_\_

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## **River Place Association Quarterly Dues and/or Fines**

**NOTE: This policy supersedes any previous Association Quarterly Dues and/or Fines policy.**

**River Place Association Dues** - Quarterly installments (“dues”) of annual assessments are due and payable on the first (1st) day of each quarter, i.e., July 1, October 1, January 1, and April 1 of each fiscal year. The amount due is established by the Board of Directors and communicated to all owners 30 days before the annual meeting. For the fiscal year 2024/2025 and following years unless changed by Board action, the Board has established the following Quarterly dues:

- A General Assessment of \$1,065 per quarter is due for each condo in the River Place neighborhood. Included in this amount are allocations for providing (a) cable television, (b) basic Wi-Fi service, (c) All In building insurance, and (d) use of the Swimming Pool, Clubhouse, and River Walk.
- An additional Elevator/Water Use Assessment of \$195 per quarter is due for each condo located in Buildings 3, 4, and 5.

1. **Late Fees** - If full payment of quarterly dues is not received by the tenth (10th) day of the month when due, then a late fee of 12% per annum will be charged. If at any time, an owner accumulates an amount due of \$2,000 or more in dues and/or assessments, the Board at their discretion, may move to turn the matter over to a collection agency and/or place a lien against the property. All costs required to collect past due amounts, including reasonable attorney's fees, will be charged to the owner.

2. **Rental Program**

- The controlling documents, which each owner has agreed to comply with, require those owners who wish to rent their unit to utilize the services of Twelve 2 as designated by the Board of Apple View Farms Community Association.
- Twelve 2 has been authorized by the Board to collect \$20 per rental transaction from parties renting condos at River Place. These funds are payable to the River Place Condominiums Association.
- Owners who violate the policy and do short term rentals without utilizing the services of Twelve 2, will be fined \$225 per month until they comply with the requirements. If full payment of such fines is not received when due as part of the Quarterly dues assessment, a late fee of 12% per annum will be charged. If at any time, an owner accumulates an amount due of \$2,000 or more in dues and/or assessments, the Board at their discretion, may move to turn the matter over to a collection agency and/or place a lien against the property. All costs including reasonable attorney's fees will be charged to the owner.

3. **Payment** All quarterly dues and fines are payable to:

**River Place Condominiums Owners Association  
c/o All Pro Property Management Services  
604 Wall Street  
Sevierville, TN 37862**

**Apple View Farms Community Association Dues** - The Apple View Farms Community Association Dues are paid for out of your River Place Condominiums dues. The \$63.00 per month helps cover the cost of operating the swimming pool, clubhouse, and Riverwalk.

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## **Owner's Web Site**

The River Place HOA maintains a web site with information that is useful for our Owners and Realtors. Realtors may access the Master Deeds on this site without a password.

The web address is: **[www.appleviewriveresort.com](http://www.appleviewriveresort.com)**.

Several of the tabs are password protected. These password protected tabs contain association minutes, financials, owner contact information, etc.

Each owner will need a password to access the protected sections of the website. Owners may contact All Pro Property Management Services, **865-436-2849**, and they will provide you with your password.

The designated rental agent, Twelve 2 Property Management, also maintains a website whose address is: **[www.appleviewresort.com](http://www.appleviewresort.com)**.

This website can be accessed by the general public, owners, potential buyers, and realtors who are seeking additional information on our complex.

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# Amenities

## Swimming Pool

The operating hours for the pool are determined early each year and published so that members are aware of the dates. Typically, the pool opens in May and closes in September. From time to time, situations arise that necessitate closing the pool for a short period of time for maintenance, repairs, or due to inclement weather. The exact hours of operation are listed on the owner's website for any particular time of year.

Our pool is located in the Orchard (Plantation) Neighborhood. You may enter the Orchard (Plantation) neighborhood by driving or walking. The vehicle gate access code is **1478**. By walking you may enter through the pedestrian gate to the right of the vehicle gate. The pool is directly through the gate and past the water fountain. The current access code to the pool area is **2930**, but it changes periodically. Check the owner's website to confirm the code for the current year.

Pool passes are not required; however, the pool staff may ask you to sign in and identify which unit you are staying in. You are encouraged to bring bottled water (no glass containers) with you as there are no available drinking water sources at the pool. As this is a family pool, alcohol in any form is never allowed in the pool area. You will need to bring your own towels and sunscreen.

