



Wesley Place Homeowners Association

Exterior Maintenance Rules and Regulations

The Testerman Construction Company originally incorporated Wesley Place and a State of Tennessee Charter was issued on April 3, 1984. Wesley Place is a Planned Unit Development (PUD) and is not a "Condo" in the strict sense. This is an important distinction. In a PUD, the homeowner owns property (the ground) in addition to the housing unit. The homeowner has liability on the deeded ground outside the unit as well as within the residence and should, therefore, have in effect at all times adequate homeowners' insurance protection.

The Wesley Place Homeowners Association (WPHA) has a Board of Directors (The Board) whose members are elected by the owners of the seventy-three homes in Wesley Place. The Articles of Incorporation and By-Laws of the WPHA give The Board its authority to adopt and publish rules and regulations; to interpret the Declaration of Covenants, Conditions, and Restrictions (DCCR); and to coordinate, administer and manage the affairs of the WPHA on behalf of and in the best interests of its members. The WPHA is a non-profit organization. Its directors, officers, and committee members do not receive any compensation.

There are several common areas (i.e., Clubhouse, pool, the grassy area known as "Honeysuckle Lane", plots of land where several home sites converge, roads, signs and entrances, mailbox facility, etc.) whose repair, maintenance and upkeep are the responsibility of the WPHA and the costs of which are shared equally by all homeowners.

The DCCR, Articles of Incorporation and By-Laws and any changes thereto are duly recorded and can only be changed/amended by vote of the homeowners. These documents provide both specific as well as a general requirements and policies. However, the day-to-day events in and operation of Wesley Place do not always fall neatly into those recorded requirements and policies. Therefore, The Board, pursuant to its authority outlined above, has, over time been required to interpret those documents and to adopt rules, regulations and policies which must consider the best interests of Wesley Place as well as precedents, prior operations, and past and future costs to the WPHA.

Wisely using limited resources is the guiding principle in The Board's focus to keep Wesley Place in the highest possible state of appearance, maintenance and repair. Consistent with that principle, your monthly maintenance fee provides for the following:

- Maintaining the exterior of units and garages, except glass surfaces, by painting, roofing, guttering and repairing exterior areas damaged through normal wear and tear.
- Maintaining existing lawns, including fertilizing, mulching, weeding mulched areas, removing leaves from grounds and gutters, and trimming shrubs.
- Maintaining Wesley Place entrances and signs in a suitable fashion.
- Planting and maintaining common areas.
- Providing and maintaining complete pool facilities.
- Providing and maintaining complete clubhouse facilities.
- Providing and maintaining roads, and walkways.
- Providing and maintaining street lights and mail facilities.
- Paying utilities for common areas and facilities (e.g. streetlights, clubhouse, pool, etc.)
- Contracting for fire protection services for individual units and common areas.

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- Quarterly inspection for pests and exterior pest control spraying. Termite protection, insurance and guarantees as well as repairs of damage from termite infestation are individual homeowner responsibility.
- Controlling and/or repairing above ground drainage problems.
- Maintaining comprehensive insurance coverage of common areas including the clubhouse, pool and Wesley Place Drive.
- Annual review of financial records. Required legal services/representation.
- Bookkeeping services.

Over time, The Board has reviewed the DCCR and By-Laws and pursuant to its authority has provided the following clarifications, interpretations, and policies to facilitate a clear understanding of the more salient provisions set forth In the DCCR and By-Laws:

- No change, alteration or structure above or below ground on the exterior of the units can be done by the homeowner without the written permission of The Board or the Architectural Control Committee appointed by The Board. The request and approval thereof must be in writing before any change or alteration is begun.
- The WPHA will determine whether and when the established exterior of the units and garages require painting, roofing, guttering and repairing. Repair/maintenance of glass surfaces is the homeowner's responsibility.
- Maintenance of patio areas and any approved repair of patios, decks or fences, except on common areas, is the responsibility of the homeowner. To ensure a consistent and compatible exterior paint scheme, The WPHA will provide for the painting or staining of all exterior surfaces, (including decks and fences, after the initial painting is done by the homeowner in an approved color).
- Homeowners are responsible for watering their lawns, trees and shrubs and are asked to water any common areas adjacent to their property.
- Homeowners are responsible for maintenance or repair to any installed sprinkler system or any damage caused to their property or the property in the common area or that of other homeowners by any improper operation of their sprinkler system.
- Homeowners are responsible for any ground problem that existed at the time of purchase of deeded property by the homeowner. The WPHA will be responsible for above ground natural drainage problems, but the homeowner will be responsible for any other ground problem including, but not limited to, electric, water, sewer, TV cable, and/or gas lines on their property.
- Homeowners are responsible for all maintenance and repairs to the interior of their units as well as repair or replacement of all glass surfaces, and garage doors and their openers and controls. The WPHA will provide for painting of new garage doors to ensure a consistent and compatible exterior paint scheme.

The above rules and regulations were originally adopted on December 12, 1988. Subsequent Boards have revised them on June 6, 1998, July 6, 1992, May and July 2003, and an omission from the original documents was reinstated in January 2005.

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