

The Becanni Homeowners Association

Rules & Regulations

Parking

Vehicles may not be parked (partially or entirely) on asphalt streets within the community at any time [excluding directly in front of 419-433 odds]. Residents may park inside of their garages or on their concrete driveways (only applicable to residents of the detached homes). Residents of the townhomes may not park in front of their garages, as this can prevent other residents from not being able to freely access their garages. Guests may park outside of the community alongside Croley Drive or Nall Avenue or in a designated guest parking space. *Any vehicle parked in a manner that restricts free access through the streets or blocks access to another home's garage or driveway will be towed without warning.*

Speed Limit

There is a 15 MPH speed limit within the community. Please drive cautiously and watch for pedestrians.

Pets

Pets must be kept leashed while in the common area. Pet waste must be picked up immediately and properly disposed of.

Grills & Firepits

Residents must comply with Metro Nashville fire code, which prohibits open flames within ten (10) feet of combustible structures when there are more than two (2) connected units. Residents of the townhomes may not use or store grills or firepits on balconies or decks.

Garbage

All garbage must be securely bagged and placed into your designated garbage can. Garbage cans may be stored directly beside garage doors or inside of garages. Please refrain from overfilling garbage cans. Recycling service is not provided by the HOA, and recycling may be taken to the nearest Metro Nashville recycling center.

Leasing

Short-term leasing is strictly prohibited. Leases must be at least six (6) months in length. Owners must notify the HOA if they intend to lease their home and provide their tenants' names, contact information, and lease dates. No more than 35% of homes may be leased at any time. *Investor-owners are responsible for the actions of their tenants.*

Landscaping

The HOA maintains all landscaping, including the landscaping beds directly in front of the homes. Please refrain from performing any landscaping work without prior written HOA approval.

Water

The entire community shares a single water meter. The individual homes are sub-metered and are billed on a monthly basis for their water use. Utility Management Solutions (UMS) handles the water billing, and all owners are responsible for paying their water bills in a timely manner.

Insurance

The HOA does not provide hazard insurance for the units. Owners must insure the entirety of their homes (interior and exteriors). The HOA reserves the right to request evidence of property insurance from owners at any time.

Exterior Modifications

No exterior modifications may be made without prior written approval from the HOA.

Contacting the HOA

To contact the HOA, please email BecanniHOA@gmail.com. This email address can be used to ask questions, report violations, submit requests, etc.

Fining Policy

Violation of HOA rules will result in the following consequences:

- 1st offense: warning
- 2nd offense: \$50 fine
- 3rd and subsequent offenses: \$100 fine