## **Swimming Pool Safety Rules**

**Pool Hours:** (In case of severe weather the pool will be closed the remainder of the day.)

Monday through Sunday hours - **(Check the Owner's Website for specific times.)**

Lifeguards are not on duty – please adhere to all posted rules

1. All swimmers must shower at their condo before coming to the pool.
2. Swimming is prohibited with less than two people in the pool area.
3. Anyone who is afflicted with cuts, skin disease, communicable diseases, colds, fever, infection or other external wounds or illnesses are prohibited from entering the pool area.
4. No spitting or bodily fluids in the pool.
5. Bottles, glass, and other hazardous objects are prohibited within the pool area. Plastic water bottles are allowed. Consumption, alcoholic beverages, and tobacco products in the swimming pool area is forbidden.
6. All persons under the age of 14 must have adult supervision while in the pool area.
7. No person shall bring or throw into the pool any object that may in any way endanger the safety of any person.
8. No rough play or running is permitted in the pool area.
9. No alcohol is permitted in the pool or on the pool deck. Any person suspected of being under the influence of alcohol or drugs is prohibited from entering the pool.
10. All animals, with the exception of service animals, are prohibited from entering the pool area.

**In addition to these safety rules, for the Hot Tub/Spa there are a few other specific items:**

1. No persons aged 6 or under are allowed in the hot tub.
2. Pregnant women, people with health problems, or people using prescription drugs that cause drowsiness shall not use the hot tub without first consulting their doctor.
3. The maximum recommended use is 15 minutes in the water. Maximum temperature of the water is 102°F

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## **Clubhouse**

The Club House located at the front end of the Apple View River Resort in the Farm House has a variety of amenities which are open to owners and renters. These amenities include,

- A.** Game Room
  - B.** Fitness Room
  - C.** Kitchen/Dining/Conference Room
  - D.** Deck and Lawn Area with Fire Pit, Out Door Grills, and River Walk
- 
- The entire Clubhouse is a No-Smoking/No-Vaping Zone.
  - The Game Room and Fitness Room areas are open to Owners and Renters from 5:30 am to 11 pm daily and can be entered from the Clubhouse side door using an access code. Children under the age of 15 are not allowed in these areas unless accompanied by an adult. These rooms cannot be reserved for private parties. The security code for accessing these areas is currently **2020**, but if that code does not work, check the owner's website for the current code.
  - The Kitchen/Dining/Conference Room areas are available to all Owners and renters on a first come first serve basis. These areas be reserved by contacting Twelve 2 Resort Management at 865-286-5503 or 877-705-2379. There is no charge to owners for using these facilities but they can only be accessed using a security code provided by Twelve 2, our designated rental agent. However, owners are expected to clean the rooms after use or they can arrange to have Twelve 2 clean after use for a fee. Twelve 2 also has been authorized to allow their rental clients to use these rooms with the understanding that renters must pay a fee to Twelve 2 to handle the cost of cleaning after use. These areas and the lawn can be exclusively reserved for private parties such as weddings, family reunions, and birthday parties. The maximum of number of people allowed in these areas is 16 as set by the Fire Marshall.
  - Alcohol is allowed to be served in the Kitchen/Dining/Conference Rooms. However, for insurance purposes, if the event is to be attended by more than 10 people, the event sponsor must obtain a special liquor event license and only use a licensed bartender to serve beverages. A copy of the license must be provided to the Master Board at least 72 hours before the event.
  - All areas of the Clubhouse are monitored by security cameras 24 hours a day.
  - Our Designated Rental Agent, Twelve 2, maintains a business office in the Clubhouse for the convenience of owners and for the management of the Resort rental program.
  - Owners or their guests who violate the NO SMOKING NO VAPING RULES AND OR NOT EMPLOYING A LICENSED BAR TENDER WHEN REQUIRED will be fined \$100 per event. This fine will be levied and collected by the neighborhoods.

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## **River Walk**

The River Walk is located behind the River Place Condos and provides a quiet, peaceful area for all to enjoy. However, the River Walk ground is an uneven surface, so use it at your own risk. Please do not feed the wildlife, for your safety and theirs. Please help us to keep our area clean and safe. Fishing is allowed on the River Walk with the restriction that anyone over the age of 13, must have a fishing license.

## **TV/Wi-Fi/Telephone Service**

Television services are provided by Spectrum Community Solutions. You will be a member of a bulk account paid through your quarterly dues. Spectrum TV Select will include one Set-Top box, WIFI, HBO and Showtime. An informative Welcome Package will be provided. Questions should be directed to Spectrum Technical Support at **1-855-895-5302**.

