

8  
mail

This instrument prepared by and must be returned to:  
Acclaimed Property Management, LLC  
P.O. Box 1900  
Spring Hill, Tennessee 37174  
Phone #: 615-241-1556

BK: 5924 PG: 372-374  
13023146

**Parking Rules and Regulations**

**Cameron Farms**

3 PGS : AL - RESTRICTIONS	
JESSICA BATCH: 300479	05/20/2013 - 01:42 PM
BATCH	300479
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY  
**SADIE WADE**  
REGISTER OF DEEDS

**Article V – Use Restrictions**

**Section 3 (b)**

No trailer, truck, motorcycle, commercial vehicle, camper trailer, camping vehicle or boat shall be parked or kept on any lot at any time unless housed in a garage or basement. No automobile which is inoperable shall be habitually or repeatedly parked or kept on any lot (except in the garage) or any street in the subdivision. No trailer, boat, or other vehicle, except an automobile, shall be parked on any street in the subdivision for a period of excess of twenty-four hours in any one calendar year. No repairs of any vehicle shall be performed on any lot or in the common areas, except as permitted by the rules and regulations of the Cameron Farms Homeowner’s Association and any local law or regulation.

**Parking Rules: Clarifying ARTICLE V Section 3 (b) of the Protective Covenants**

**Parking of Vehicles (Commercial or Private), Boats, Trailers, Etc.**

There has been some confusion as to the meaning of certain terms contained in Article 5, Section 3(b) of the Protective Covenants for Cameron Farms, as recorded in Book 0881, Page 171 (“Use Restrictions”). No trailer, truck, motorcycle, commercial vehicle, camper trailer, camping vehicle or boat shall be parked or kept on any lot at any time unless housed in a garage or basement. No automobile which is inoperable shall be habitually or repeatedly parked or kept on ant lot (except in the garage) or any street in the subdivision. No trailer, boat, or other vehicle, except an automobile, shall be parked on any street in the subdivision for a period of excess of twenty-four hours in any one calendar year. No repairs of any vehicle shall be performed on any lot or in the common areas, except as permitted by the rules and regulations of the Cameron Farms Homeowner’s Association and any local law or regulation. The Board of Directors of the Cameron Farms Homeowners Association (“Board”) wish to resolve the confusion and implement a uniform set of guidelines by interpreting some of the terms contained in Section 3(b);

The Board hereby resolves that, for purposes of enforcing Section 3(b), the following definitions shall apply:

1. The term “boat” shall include and be defined as any boat, ship, sailboat, canoe, kayak, Jet Ski or other watercraft designed for transport upon the water.
2. The term “trailer” shall include and be defined as vehicles without motive power designed for carrying boats, property or persons wholly on their own structure and to be drawn by a motor vehicle, and including pole trailers or a pair of wheels used primarily to balance a load rather than for purposes of transportation.

3. The term "camper trailer" and "camping vehicle" shall include All-Terrain Vehicles, House Trailers, Recreational Vehicles, Motor Homes, Travel Trailers, Fifth-wheel trailers, Camping Trailers and Truck Campers.

4. The term "Commercial Vehicle" and "Truck" shall mean any vehicle designed and manufactured for general maintenance, security, recreational, and landscaping purposes, including, without limitation, semi-tractors, box vans, service vehicles with ladder racks etc. over 1 ton and/or over 7 feet tall. Vehicles having advertising of the Owner's business or an employer's business shown thereon.

The Board, in accordance with Article v Section 3(b) Covenants, does hereby promulgate the following rules concerning the parking of vehicles, other than those specified in Section 3(b) of the Covenants, which covenant remains in full force and effect.

1. Vehicles may be parked in a driveway or in a garage so long as the vehicle is otherwise parked in accordance with the following:

a. Owners or their agents shall park their vehicles on or adjacent to their own Lot, parking on grass lawns is prohibited unless owner or their agent are conducting maintenance, or renovations to property not to exceed an 8 hour period per day.

b. No commercial vehicles, including, but not limited to, vehicles with a 1 ton or greater rating or "for hire" vehicles such as taxis, limousines or buses, shall be parked on the street or on any Lot overnight unless the vehicles are enclosed within a garage constructed in accordance with the provisions of the Protective Covenants.

c. No vehicles containing exposed landscaping, construction, electrical, utility, or other commercial supplies, materials and/or equipment shall be parked on any Lot or on the street overnight unless the vehicles are enclosed within a garage constructed in accordance with the provisions of the Protective Covenants or the homeowner has ACC approval for construction at the Lot.

d. No vehicle shall be parked upon any street or Lot for the primary purpose of advertising a product or service, for the promotion of an event, or for the offering of said vehicle for sale.

e. No vehicle shall be parked or stored on a vacant Lot.

2. No vehicle shall remain upon a driveway or street overnight unless the same is mechanically roadworthy, currently registered, licensed and operable. Any vehicle that is not mechanically roadworthy, or is unregistered, unlicensed or inoperable may be parked on a Lot overnight so long as the vehicle is enclosed within a garage constructed in accordance with the provisions of the Covenants.

3. No vehicle shall remain on a Lot or street at any time unless the same has all tires properly and firmly on the ground. Major repair of vehicles is not allowed on a Lot or street except within a garage constructed in accordance with the provisions of the Protective Covenants.

4. Parking at the common Lot (Pool, Playground Area) is restricted to Cameron Farms residents who are using the pool or playground. In no event shall vehicles be parked after common area is closed or overnight. Vehicles will be towed at Owner's expense.

\*5. Lot Owners may use portable storage units for one-time moving in or out of a living unit for up to three (3) consecutive days without the permission of the Board of Directors of the Association. At no time shall a Lot owner place, or cause to be placed, a portable storage unit on any street or vacant Lot overnight.

6. Any vehicle (Any type or style of motorized vehicle) operated by a resident and/or their guest will be equipped with a properly functioning muffler and said exhaust system cannot be modified/operated in such a manner that noise from said vehicle can be heard more than 200 feet away with windows closed, or 100 feet away with windows open. This also applies to installed stereo systems in vehicle. This will constitute as a nuisance to neighbors and will not be tolerated. Vehicles with modified exhaust systems and car stereos will be operated in such a way as to not violate the above at all times within the boundaries of Cameron Farms Subdivision, or become a nuisance to residents.

The Board of Directors of the Cameron Farms Homeowners Association in accordance with the Covenants and By-Laws has approved this resolution. This resolution and the attendant rules are effective May 1, 2013. Owners determined to be in violation of any of these rules will receive a notice from the Cameron Farms Homeowners Association to rectify the violation within ten (10) days from the date of written notice. In the event that an owner fails to comply with the request made by the HOA, the HOA may refer the matter to the Adjudicatory Panel, which may issue a fine of \$50 for first time offenses; if the violation continues to be unresolved the fine is not to exceed \$100 per day retroactive.

**\*\*\*In the event of any portion of this regulation is found illegal or unresolved the remaining thereof shall remain valid and enforceable\*\*\***

BY: *Ruth Himbert* DATE: 5-2-13  
Ruth Himbert, Secretary  
Cameron Farms HOA

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, *Kelly L. Reston*, Notary Public in and for the state and County aforesaid, personally appeared *Ruth Himbert*, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Agent of the Homeowners' Association, a corporation, and that he/she as such manages, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Agent. Witness my hand and official seal Columbia, Tennessee, this *2<sup>nd</sup>* day of *May*, 201*3*.

Commission expires: *11-20-14*

Notary Public: *Kelly L. Reston*

