



ODYSSEY

AT THE PARK

# Rules & Regulations

*(updated June 2024)*

## **Pets:**

- Guests and renters are not permitted to have pets inside of the building.
- Owners may have pets inside of the building. Owners' pets must remain leashed while inside of the building and on the grounds.

## **Nuisances:**

- Any activity that creates a nuisance (excessive noise, foul odors, etc.) is prohibited.
- Quiet hours are from 10:00 PM to 8:00 AM daily.

## **Disposal of Garbage:**

- Cleaners must take trash directly to the trash room located on the lower level of the parking garage.
- The trash chute (accessible from the 3rd, 4th, and 5th floors) may be utilized by guests. All trash placed down the chute must be securely bagged.

## **Parking:**

- 14 residential units have reserved parking spaces in the lower level of the garage, and 61 residential units have reserved parking spaces in the upper level of the garage. All reserved parking spaces are marked with the unit numbers.
- Unmarked parking spaces are available on a first come, first serve basis.
- All vehicles parked in the garage must be operable with current registration.
- Parking outside of a designated parking space is strictly prohibited and may result in the vehicle being towed without warning.

## **Grills & Open Flames:**

- Owners and guests may not use or store grills or have open flames of any kind (such as firepits) anywhere on the property.
- A community grill is available for use adjacent to the swimming pool.

## **Access Control:**

- All units must be accessible via a keypad entry system, and a working access code must be kept on file with the HOA for emergency use.

## **Window Shades:**

- Roller shades or full-length curtains are permitted. The exterior-facing side of the roller shades or curtains must be white in color. Blinds and shutters are not permitted.

**Exterior Modifications:**

- Owners must obtain written HOA approval before making any exterior modifications.

**Outdoor Furniture & Décor:**

- No items may be hung on or over balcony railings (towels, flags, lights, etc.).
- There are two pre-approved outdoor furniture options:
  - Breton Black Metal with Olsen Natural fabric - can be purchased online through C2B (Crate & Barrel)
  - Aegean Slate Aluminum with Natural or Charcoal fabric – can be purchased online through Restoration Hardware
- Owners that wish to purchase outdoor furniture outside of the pre-approved options must obtain prior written HOA approval. To request approval, owners can simply send a picture of the proposed furniture to [OdysseyNashville@gmail.com](mailto:OdysseyNashville@gmail.com).

**Leasing:**

- Owners may not lease their units on a short-term basis without first obtaining a Metro Nashville short-term rental (STR) permit.
- Units leased without short-term rental permits may not be leased for periods of less than thirty (30) consecutive days.
- The HOA requests that owners leasing their units on a short-term basis require two (2) night minimum stays and only lease to guests with satisfactory ratings on Airbnb and/or VRBO
- The HOA strongly recommends that 2-bedroom units not be leased for less than \$150 per night and that 3-bedroom units not be leased for less than \$200 per night.

**Reporting Issues with Guests:**

- In the event that guests cause a disturbance, please contact the appropriate rental manager directly in an effort to resolve the matter. If the rental manager fails to resolve the matter promptly, please call the Metro Nashville short-term rental violation hotline at 615-454-9225. *If you ever feel as though you and/or others are in danger, please contact the Metro Nashville Police Department by calling 911.*

**Swimming Pool (once completed):**

- The pool opens at 8:00 AM and closes at 8:00 PM daily.
- No lifeguard on duty- swim at your own risk.
- The pool gates must remain closed and locked at all times.
- Children under the age of 16 must be supervised at all times by a responsible adult.
- Proper swimming attire is required. No cut-offs or street clothes are permitted in the pool.
- All babies must wear swim diapers while in the pool.
- No diving is permitted in the pool.
- No running, rough play, excessive noise, or foul language is permitted.
- No pets are permitted within the pool area.
- No glass is permitted within the pool area.
- No smoking is permitted within the pool area.
- No food or drink is permitted within 3 feet of the pool.

- Private lessons/classes of any type are not permitted.
- Close umbrellas and pick up any trash before you leave. No items should be left behind when you leave.
- If any pool furniture is moved, please return it to its original position when you leave.

**Fitness Center:**

- Equipment must be wiped down after use.
- If you listen to music while exercising, please use headphones.
- Children under the age of 16 must be supervised at all times by an adult resident.
- Excessive noise is not permitted.
- No personal fitness equipment may be stored in the fitness center.
- Do not prop open the entry door.

**Insurance:**

- The HOA provides hazard insurance for all units, which would cover the restoration of the units back to original specifications in the event of a major loss (such as a fire).
- Owners must obtain HO6 insurance policies that cover betterments/improvements, contents, and loss assessments in the amount of the HOA's master insurance policy deductible. Losses that do not exceed the HOA's master policy insurance deductible would also be covered by owners' HO6 policies.
- If you have any insurance questions or need to request a certificate of insurance (COI), please contact Stacy Tipping with Morrison & Fuson Insurance Agency via email at [stipping@fusonins.com](mailto:stipping@fusonins.com). Morrison & Fuson Insurance Agency can also provide owners with quotes for their individual HO6 insurance policies.

**Contacting the HOA:**

- To contact the HOA, please email [OdysseyNashville@gmail.com](mailto:OdysseyNashville@gmail.com). This email address can be used to ask questions, submit requests, report violations, etc.
- In the event on an emergency, please call 615-297-2824.

**Fining Policy:**

- Violation of HOA rules will result in the following consequences:
  - 1st offense: warning
  - 2nd offense: \$100 fine
  - 3rd and subsequent offenses: \$250 fine