

# MOUNTVIEW VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION

## BUILDING AND GROUNDS RULES AND REGULATIONS

1. All trash and garbage shall be placed in plastic bags, tied, and placed inside the dumpsters. **No garbage or trash is to be placed outside the dumpsters.** Broken furniture, mattresses, construction debris, packing material and large items should be taken to the transfer station on Hwy 321 toward Cosby. Any person placing debris in the area across from the dog field is responsible for calling the city for pick-up.  
**Call 865-430-1370. The city will not pickup electronics.**
2. Walkways, hallways, and other common areas shall not be used for storage of items such as, but not limited to, bicycles, grills, furniture, firewood, Christmas trees and/or decorations, etc. Owners/tenants living on the lower levels may use the alcove area across from their units for storage only after doors have been built in front of the alcove.
3. Each unit is permitted a maximum of two (2) pieces of outdoor furniture of modest size near the unit entrance which shall not obstruct the common area. This does not include folding items such as chairs, tables, etc., that should be taken indoors when not in use.
4. Each unit is permitted one outdoor decorative item of modest size either on the door or on the wall beside the door. Nothing is to be attached to or hung from the railings. **No decorations are to be placed in the common areas.**
5. Each unit is permitted a maximum of two outdoor potted plants, to be placed in an area that does not obstruct the walkways.
6. All national and religious holidays may be celebrated with decorations appropriate to specific holiday periods. The quantity, size and location of the decorations will be in accordance with item number 3 and **MUST** be removed after the holiday.
7. Dogs **MUST** be walked on a leash and their business confined to the grassy area between Mountview and Leconte Towers. Accidents must be cleaned by dog owner. Only one or two pets are permitted per unit. No exotic animals, as a privilege conveyed by the Management Committee. This privilege is not a legal right, so abuse of the privilege may cause removal at the Committee's discretion
8. Each unit owner is responsible for the maintenance of their entire air conditioning system including assemblies located on the roof of each building. Any service charges for electrical, plumbing, or other repairs to a unit are the responsibility of the owner. **Each unit shall maintain a thermostat setting of no less than 60 degrees Fahrenheit during the winter months. The fireplace and chimney should be cleaned professionally annually for those burning wood.** Proof of such maintenance needs to be provided to the Mountview Village HOA secretary/treasurer.
9. Each unit owner is responsible for **ALL** damages to other units caused by problems with their unit, such as leaking water heaters, water pipes, ice makers, etc.
10. All plantings, including trees, are part of a master plan. Anyone wishing to add additional plantings to the common areas may do so as long as the plantings are of a size and type so as not to detract from the aesthetic look of Mountview Village Condominiums. Anyone adding additional plants to the common areas will be responsible for the care, maintenance and weeding of these areas.
11. All entrance doors shall conform in style and color. Any new entrance door **MUST** be painted the proper color within 2 weeks after installation.

12. Each unit has one (1) assigned parking space. Owners will be given parking permits. Owners are responsible for getting parking permits to their tenant. Any vehicle parked in another unit's space will be towed at owner's expense. Unauthorized, abandoned and out of repair vehicles will be towed at the owners' expense.
13. A maximum of two (2) vehicles allowed per unit. All Vehicles **MUST** be operational. Guest requiring additional parking for a unit may do so for 15 days only. There must be a 30-day lapse between guests requiring additional parking for a unit.
14. All owners are responsible if your vehicle is consistently leaking any fluid. It is your responsibility to clean it up and/or be subject to paying to have the area cleaned. (Owners are responsible for tenants.) If you fail to take care of this, after receiving a one-time written warning of the violation, you will be fined \$50 a month until the area is clean. Your cable and internet will be disconnected for violations of these rules and regulations until this area is cleaned up.
15. No RV's, trailers, boats, campers, etc., allowed to be parked overnight except when moving in or out.
16. Each unit owner is responsible for ensuring all lessees and guests know and follow the rules and regulations of Mountview Village Condominiums HOA. Property owners are responsible for the actions of those who rent from them.
17. No satellite dishes are to be attached to any outside structure without written permission from the board.
18. **ALL** smoking material and trash is to be disposed of properly and not thrown on the ground or left in any of the common areas.
19. Christmas trees are to be placed in the grassy area across from the dog field on Acorn Branch Lane.  
**Do not** place Christmas trees next to or inside the dumpsters.
20. **Charcoal grills, propane grills and any other open-flame cooking devices shall not be permitted on balconies or walkways or within 10 feet of the buildings.** This keeps the ignition source a safe distance from the structure. In our multi-dwelling environment we cannot risk a fire. Motion was made, seconded and approved. This restriction will be added to the Rules and Regulation.

*Gatlinburg municipal code, Section 7-203 under enforcement states: "The chief of the fire department is designated as the fire official whose duties shall be to enforce the provisions of the fire code."*

*Section 7-206. Violations. It shall be unlawful for any person to violate or fail to comply with any provisions of the fire code as herein adopted by reference and modified. Each day shall constitute a separate violation of same. Upon conviction of any said violation, such persons shall be punished by levying a fine not to exceed fifty dollars (\$50.00) per violation. (as added by Ord. #2446, Nov. 2012). Pam Miller has researched the codes for us.*

Owners will be assessed a fine of \$50 and have their cable and internet disconnected for violation of these rules and regulations. The internet and cable will remain disconnected until the fine is paid. This assessment will be enforced after a one-time written warning of the violation.

In the event a lessee violates the rules and regulations set forth in this document, the fine will be imposed on the unit owner and the internet and cable disconnected from the lessee's unit.

These rules and regulations were reviewed, revised and adopted at the annual homeowner's meeting on August 22, 2022.

Remember, Mountview Village Condominiums is a multi-home complex and it is the responsibility of each owner and tenant to make sure we all have an attractive, comfortable, safe place to live.