

Williamsburg on Oakland Homeowner's Association

2026

Rules and Regulations



WILLIAMSBURG BOARD**Unit Contact Person**

| | | | | |
|------------------|-------|------------------|--------------|-------------|
| Natalie Bailey | (F55) | President | 423-767-2547 | Units 19-27 |
| John Durham | (F54) | Vice President | 423-895-1526 | Units 28-36 |
| Jennifer Stroupe | (C30) | Secretary | 423-677-8277 | Units 55-63 |
| Joddy Kroggel | (C27) | Treasurer | 931-979-4691 | Units 46-54 |
| | | Pool Chairperson | | |
| Tim Curtis | (F62) | Board at Large | 423-384-2262 | Units 1-9 |
| | | Landscape | | |
| Christy Griffith | (E47) | Board at Large | 423-863-5166 | Units 37-45 |
| | | Welcome | | |
| Will Griffith | (E47) | Board at Large | 423-202-5382 | |

INTRODUCTION

These rules and regulations are derived from the Master Deed, State of Tennessee laws, along with the common courtesy, good manners, and a respect for fellow residents. The State of Tennessee recognizes the Williamsburg on Oakland pool as a public pool and all common areas of a condominium complex as no smoking areas. As such, we are obligated to follow the specific guidelines as outlined in this booklet. Each homeowner, at their home-closing, should have received a key that opens the clubhouse and the gates to the pool. Copies of these keys should not be made or distributed to non-homeowners. Replacement keys can be obtained, for a fee from the Treasurer. It is mutually beneficial for all homeowners to advise a Pool Committee member of any violations so that appropriate action can be taken. It takes far less effort and money to prevent a potential accident than it does to recover from one physically, emotionally or financially.

GENERAL GUIDELINES

- Dues are to be paid by check either mailing them to Williamsburg on Oakland , PO Box 3934, Johnson City 37601 or drop the check by Blue Ridge Bookkeeping and tax on 2715 E Oakland Ave, Suite 20, Johnson City TN 37601.

SMOKING/VAPING

- **The clubhouse complex including the adjacent deck, pool, pool area, as well as the gazebo and pavilion are non-smoking/vaping areas by law.** There is a possibility we could incur a civil penalty for each violation. Please appropriately dispose of your smoking material prior to entering the common areas. Please do not throw tobacco products in the landscaping, a resident's yard or the drain/retention basins. Please be respectful of the law and the health of yourself and your neighbors.

PARKING

- Please be aware of the limited parking spaces. Do not park in front of the clubhouse, or on the grass. Otherwise you may be financially responsible for landscaping, drainage, pipe damage or a water leak! There is a parking lot adjacent to the club house.

GRILLS / BARBECUE PIT

- The use of any type of open flame grill/barbecue/cooking device/heating device/fire pit or similar device on balconies, elevated walkway, overhanging portion or within ten feet of a structure is prohibited, as per our insurance carrier. Properly located grills must be run on natural gas, no propane, charcoal or wood allowed.

GATE

- When a guest or homeowner arrives at the gate, tap on the directory and select the homeowner or yourself. When the call is received the gate will open by pressing 11 on the phone's keyboard. To avoid having to use the directory, always carry your gate opener with you. You can also open the gate for guests or for yourself by calling the gate number and pressing 11 and hang up.

Residents:

1. Please enter the telephone number 423-515-8078
2. Save it in your contact list under the name of "**Gate Calling**".
3. When you get a call from "Gate Calling," **answer.**
4. Press 11 and hang up.
5. The gate will open.

Please **only** let visitors you are expecting know to:

1. Touch the Directory Screen.
2. Find your last name listed in the box in alphabetical order.
3. Touch your name on the screen.
4. Then you (the resident) will take over from here with the above instructions.

TRASH

- Trash pickup is on Tuesday, Thursday & Saturday. Trash is to be set out in front of your unit on the asphalt next to the sidewalk by 8 AM. Do **not** put trash out the night before due to animals/critters. No leaves, branches or brush.

