

BYLAWS
OF
GRAYMOOR ESTATES PATIO HOMES CONDOMINIUMS COUNCIL, INC.

ARTICLE I
OFFICES

Section 1.1 Principal Office. The principal office of the Corporation will be in Jefferson County, Kentucky, and its location therein may be changed by the Board of Directors.

Section 1.2 Other Offices. The Corporation may have offices at such places, within and without the Commonwealth of Kentucky, as the Board of Directors may designate.

ARTICLE II
DIRECTORS

Section 2.1 General Powers. The property and affairs of the Corporation will be managed and controlled by the Board of Directors.

Section 2.2 Number; Term of Office. The number of Directors will be determined by the members of the Corporation; provided, however, that the initial Board shall consist of three directors; and, provided further that the Board may, at its discretion, increase the number of directors from time to time and fill the vacancies thus created at any regular or special meeting of the Board. Directors will be elected at the regular annual meeting of the members for a term of one year and until their successors are elected and qualified.

Section 2.3 Vacancies. Vacancies occurring on the Board will be filled for the unexpired term by majority vote of the remaining directors; and, if there is no director remaining, then by plurality vote of the members present at a meeting called for that purpose by any member, upon like notice and in like manner as provided for an annual election.

Section 2.4 Place of Meeting. The Board of Directors may hold their meetings, except the annual meeting, within or without the Commonwealth of Kentucky, at such place or places as they may from time to time determine.

Section 2.5 Annual Meeting. Immediately after the annual meeting of the members, the Board of Directors will hold the annual meeting at the place at which the members' meeting occurred, for the election of officers and the transaction of other business.

Section 2.6 Regular Meetings. The Board of Directors may fix the times and places for the holding of its regular meetings. No notice of regular meetings will be required, but directors not present when the regular meetings are so provided for will be duly notified of the time and place fixed therefor.

Section 2.7 Special Meetings; Call and Notice. Special meeting of the Board of Directors may be held whenever called by direction of the President of the Corporation or by any director upon at least three days' written notice, given personally or by mail or telegram or facsimile, which notice will state the place, time and purpose of the meeting.

Section 2.8 Meetings By Consent; Waiver of Notice. A meeting of the Board of Directors may be held at any time and place without notice by unanimous written consent of all directors or with the presence and participation of all directors. Any notice required by these Bylaws may be waived by the person entitled to the notice.

Section 2.9 Quorum; Adjournment of Meetings. At any meeting of the Board of Directors, except when otherwise provided by law or these Bylaws, a majority of all directors constitutes a quorum, and the Board of Directors will act by a majority of those present at a meeting at which a quorum is present; but, in the absence of a quorum, the meeting may be adjourned from time to time by a majority of those present, without notice other than by announcement at the meeting.

Section 2.10 Meetings; Chair and Secretary. At all meetings of the Board of Directors, the President of the Corporation will act as chair, and the Secretary of the Corporation as secretary, except that if either or both of them will be absent, a chair or secretary, or both, may be chosen at the meeting by majority vote.

Section 2.11 Action Without a Meeting. The directors are authorized to act without a formal meeting on any matter permitted by the Kentucky Revised Statutes by unanimous written consent to the specified act.

ARTICLE III OFFICERS

Section 3.1 Executive Officers. The executive officers of the Corporation will be a President and a Secretary, both of whom will be elected by the Board of Directors.

Section 3.2 Other Officers. The Board of Directors may elect a general manager, one or more vice presidents, a treasurer, assistant treasurers, assistants secretaries, and such other officers as they deem appropriate.

Section 3.3 Combined Offices. One person may hold more than one office, except the offices of president and secretary are not to be held by the same person.

Section 3.4 Terms of Office; Removal. All officers will be elected or appointed for a term expiring at the next annual election, but they will be subject to removal at the pleasure of the Board of Directors by affirmative vote of a majority of the whole Board of Directors and vacancies may be filled by the Board.

