

Bylaws of Cowart Place Condominium Property Owners Association ("Association") Addendums

(Continuation of existing bylaws Article XI amendments)

Article XI, Section 3.

Maintenance

GARBAGE AND REFUSE

Garbage & recycling materials must be in compliance with City of Chattanooga regulations. Garbage must be stored in a bag within a container with a tight fitting lid. All occupants must use assigned garbage containers. All occupants are responsible for placing garbage cans/receptacles out at designated pick-up area only after dusk the night before a pick-up day or on the day of pick-up and promptly put away after pick up. If garbage item(s) are too large for designated receptacles it is the responsibility of the occupant to haul trash to appropriate dumpster/recycle location. These items may not be left on the exterior of the building at any time.

GENERAL USE AN OCCUPANCY

Common walks, lawns, and other common areas and facilities shall be kept free from rubbish, debris, and other unsightly materials and shall not be obstructed, littered, defaced, or misused in any manner.

A unit owner or occupant shall not cause or permit anything to be hung or displayed on the outside windows or placed on the outside walls of his/her unit, and no sign, shutter, or antenna shall be affixed to or placed on the exterior walls or roof, or any part thereof, without the prior written consent of the Association, except as specifically allowed in the bylaws.

PETS

Ordinary household pets may be kept by owner or renter (per lease agreement). All pets must be kept in accordance with applicable local and state laws, including leash laws. Every owner/renter is responsible for immediately cleaning any dirt or soilage caused by the pet in any developed area. Disposal of cat litter should be in a plastic bag, securely tied, and placed in a garbage can. Pets must not be left unattended in any exterior area including garages and common areas. This includes the use of dog tie-outs and stakes. No pet shall be allowed to create a noise nuisance on the condominium premises. Landscape damage caused by an owners/renter's pet(s) will be repaired at the expense of the owner/renter involved.

Repeated failure to meet the above article on maintenance may result in a fine as deemed appropriate by the Association (not to exceed \$100).

Article XI, Section 4.

Association Dues

A monthly association fee of \$105, or current assessment, shall be due on the first of every month. If payment is not paid within 30 days of the due date, a late fee of \$50 per month will be charged for each month delinquent. This fee accrues the longer it is unpaid. (i.e, month one, homeowner owes \$50,

month 2, homeowner owes \$100 + \$50 = \$150). If the unit owner is delinquent by 6 months or greater, the owner of such lot, shall not be permitted to participate or vote at any meetings of the association. After 12 months delinquent, a lien will be filed on the mortgage. In addition, if an owner sells their condo while owing association dues a lien will be placed at the time of the sale.

Article XI, Section 5.

Leasing/Renting by Owner

No unit shall be leased or rented without approval of the Board and the Board's knowledge of any outside/3rd party property management individual or company to be used. All owners must supply the lessee with a copy of the Association bylaws. In addition, each tenant must sign an agreement that they have read, understand, and will abide the Association bylaws. The lease or license agreement must comply with all the provisions and the owner shall assign to the Board of the Association the right to terminate such lease agreement and to evict the lessee in the event the lessee/licensee violates the terms of the deed/bylaws. Any owner who rents short or long term leases must obtain appropriate insurance coverage. Should the Association insurance need to be adjusted, it will be the sole responsibility of such owner that is responsible for the adjustment.

Cowart Place Condominium Property Owners Association

I, _____, have read the Cowart Place Condominium Property Association Bylaws and understand the content and will make every effort to abide by them.

Signature

Date