

1589 PARSONS PLACE CONDOMINIUM ASSOCIATION RULES

May 2017

1. This is a secure building. Residents are responsible for ensuring that the front door is closed and locked after each use.
2. The units are NOT individually sound proof. Please avoid creating excessive noise at all times, particularly between the hours of 10 p.m. and 8 a.m. The owner of any unit responsible for excessive noise will be fined \$100 for each occurrence, and \$200 each time the police are called on a noise complaint.
3. The spiral fire escapes on the back corners of the building are for EMERGENCY USE ONLY. They are NOT alternative entrances, and such use is a safety hazard and liability concern and will result in fines of \$100 per occurrence.
4. Louisville Fire Code regulations for condominiums and apartments ban the use and storage of gas and charcoal grills on balconies and in the building.
5. Each unit has one assigned parking space. Units 1, 2, 4, 7 and 8 are in front 3, 5, 6, 9 and 10 are in the back. There is adequate parking on Bonnycastle Avenue for other vehicles and for guests. Please do not block access to other residents' parking spaces at any time.
6. The water heaters and basement heater are condominium association property. No changes to the water heaters' temperature or basement thermostat are allowed without condominium board authorization. Concerns should be directed to the management company.
7. For plumbing repairs with water shut off, the resident involved is required to post a sign on the front door 24 hours in advance, listing the time and approximate duration of any stoppage in water.
8. The back basement door is to be locked from the inside. Residents are responsible for ensuring that both locks on the back door are locked after each access, including that by service personnel, such as cable companies and plumbers, hired by the resident.
9. The expectation is that residents help to maintain the building and grounds, including bagging and disposing of their pet's waste.
10. Each unit is allowed to keep only two small domestic pets (dog or cat), each weighing less than 25 lbs. Domestic pets must be leashed or in carriers and under the control of a responsible adult at all times when in the common areas of the building. Any pet creating a nuisance or unreasonable disturbance or that threatens to attack people or other pets will not be tolerated. Nuisances or disturbances include aggressive behavior that threatens injury to a person or other pet, urinating or defecating in the common areas, excessive barking, crying, or scratching, and vermin infestations which are not eradicated. After the first incident the owner will be called and given a warning by the management company. After the second incident the owner will be notified in writing and be fined \$250. A third incident will result in the board ordering the immediate and permanent removal of the pet from the building. An attack by a pet on a person or another pet that results in injury will be cause for the immediate and permanent removal of the animal from the building. No exotic pets or farmyard animals may be kept in the building or on the grounds. These rules governing pets are effective as of May 2017. Pets larger than 25 lbs. residing in the building prior to May 2017 are exempt from the weight limit but must adhere to all other rules cited above and their owners must pay \$25 per month for each pet. Any pet larger than 25 lbs. that is brought to live in the building after May 2017 will be ordered removed by the association board.
11. Follow city rules about trash and recycling. Yard waste goes in the green topped bins; garbage bagged and placed in the black bins (Monday pickup); recyclables cleaned and placed in the orange containers (Thursday pick up). Electronics and hazardous materials require special disposal at city facilities. Call 311 to find out where to take these items.
12. The porches and decks are not to be altered in any way or to be used to store visually detracting clutter. Nothing is to be placed outside of the gates or railings that lead to the fire escapes.

13. The hallways and common areas are to remain unobstructed at all times. No alterations are allowed to the exterior or the common areas of the building except with a vote of approval by the condominium board. Common areas include the entry vestibule, front foyer, atrium, interior hallways and stairs, basement laundry room and its adjacent room, passage ways in the bin areas, basement walkway under the back exterior staircase, fire escapes and platforms leading to them. If personal items are left in the common areas, they will be disposed of by the management company and fines may be levied against the owner of the unit responsible.
14. The by-laws specify white window treatments facing out. No window air conditioners are allowed in the building.
15. Residents utilizing the laundry room should leave it clean, including removing used containers, all clothing, and lint from the dryer filters.
16. Residents are responsible for paying for the repair of any of the common areas that they or others working for them have damaged.
17. Each resident is expected to abide by the condominium's by-laws and master deed. This list of rules is not intended to supersede or replace the by-laws or master deed. The management company has copies of the by-laws and master deed.

Evans Property Management, LLC manages this condominium.

Owners should contact them with maintenance issues:

502-410-4190 or donna@evans-property.com