Section 3.5 Powers and Duties of the President. The President will be the chief executive officer of the Corporation, and, subject to the control of the Board of Directors, will have general charge of its business and supervision of its affairs. The President will keep the Board of Directors fully informed and will freely consult with the directors regarding the business of the Corporation, and will make due reports to them and to the members. In addition to the powers and duties provided for in these Bylaws, the President will, when duly authorized, sign, acknowledge and deliver all contracts, orders, documents and instruments of a special nature. Subject to the Board of Directors' approval, the President will have such other powers and duties as are incident to the office and not inconsistent with these Bylaws or the directions of the Board of Directors, or as may at any time be assigned to the President by the Board of Directors.

Section 3.6 Powers and Duties of the Secretary. The Secretary will enter into the minute book of the Corporation the minutes of all meetings of the members and the Board of Directors; and will have charge of all books and records pertaining to the office, and for the giving of all notices, and for the making of all statements and reports required of the Corporation or of the Secretary by law. The Secretary will perform such other duties as are incident to the Secretary's office, and will have such other powers and duties as may at any time be assigned to the Secretary by the Board of Directors.

Section 3.7 Other Officers. The Board of Directors will prescribe the powers and duties of any other officer of the Corporation.

Section 3.8 Compensation. The Board of Directors will fix the compensation, if any, of all officers.

ARTICLE IV

FINANCE

Section 4.1 Banking. All funds and money of the Corporation will be banked, handled and disbursed, and all bills, notes, checks and like obligations, and endorsements for deposit or collection, will be signed by such officers and other persons as the Board of Directors from time to time designates, who will account therefor to the treasurer as and when the treasurer requires. All money, funds, bills, notes, checks and other negotiable instruments coming to the Corporation will be collected and promptly deposited in the name of the Corporation in such depositories as the Board of Directors selects.

Section 4.2 Fiscal Year. The fiscal year of the Corporation will be a calendar year ending on December 31, unless otherwise provided by the Board of Directors.

ARTICLE V

MEMBERS

Section 5.1 Eligibility and Voting Rights. Membership in the Corporation and voting rights in the Corporation shall be as set forth in the Master Deed and Declaration of Condominium Property Regime of Graymoor Estates Patio Homes Condominiums, as amended from time to time. The Corporation is sometimes referred to in that Master Deed as the Council or the Council of Co-Owners.

Section 5.2 Annual Meetings. The membership shall meet each year during the month of June to elect the Board of Directors and to conduct such other business as shall properly come before it.

Section 5.3 Special Meetings. Special meetings of the members may be called for any reasonable purposes either by the Board of Directors or by any group of five or more members.

Section 5.4 Notice of Meetings. Each member shall be furnished with written notice of all annual and special meetings of the members of the Corporation. Such notices shall be either delivered in person or sent by United States mail, postage prepaid, not less than 10 or more than 35 days before the date of the meeting. Any notice of a special meeting shall include the purpose or purposes for the meeting in the notice.

Section 5.4 Quorum. A quorum shall be the number of members required by the provisions of KRS Chapter 273, as amended from time to time, or in the absence of any such law, 51% of the members.

Section 5.5 Proxies. Any member may vote by proxy. Proxy statements must include the name of the member or members, the name of the person whom is granted the right to cast the member's vote, and must be witnessed. A proxy statements must include a designation of which meeting or meetings for which it is effective. All proxies must be in writing and delivered to the chair of the meeting for which the proxy is to be used, before such meeting begins, to give the chair time to validate the proxy. The Board of Directors may impose additional, reasonable verification requirements, such as acknowledgment before a notary public.

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RULES AND REGULATIONS

Graymoor Estates Patio Homes Condominiums

Preamble. These Rules and Regulations have been adopted by the Board of the Graymoor Estates Patio Homes Condominiums Council, Inc., the corporation administering the condominium development known as Graymoor Estates Patio Homes condominiums.

Living in a condominium regime has features in common with three familiar forms of association -- a government, a business, and a neighborhood. As a government, the Corporation administering the condominium, which includes each owner as a member (voter), has the power to assess fees against condominium units and their owners (like a tax) and the power to prescribe certain behavior when various members (unit owners) come into contact with each. Like a business, the Corporation administering the condominium regime has a duty to take actions in the best interests of all members and to make decisions on a sound fiscal basis. Like a neighborhood, members (unit owners) must necessarily interact with others in the neighborhood and should always attempt to act in a fair and reasonable manner towards their neighbors to promote the common good of the neighborhood.