### **Internet Service**

Internet and WIFI is also included in your quarterly dues. Every resident gets their own private password protected network. Using these passwords, owners can add any type of device to the WIFI network. A guest network is provided and does not require a password (see below). Questions should be directed to Spectrum Technical Support at 1-855-895-5302.

WIFI Guest Network name: **RiverResort\_Guest** (A password is not required for the Guest Network)

If you have questions or concerns regarding the internet, please call

**Spectrum at 1-855-895-5302**

24/7 Technical Support is available and they can help you connect your device to the Wi-Fi

You will need to reference your River Resort unit # for support

## **Storm Rooms/Temporary Storage**

### **Storm Protection Rooms**

In case of threatening weather, storm protection rooms are located in the underground parking deck of buildings, 3, 4, and 5. All residents and guests from all buildings are urged to use these rooms in the event of severe weather alerts. The code to these rooms is **2020**. In event of severe weather underground parking is available to any owner of River Place on a first come first serve basis.

### **Temporary Storage**

Temporary storage of small items (bicycles, inflatable water toys, handicap devices, etc.) is available in the basement of buildings 3, 4 and 5. See Alan Sayers (865-924-2526) for information.

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## **Fire Safety**

**Since most of our buildings are high-rises, it is critical that fire safety guidelines be followed for the protection of all owners and tenants.**

### **Fire Extinguisher**

Each condo is to be equipped with a functioning, currently inspected fire extinguisher that is readily available for use; that is, not stored in a locked room that only certain individuals may access. Condos on the rental program and which have multiple levels, are required to have an extinguisher on each floor. The extinguishers are to be placed where they are readily accessible.

### **Smoke Alarms**

All condos are to have functioning smoke alarms. Owners need to have their smoke alarms inspected to make sure they have not expired. We have been instructed that the life expectancy of wired smoke alarms is approximately 10 years, so if your condo has the original smoke alarms you should replace them with a modern version, per the Fire Marshall. The Sevierville Fire Department will inspect, but not replace, the smoke alarms free of charge. The number to the Sevierville Fire Department is **865-453-9276**.

### **Fire Escape Plan**

**A fire escape plan has been furnished for each condo.** This must be displayed in a location readily visible to any visitors or renters. Please familiarize yourself as well as any visitor with this fire escape plan.

### **Grills**

Due to the safety risk involved, **grilling is not allowed on the balcony of any condo at any time.** All personal grilling is to be done on the Clubhouse lawn or Riverwalk and **not on the sidewalks or in the flower beds.** **Owners are responsible for communicating this information to their family, guests, or renters.**

### **Gas Appliances**

It is recommended that a regular inspection of your gas appliances be conducted by you. Check for any gas odors or cracked gas supply lines and replace them as needed.

### **Dryer Vents**

**It is the owner's responsibility to ensure that the dryer vent for their condo is cleaned periodically to prevent overheating and to prevent a potential fire hazard.**

## **Parking**

All of our high-rise buildings have more condos than basement parking spaces; therefore, owners only are to park in the basement spaces.

Reference Declaration of Covenants, Conditions and Restrictions for Apple View Farms Article XII, Section 2  
Parking and Prohibited Vehicles

- Each owner in buildings 3, 4, and 5 will be issued 1 parking pass per unit from All Pro Property Management Services. If an owner loses their parking pass, they can contact All Pro and pay a \$30 fee to receive a new one.
- There should be only one car per unit parked in the garage.
- Owners in buildings 1 & 2 will need to park outside the parking garages and will not receive a parking pass.