OUTDOOR PROPERTY RESTRICTIONS

- Bird Feeders are prohibited. This is due to past issues of attracting animals/critters.
- No loud noises or disturbances either inside the units or outside the common areas.

FACILITY AVAILABILITY

- Facilities are available to all residents of Williamsburg on Oakland that are in “good standing” including their guests. (In Good Standing is a homeowner that is current with their monthly dues.)
- The facilities are available seven (7) days a week including holidays.

FACILITY RESERVATION REQUIREMENTS

- The clubhouse, pavilion, and gazebo may be reserved, for a three hour maximum. The three (3) hour time frame does not include set-up or clean-up.
- The deck, sauna, pool, and pool area may **not** be reserved.
- Reservations must be made by an adult homeowner.
- A \$75 deposit must be made at time of reservation. Deposit is refundable, if all clean up requirements are met to board’s approval.
- Williamsburg on Oakland Homeowners Association function will take precedence over an individual reservation.
- All children under the age of eighteen must be accompanied by an adult.
- All food items and trash generated during your event must be taken home, by the homeowner, for disposal on the regularly scheduled trash pick up days. (T, TR, SAT)

THE POOL

Hours:

The pool is open daily from **8:00 A.M. to 10:00 P.M** for everyone. Please note, the 10:00 P.M. closing is out of respect and courtesy to the residents that live near the pool. **Adult only pool hours are from 8:00 A.M to 10:00 A.M. and from 8:00 P.M. to 10:00 P.M.**

Pool Rules and Regulations

- Furniture shall be returned to its original location.
- No candles allowed.

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- Anything in disrepair should be reported immediately to the President or Pool Chair Person.
 - All Adults and children with wet bathing suits or wet feet shall not enter the clubhouse. This is required to prevent any accidents on the tile floor.
 - All doors and gates to the pool/clubhouse shall be locked.
 - Turn off all lights if used.

The following rules apply due to The State of Tennessee Swimming Pool Act and subsequent revision. The priority of the Williamsburg on Oakland HOA is to maintain the safety of the homeowners and their guests, to limit legal liabilities, and to encourage common courtesy. The following rules apply:

- A life-saving ring/ life hook and float with an attached line is located on the wall of the pool area.
- Adult, Child, and Infant CPR instructions are located on the south wall of the pool.
- A telephone for emergency use only is located on the east wall of the pool. Emergencies dial “911”.

Pool Prohibited Activities

- There shall be no more than two guests per unit at the pool.
- No pets in the pool area - even if contained in a stroller or cage. This requirement is to meet the State of Tennessee Environmental Health Department guidelines.
- Swimsuits must be worn in the pool! Cut offs are not allowed since the threads clog the pump and filtration system.
- All cushions, towels and clothes must be taken home. Toys and pool accessories can be taken home or placed in the pool bench box.
- No glass, sharp items, or any items that may cause injury or accidents shall be in the pool area; this includes beverage glasses.
- Night Swimming - Any Homeowner or guest swimming after dark must turn on the pool area lights to enable all areas of the pool and the surrounding area to be lit. (Per the State of Tennessee Swimming Pool Act) No one shall swim in the dark and if you do you are placing yourself and your fellow resident at risk.
- No games or horseplay in the pool area.
- No running around the pool.
- No diving, jumping, flipping, or cannonballs into the pool. There is a “No Diving” sign in the pool area as a reminder (law).
- **No smoking/vaping** in the pool or sauna area (law).
- The lifeline must always be in place - do not remove the lifeline from the pool since it denotes the shallow from the deep portions of the pool (law).
- Do not use the lifesaving ring as a toy.
- No children younger than 18 shall be left unattended while at the pool.

