

DOUGLASS HILLS CONDOMINIUM ASSOCIATION

REGIME RULES

1. All units shall be used for residential purposes and shall not be subdivided. No unit may be occupied by more than two (2) persons per bedroom. Owners shall maintain, repair and replace, at his or her expense, all portions of his or her unit (except the portions to be maintained, repaired and replaced by the Association), including all redecorating, painting, tiling, carpeting, waxing, papering, plastering, or varnishing which may be necessary to maintain the good appearance and condition of the unit. Such maintenance, repair and replacement shall be done without disturbing the rights of other unit owners
2. Owners shall maintain, repair and replace, at his or her expense, the appliances and fixtures located in his or her unit, including, but not limited to, any plumbing fixtures, air conditioning and heating equipment, lighting fixtures, sinks, lamps, doors, windows and telephones located within the boundaries of his or her unit or benefitting his or her unit to the exclusion of any other unit.
3. Owners shall not paint or otherwise decorate or change the appearance of any portion of the exterior of the building in which his or her unit is located. Windows and doors should have windowpane design to match the original hallway windows.
4. Owners shall promptly report to the Association any defect or need for repairs, the responsibility for the remedying of which is that of the Association.
5. Owners shall not maintain any parking space a camper, recreation vehicle, boat, trailer or truck larger than a pick-up truck. Tarp covers not permitted.

6. Owners shall keep two small pets (35 pounds or less). The owner shall indemnify and hold the Association harmless for any loss, liability or injury as a result of any pet kept on the property. Pet form is required to be submitted by pet owner. Following breed of dogs not allowed: Rottweiler, Pit Bull or Doberman Pinscher.
7. All curtains or draperies in each unit must be lined with white or off-white material for uniform appearance. Mini-blinds or vertical blinds must be of the same coloration.
8. Sidewalks, exterior doorways and interior halls and stairways shall not be obstructed or used for any purpose other than ingress or egress from the condominiums in the building.
9. No owner or occupant shall make or permit excessive noises inside or outside of their unit at any time which will interfere with the rights, comfort or convenience of neighboring units. No washers, dishwashers and vacuum cleaners can be operated between the hours of 10:00 p.m. and 7:00 a.m.
10. No personal property shall be placed in the halls, the staircase landings or other common elements, and property stored on patios and balconies shall be limited to lawn furniture, electric grills and planters. Bicycles, and clothing draped over balconies, is specifically prohibited.
11. No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window, patio, balcony or other part of the common elements, except for real estate signs which may place on patios/ balconies for the purpose of marketing units.
12. Kentucky 2/5 Law adopted for Douglass Hills Association Swimming Pool. Must be (2) persons at the pool together to enter pool area. No more than (5) persons permitted in water of pool at the same time. Gate is to remain closed/locked at all times. Rules/Regulations posted.

Personal entry for each condo owner. Rules posted in the pool area are to be observed by all.

13. Maintenance fees are due on the first (1st) of the month and must be received no later than the tenth (10th) of the month. A \$10.00 late fee will be assessed for any payments received after the tenth (10th) of the month. Unit owners shall be responsible for all costs of collection of delinquent fees, including Court costs and reasonable attorney's fees of the Association.
14. Owners and occupants shall not feed and/or maintain feeders for birds, squirrels, or other wild animals; nor are residents allowed to keep containers of food on their patios or balconies for domestic animals. This will result in an automatic fine of \$75.00.
15. Owners shall be solely responsible for any injury or damage done by them, their guests and invitees to any person or property while using the common elements.
16. Absentee owners forfeit their rights to use all common elements (e.g. clubhouse, swimming pool, etc.).
17. No solicitation of any type will be tolerated by the Association on the condominium property.
18. The Clubhouse shall not be used for commercial business purposes. Clubhouse rental only. Does not include swimming pool.
19. Unit owners shall not permit any act or thing deemed extra-hazardous on account of fire or that will increase the rate of insurance on the premises. Unit owners shall not keep any gasoline or other explosives or highly inflammable materials in said premises or storage areas.

20. In no event shall any animal be permitted in any of the common elements unless carried or on a leash. Pet owners shall be responsible for collecting and properly disposing of any animal waste.
21. Each owner shall be allowed a maximum of one (1) vehicle to be parked in front of the buildings. A parking permit is required to park in reserved spaces. Guest and resident may park in the non-reserved (blank) spaces in the complex.
22. All vehicles must have current license plates and be in operating condition. No auto repairing shall be permitted on the parking areas. Vehicles parked in violation of any parking rule or regulation can be towed away at sole risk and expense of owner.
23. Any damage to the equipment, facilities or grounds of the common elements caused by a unit owner, his family or guests shall be repaired at the expense of the unit owner.
24. No unit owner shall, without the written approval of the Association Board, install any wiring for electrical or telephone installation, ceiling fans, television antenna, machines or air conditioning units, or other equipment whatsoever, on the exterior of the buildings or protruding through the walls, windows or roof. Loadbearing walls may not be altered at any time.
25. In compliance with the Association's insurance company requirements and Kentucky Fire Codes, it is the responsibility of all unit owners to make certain that smoke detectors are installed and maintained in operating condition within their individual units; and that self-closing devises (spring-loaded hinges) be installed on unit doors leading to the common hallways.

26. All garbage must be placed in plastic bag and deposited in dumpster. No refuse shall be placed outside dumpster enclosure. This will result in an automatic fine of \$75.00 plus the cost to haul the item(s) away.
27. Access to attic areas and water sheds are restricted. There must be prior approval before accessing these areas. An automatic fine of \$75.00 will be assessed if this is violated.
28. New installation of washers/dryers not permitted in (1) and (2) bedroom condos. One and two bedroom condos were not designed with laundry room. All (3) bedroom condos were built with laundry room. Correct plumbing and electric installed at time of Construction. The Association will not be liable for any damage created from prior installations in (1) and (2) bedroom condos.
29. It is the responsibility of all unit owners to install shutoff valves on all washers in units. This valve must be shut off when not in use to prevent any potential flooding in the owner's unit or adjoining units.
30. Owners shall provide to the Association a copy of the current lease on each unit. All leases must contain names of all occupants residing in the unit. Owners shall remain fully responsible for all obligations of the Master Deed, Bylaws and Regime Rules while their unit is leased and shall be directly responsible to the Association or any violations of these obligations by their tenants and occupants. Rentals are currently only allowed at units that were grandfathered in from the 2002 Bylaw amendment.

31. Upon written complaint of any violation of provisions of the Master Deed or Regime Rules, the owner shall be notified in writing by the Association. In the event an Owner (or his or her tenant) fails to correct the violation or continues a violation, the Association shall have all powers under the Master Deed and Bylaws to prohibit the Owner's or

tenant's conduct by legal means, including injunctive relief. The Owner shall be responsible for all Court costs, including the reasonable attorney's fees of the Association, in such event.

Adopted, as revised, by the Association Board of Directors on the 13th day of August 2019.

Angela Haddock _____

David Ross _____

Connie Groves _____

Andrea Ciani _____

Linda Jean _____