### **THE FOLLOWING PARKING RULES WILL BE ENFORCED:**

1. Underground permits will be issued for owners in buildings 3, 4, and 5. One personal owner vehicle and one parking permit per unit is authorized. Permits are not vehicle specific but unit and owner specific, and will be identified as such.
2. Parking Permits are transferable to visiting family members and/or long-term renters at the owner's discretion.
3. A long-term renter is defined as a continuous stay in a single unit for 30 days or longer.
4. A unit owner allowing a renter to use that one-unit owner's parking pass will not have concurrent parking rights. One Unit. One Personal Owner Vehicle.
5. Permits must always be displayed when a vehicle is parked in a garage parking space.
6. Vehicles may be temporarily located in the garage area for loading or unloading a maximum time of 30 minutes.
7. Storage of a vehicle in the underground garages is strictly prohibited. If an owner plans to be absent for more than 14 consecutive days, vehicles will need to be moved and parked outside, preferably in the parking slots adjacent to Lonesome Valley Road. Exceptions can be granted in case of extreme circumstances at the discretion of the current HOA Board.
8. Motorcycles belonging to owners are allowed to park in the garages in HOA Board approved areas only (typically the areas with hatching - lines). No special permit is needed. Parking of a motorcycle is at the risk of the motorcycle owner and cannot block or impede traffic flow.
9. Vacation Renters without an owner's permanent parking permit are not authorized to park in the underground garages unless they are loading or unloading. If any vacation rental guest vehicle that is left in the garage at times other than loading or unloading, it will receive a warning notice(s).
10. Unit owners renting their condos will be responsible for their guest's violation(s).
11. Vehicles need to park in designated yellow striped parking spaces only and obey all parking signs and striped indicators.
12. If the Weather Bureau issues a hailstorm warning, any owner at River Place may temporarily move their vehicle to any garage that has an open space. When the hailstorm warning is lifted the vehicle must be removed from the garage to its normal parking space.
13. **Parking violation warnings will be placed on vehicles by HOA Board authorized personnel only.**

**PARKING PERMITS MUST ALWAYS BE DISPLAYED WHEN A VEHICLE IS PARKED IN A GARAGE PARKING SPACE.**

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AN EXAMPLE OF THE OWNER PARKING PERMIT AND WARNING NOTICE IS SHOWN BELOW:



# NOTICE

**This garage is for residents of this building only, and is not available for guests, visitors, or anyone not possessing a valid parking placard for this building. If you have a valid placard, you must display it to park here. If you do not have a placard, please remove your vehicle and park in front of the building.**

☐ **First Notice:**      Date \_\_\_\_\_  
Tag # \_\_\_\_\_

☐ **Second Notice:**      Date \_\_\_\_\_  
Tag # \_\_\_\_\_

We apologize for any inconvenience this may cause you, but this building has more condos than it has available parking spaces. Each condo is allowed one vehicle in the garage at any one time.

**No long-term parking or storage of vehicles is ever allowed.**

White Copy: Violator      Yellow Copy: Association

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## **Balcony Use**

### **Smoking**

Smoking is prohibited in or on the balcony of all rental units managed by the Designated Rental Agent (Twelve 2). If non-rental owners allow smoking in their units or on their balconies, it is the owner's responsibility to make certain that cigarette butts are properly disposed of and are not thrown from the balconies onto the roadway or into landscaping areas.

### **Christmas Decorations**

Balcony Christmas decorations are allowed from Thanksgiving until the end of the Pigeon Forge Festival of Lights, at which time we ask that these decorations be removed. The HOA Board recommends that balcony Christmas lights and decorations be minimal (Article XII, Section 17). Balcony/Christmas lights are not allowed at any other time.

### **Balcony Flags**

One current 3' X 5' American Flag only may be displayed at the owner's expense from the balcony to a door jam, bench, railing, or a freestanding pole on a condo. No other flag besides the American flag shall be flown. American Flags will be displayed with full honors, respect and flown with proper etiquette and lighting. **(Article XII, Section 26).**

### **Grilling**

Again, due to the safety risk involved, grilling is not allowed on the balcony of any condo at any time. Outdoor grills are located on the lawn at the Clubhouse and are available for use by all owners and their guests.

### **Hanging Out Towels or Clothing**

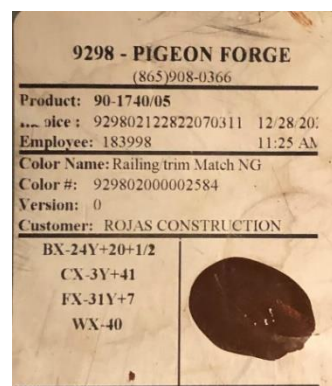
Clothing, towels, swim suits, or other articles are not allowed to be hung on the balconies for drying. Each condo has a washer and dryer in the unit and it is recommended that the dryer be used to dry these articles.

