

Hampton Park Homeowners Association

Reminders for Good Neighbors

Hampton Park Homeowners Association takes pride in our unique neighborhood community setting. We seek high standards of living that promote an enjoyable atmosphere as well as protect home values. HPHA expects all homeowners and renters to care for their homes, follow covenant declarations and Metro codes, and display sensitivity to surrounding neighbors. The following lists provide a condensed set of guidelines and regulations for all members.

The Basics:

1. All homeowners have the right to a quiet and unobtrusive neighborhood. Obnoxious, annoying, and offensive activity negatively affecting other neighbors is prohibited (Covenants, 10.03; Metro Code 11.12.070). Quiet hours for construction activity are 9:00 PM through 6:00 AM (Metro Code, 16.44.030). Fireworks and recreational use of firearms are prohibited (Metro Code, 10.68 and 11.12.080).
2. Be aware of activity in the neighborhood. Report suspicious activity to Metro Police (862-8600) and codes violations to Metro Codes (862-8500). The neighborhood is posted as no soliciting and no trespassing. Homeowners have the right to ask solicitors to leave their property and contact Metro Police upon non-compliance.
3. All HPHA members are obligated to pay an annual assessment (dues). While many homeowners are unaware of the costs associated with the HOA, collected funds are used to maintain landscaping on common areas, repair sprinkler systems and fences, pay for electric and water service, cover legal fees, and support neighborhood initiatives such as Yard of the Month, Community Yard Sale, welcome baskets for new homeowners, and additional neighborhood projects. Association funds are also stored in reserve for emergency capital repairs (Bylaws, Article XI; Covenants, Article V). All financial documents are available at monthly meetings.
4. Pets should be kept on leash when in the neighborhood and are not allowed to run at large. Owners must clean up pet waste on neighboring lawns, common areas, and roadways (Metro Code, 8.04.190). Poultry, livestock, and animal breeding for commercial purposes are prohibited (Covenants, 10.04).
5. Cars and trucks should be parked in driveways or garages when possible. Permanent parking on the street inhibits traffic flow, interferes with mail delivery, and creates safety concerns for pedestrians. Automobiles should not be parked on the grass or sidewalk (Covenants, 3.04; Metro Code 16.24.330.K.3).
6. It is important that homeowners maintain the exterior condition of properties in a satisfactory manner (Metro Code, sections 16.24.330-16.24.360). Lawns should be mowed regularly, trees should be pruned and hedges trimmed, and the exterior of the home should be free of damage, dirt, and debris. Please do not blow or sweep grass trimmings and leaves into the street. The Board of Directors holds the right to enter a lot to perform necessary lawn care and building repairs (Covenants, 10.18). The cost will be billed along with the annual dues or as a lien upon the property. (Covenants, Article VI). The Board of Directors may pass reasonable rules for use of front yard space (Covenants, 10.01).

Beyond the Basics:

1. Common areas include all open space within the boundaries of the HPHA except individual home lots. The majority of the common area is undeveloped and dangerous, and the board may adopt policies to regulate usage. Common areas in the woods surrounding the neighborhood have been designated as no trespassing, no hunting, and no vehicle use for safety of the residents (Covenants, 3.01.f; 10.01).
2. Dumping of trash and debris in common areas and accumulation on lots is prohibited and punishable by fine (Metro Code 10.26.010). Oil, gas, and other toxic liquids should be disposed of properly (Metro Code 10.20.130).
3. Parking of watercraft and trailers is permissible with restrictions. Watercraft and trailers may be parked on a paved driveway surface or behind the front facade of the home; however, they may not be parked in the roadway or in the front yard. Watercraft and trailers stored on property must be covered, operational, and currently registered (Metro Code 16.24.330.P). Watercraft and trailers may not be parked on common areas.
4. The installation of radio antennas is prohibited (Covenants 10.09). Satellite dishes may be regulated (Covenants, 3.05).
5. Basketball goals and other items placed in roadways or on sidewalks may be identified as a public nuisance (Metro Code 13.32.110) if activity interferes with traffic.
6. Construction of additional buildings, fences, pools, signs, play structures, tree houses, walls, decks, sidewalks, driveways, and similar auxiliary structures, as well as improvements to existing home structures, must be approved by the Board of Directors prior to construction (Covenants, Article VII). No ancillary inhabitable structures are allowed on lots. Camping trailers, tents, and other live-able structures are prohibited as temporary residences (Covenants, 10.11). Swimming pools must be contained within a minimum four-foot privacy fence for safety (Covenants, 10.08). Fences may not be built forward of the front façade of the home; however, hedges and shrubs may be planted in the front yard as a property barrier not to exceed 42 inches in height (Covenants, 10.15). Sidewalks and driveways must be paved with concrete or aggregate only (Covenants, 10.13). Projects must meet Metro code guidelines and display a building permit as required.
7. Take care when planting. Invasive species (particularly bamboo) are discouraged as they may cause irreversible damage to homes and underground plumbing and may require expensive abatement. The impact of vines and rapidly growing ground cover should be considered before planting. Homeowners will be held liable for damage caused by invasive plants.
8. HPHA is zoned as a residential area. With the exception of a home office or studio, homeowners may not operate a business on their property (Covenants, 10.02). Ongoing painting, stripping, repair, and overhaul of vehicles is prohibited (Metro Code, 16.24.330.K.1). Unregistered or junk automobiles are prohibited and must be removed (Metro Code, 16.24.330.B).

For more information on the Hampton Park Covenants, visit www.hamptonparkhoa.com and click "Hampton Park Bylaws." Metro Codes information may be found at www.nashville.gov/Codes-Administration.