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- **There is never a lifeguard on duty so you swim at your own risk as indicated by the sign in the pool area (law).**
 - No loud noises or disturbances per the Master Deed.
 - The ladder and steps must be kept free of hazards (law).
 - **State Law - No entering the pool with a communicable disease. All swimmers having a communicable disease or displaying signs and symptoms of a communicable disease shall not use the pool (law).**

Pool Sanitary Requirements

- All children four (4) years old and under must be attired in watertight or aquatic approved undergarments and swimsuits (law).

DECK AREA

- The deck area is a common area, there is **no smoking/vaping** and it may **not** be reserved.
- All food items, trash cans liners and trash generated during your stay must be taken home, by the homeowner, for disposal on the regularly scheduled trash pick-up day. (T, TR, SAT)
- Please pick up any dropped food items so we do not attract pests and animals.

CLUBHOUSE RESERVATIONS

- A reservation for the clubhouse includes the clubhouse and restrooms. It does not include exclusive use of the pool, pool area, sauna or deck area.
- Please remember the **HOA does not have a routine cleaning service for the clubhouse and restrooms after events.** The homeowner responsible for the reservation must:
 - Remove all decorations and place the furniture in the original location prior to the clubhouse gathering.
 - No Candles
 - Remove all residual food and paper products. DO NOT LEAVE FOOD IN THE REFRIGERATOR.
 - Clean-up after the event including vacuuming. The floor should be mopped if something has been spilled. The vacuum is located in the pantry closet.
 - Clean the restrooms at the conclusion of the event.
 - Ensure the heating/ air condition system is returned to the temperature at which it was originally set in an effort to contain HOA costs.
 - Return the vacuum to the pantry.
 - DO NOT leave any trash in the clubhouse. Please take it with you for proper disposal on a regularly scheduled Trash Pick-Up Day.

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- The clubhouse door shall be locked with the switch for the exterior lights, adjacent to the front door of the clubhouse, left in the "On" position since these lights are on a sensor.
 - An ABC fire extinguisher is located inside the clubhouse beside the refrigerator. The extinguisher has a metal band holding it in place. You must release the band prior to use.
 - **No Smoking or Vaping**
 - **Instructions on how to use the ABC fire extinguisher at the clubhouse are located on the Fire Extinguisher.**

PAVILION RESERVATIONS

- Please remember the HOA does not have a routine cleaning service for the Pavilion. The homeowner responsible for the reservation must:
 - Remove all decorations and replace the furniture in the location it was prior to the Pavilion gathering.
 - Remove all residual food and paper products. Do not leave food in the Pavilion.
 - Clean-up after the event. Wipe down the tables and chairs.
 - Clean the clubhouse restrooms at the conclusion of the event if they were used.
 - DO NOT leave any trash in the Pavilion. Trash must be taken by the homeowner for proper disposal on a regularly scheduled Trash Pick-Up Day.
 - **No smoking/vaping**

GAZEBO

- The gazebo is considered part of the common area, therefore, **no smoking/vaping** is allowed. Historically, reservations have not been taken for the use of the gazebo but please contact the Secretary.

Thank you, in advance for your compliance with State Law, Master Deed and Amendments. The 2026 Board of Administrators hopes you have a safe and enjoyable time when using the Williamsburg on Oakland facilities during the year!

Important Reminder - The Master Deed is a contract between each homeowner and the Williamsburg on Oakland Condominium Homeowners Association. All homeowners are required to follow the master deed and guidelines set forth by the State of Tennessee and the Williamsburg on Oakland HOA. Please note the Master Deed - "if any common element is damaged or destroyed by negligence or a culpable act of a homeowner or their guests, invitees, agents, or members of their family, the owner will authorize the Council of Co-owners, its attorney in fact, to repair the damage ... The homeowner shall repay the Council of Co-owners in the amount actually expended for the repairs, less any insurance proceeds received.

EMERGENCY TELEPHONE NUMBERS

- Police, Fire, EMS - Dial "9-1-1"
- JCPD Non-Emergency - 423-434-6160
- Atmos (Gas)- 1-888-286-6700 or 9-1-1
- Brightridge (Electric) - 423-952-5000