### **Replacing Ceiling Fans**

In order to maintain consistency of appearance on our balconies, following are the specs for balcony ceiling fans that must be replaced: **Lowe's Item Number 80443, Model #40942: Harbor Breeze Merrimack 52-in Antique Bronze Incandescent Indoor/Outdoor Residential Ceiling Fan with Light Kit included and Remote Control Included (5 Blade).** OR **Lowe's Item Number 1461048, Model #42073: Harbor Breeze Merrimack II, 52-inch Bronze LED Indoor/Outdoor Fan.**

### **Painting Balcony Rails**

The painting of the balcony railing is the responsibility of the owners; however, the exact paint color must be used. The paint is a Pittsburgh Paint product and the can label is shown on the right. If you are unable to read this label, you can get more information from **Alan Sayers at 865-924-2526.**



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## **Storm Doors**

Glass storm doors are allowed on some condo units. It is recognized that the installation of storm doors and storm windows on any one unit may impact the appearance and therefore the value of all units in the complex. Accordingly, storm doors and storm windows of any kind are not allowed on any unit which faces or can be seen from Lonesome Valley Road unless approved for all such units at the discretion of the Board of Directors.

Should condo owners wish to install a storm door on their unit, they should submit a written request to the Board of Directors agreeing to install at their own expense the one approved type and model storm door specified by the Condo Association. The installation must be done in a manner to assure that it meets all fire and building code standards.

The current specifications for the glass storm door available at Lowe's are as follows: **Pella Select 36-in x 81-in in Brown, Full-view interchangeable Screen Aluminum Storm Door, Item #874969, Model #6000LE042.**

## **Animals & Pets – Feeding of Animals and Birds**

In accordance with **Article XII, Section 4. Animals and Pets**. No animals, livestock, or poultry of any kind shall be raised bred, or kept on any portion of the Properties, except that dogs, cats, or other usual and common household pets not to exceed a total of two (2) in number and a total aggregate weight of 175 pounds, may be permitted in a Residential Unit. However, those pets which are permitted to roam free, or, in the sole discretion of the Board, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Members or the owner of any portion of the Properties shall be removed upon request of the Board; if the Member pet owner fails to honor such request, the pet may be removed by the Board. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs shall at all times whenever they are outside a Residential Unit be confined on a leash held by a responsible person and shall be walked in designated areas. **Members shall be responsible for removal and cleanup of all animal waste of their pets.**

**(a) Feeding of Wildlife.** Feeding of all wildlife on the Property is prohibited with the exception of wild hummingbirds with a hummingbird feeder system. This shall include all of the following: ducks, squirrels, rabbits, pigeons, groundhogs, skunks, or any other animal designated by this board to be a “wild” animal.

**April 13, 2024**

## **Owner Information Packet Requirement**

It is important that our current HOA management company has a completed owner information packet from each owner. The purpose of the packet is to make certain the management company has your current contact information and also to make certain you have received all information concerning the association.

This packet is sent to all new owners as well as periodically to existing owners who are required to return the completed form to All Pro Property Management Services as requested.

**April 13, 2024**

## **Limited Common Area Storage - Placement of Items in Halls and Walkways within Common Areas**

No items, such as floats, pool toys, etc. may be placed in halls and building walkways as this can present a safety hazard.

Floats and other swimming materials must be stored inside the condos or under the stairwells in Buildings 3, 4, & 5.

Storage for bicycles is also available under the stairwell areas of the down stair garages in Buildings 3, 4, & 5.

**April 13, 2024**

## **Resort Fee**

In 2022, the association instituted a Resort Fee for all rentals. The fee is \$20 per rental, not \$20 per day as with some resorts.

This fee is used primarily to offset the cost of maintaining amenities used by renters such as the Swimming Pool, Clubhouse, Exercise Room, Riverwalk, etc.

Owners who do not rent through the Designated Rental Agent are charged a Sanction fine of \$225 per month, or \$675 per quarter. Late payment of these costs incurs a late payment charge as discussed in the next section.

## **Late Payment of Assessments**

From time-to-time assessments are charged to owners including quarterly dues as well as any Sanctions, such as the Resort Fee on non-compliant renters (owners who do not rent through the Designated Rental Agent), etc.

Late payment of these assessments will be charged an annual percentage late fee of 12% if not received by the 10<sup>th</sup> of the month.

For more information on late payments, refer to the section on “Dues” on page 8.

**April 13, 2024**



## **Construction Activity**

**Construction work MUST NOT begin prior to 9:00 AM and MUST end by 5:00 PM daily.** Prior to beginning construction, call Alan Sayers at **865-924-2526**. Provide him with your contractor name and contact information.

All construction material trash MUST be removed from the premises. **Discarding construction material is PROHIBITED in any dumpster on premises.** The dumpsters on our property are monitored by camera 24/7 to ensure compliance. Construction materials including but not limited to paint, grout, lumber, sawdust, etc., must not be disposed of on the grounds and lawns of the complex.

**Transportation of construction material via the elevators** is acceptable; however, it MUST be coordinated with the supporting maintenance staff. Please contact Alan Sayers at 865-924-2526 to arrange for **wall protectors** to be installed in elevators PRIOR to transporting supplies. A disregard of this rule implies the owner's acceptance of their liability for any damages incurred in the elevators during the transportation of such materials.

**Transportation of construction material via the building's heavy-duty carts** is STRICTLY PROHIBITED. These carts are to be used for luggage transportation only.

All construction costs for work performed inside the units is the responsibility of the individual owners. It is strongly recommended that owners obtain the appropriate proof of insurance from any construction company they use to complete work inside their unit.

Workers are not to park in unauthorized areas and on sidewalks.

Park any overnight trailer in the designated area near the clubhouse.

Saws on balconies require a shield to prevent sawdust from going to surrounding units. Saws on bottom floors need to stay off sidewalks and out of flower beds.

Workers need to clean up after each work day.

## **Quiet Times**

Apple View River Resort™ is known to many as a quiet and peaceful resort to visit and reside. Your co-operation will help us maintain this area as one of the highest quality locations in the Great Smoky Mountains.

### **Quiet hours are observed from 10:00 PM to 9:00 AM.**

Quiet hours are posted throughout the complex and in the elevators of buildings 3, 4 and 5. Please remember this is a multi-unit complex and your actions and noise can be disruptive to others nearby.

It will be the individual owner's responsibility to inform each guest, invitee and if applicable, the rental management company, of the rules and regulations of Apple View River Resort™. **(Article XII Section 5 page 16).**

**April 13, 2024**

## **Emergency Entry – Right of Entry**

**Article XIII, Section 9** entitled **Right of Entry** in the Declaration of Covenants, Conditions and Restrictions states that the Association has the right, but is not obligated, to enter any Residual Unit for emergency, security, and safety reasons.

Although the Association is not obligated to facilitate entry in the case of an emergency, the HOA Association is willing to assist owners in case of emergency, to enter the unit, and hopefully prevent emergency personnel, such as the Fire Department or Gas Company, etc., from having to do a forced entry, i.e., axe the door down with resulting major damage to the door and perhaps the building. If Owners wish to take advantage of this service, they must agree in writing to allow the Board of Directors permission to use a master overriding code if the door has a keyless lock, or provide a key to the entrance door.

A member of the Board of Directors, or their agent will be responsible for the security of the master code or keys and the HOA Association will never use these to access an owner's unit outside of an emergency unless authorized in writing by an owner in the Owner Information Packet. However, the Association has the right to enter a unit for the purpose of making repairs. In these cases, the owner will be contacted and asked to provide access before any action is taken.

If an owner elects not to utilize the service of the Association, the owner assumes full responsibility for any damage done to the door, door frame and or the building itself caused by a forced entry.

**If time is of the essence and any emergency personnel make a decision to do a forced entry, even though the owner has provided a Master Code or authorized use of a Master key, the owner will be responsible for all damages done to the door, door frame, and building.**

**April 13, 2024**

## **Trash Disposal**

All trash MUST be discarded in a closed bag. All cardboard boxes MUST be broken down prior to being discarded in the dumpster and MUST be placed in the rear of the dumpster so as not to block incoming rubbish. No leaking trash bags or liquids are allowed in the dumpsters.

**Discarding construction material is PROHIBITED in any dumpster on premises. No household furniture may be discarded in the dumpsters. Household trash only!**

Doors on every dumpster MUST be closed immediately after every use. DO NOT add trash to any dumpster where the door cannot be closed.

Only residents and renters are allowed to utilize our dumpster. Violators will be prosecuted.

In order to protect us all, all dumpsters are monitored 24/7 via security cameras.

### Signature Page

This Rules & Regulations Policy were approved by the Board of Directors at their meeting on **April 13, 2024**. This policy overrides any previously issued Rules & Regulations covered in this document.

Signed   
Wayne Reaves, Board Secretary

Date April 13, 2024

**NOTE:** Rules & Regulations are subject to change. Any modified Rule or Regulation after the above date will have a revision date at the date at the end of the Rule or Regulation. **Example: (Revised January 15, 2025).** If a Rule or Regulation is added, it will have the date added at the end of the rule or regulation. **Example: (Added September 10, 2024).**