These Rules and Regulations, as may be amended from time to time, have been adopted to provide guidance in all these associations, along with the other constituent documents of the condominium regime, the Master Deed and Declaration of Condominium Property Regime, as amended from time to time ("**Master Deed**"), the Articles of Incorporation of the Graymoor Estates Patio Homes Condominiums Council, Inc., as amended from time to time ("**Articles**"), and the Bylaws of the Graymoor Estates Patio Homes Condominiums Council, Inc., as amended from time to time ("**Bylaws**").

The terms used in these Rules and Regulation have the meaning given them in the Master Deed; the phrase "common area" means "common elements" as used in the Master Deed, both limited and general.

1. Residential. Each condominium unit shall be used only for single family residential purposes.

2. Leases. Condominium units may be leased, but any lease must be in writing, and must be expressly made subject to the Master Deed, the Articles, the Bylaws and these Rules and Regulations, as may be amended from time to time. A copy of any lease must be delivered to the Board (rent may be redacted). As set forth in the Bylaws, no tenant shall have any right to vote unless the owner(s) of the condominium unit gives such tenant a written proxy in accordance with the Bylaws. Leasing a unit does not limit the responsibility of the unit owner to comply with the Master Deed, the Articles, the Bylaws, and the Rules and Regulations. By way of example, a lease that requires a tenant to pay the assessments against the unit in no way absolves, as between the unit owner and the Council, the unit owner from responsibility for the payment of those assessments.

3. **Common Areas.** Nothing, including without limitation decorating material and landscaping material, shall be placed in the common areas without the prior written approval of the Board of the Council and then only for such times and subject to such conditions as may be imposed by the Board. No baby carriages, bicycles, motorcycles or other items of personal property shall be left unattended in the common areas. Any items of personal property left in any common area, with or without the permission of the Board, shall be at the sole risk of loss of the owner thereof; neither the Board nor the Council shall have any responsibility or liability for the loss, damage, destruction or theft of any such property.

4. **Noise.** Unit owners shall not make or permit to be made any disturbing noises which will unreasonably interfere with the rights, comfort and convenience of other unit owners. All unit owners shall keep the volume of any radio, amplifier, stereo, television or musical instrument sufficiently reduced so as not to disturb others.

5. **Cleaning.** No outside clothes lines shall be erected or placed anywhere in the condominium regime. Unit owners shall not throw trash or other matters into the common areas, nor shall they shake mops, brooms or other cleaning material out of the doors or windows, nor shall they hang anything out of the windows or doors.

6. **Nuisances.** No noxious or offensive or illegal trade or activity shall be conducted in any unit or in the common areas (elements) of the condominium regime, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. No hazardous or toxic wastes or highly inflammable materials or explosives shall be kept in any unit or in the common areas or limited common areas.

7. **Animals.** No animals, including reptiles, livestock or poultry of any kind shall be raised, bred or kept in any unit or in the common areas (elements) of the condominium regime, except that dogs, cats or other household pets (meaning the domestic pets traditionally recognized as household pets in this geographic area) may be kept provided they are not kept, bred or maintained for any commercial or breeding purposes. When not in a unit, any such acceptable pets must be on a leash and at all times under the control of a resident and so long as the owner or handler of such pet cleans up and removes any animal feces from any area in which it is deposited. The Board may impose a fine of not more than \$10 on any unit owner not abiding by this requirement.

8. **Receivers/Transmitters.** No antenna or microwave or other receivers or transmitter (including those currently called "satellite dishes") shall be erected or placed in any unit or in any common areas (elements) of the regime, unless the design, placement and screening are approved by the Board in writing.

9. **Signs.** No signs for advertising, including without limitation signs advertising the sale or rent of a Unit, or for any other purpose shall be displayed anywhere in the common areas (elements), except one sign advertising the sale of a Unit, which sign shall not be greater in area than nine (9) square feet; provided, however, the developer of the condominium regime may, until all units have been sold, erect larger signs when advertising the condominium regime and the

sale of units therein, place signs on the buildings housing certain units designating their sale and number, and the developer, builders, contractors and lenders may place signs in the common areas (elements) during construction of units.

10. **Trash.** No common areas (elements) shall be used or maintained as a dumping ground for rubbish, trash or garbage. Trash, garbage or other waste shall not be kept in any unit or in the common areas (elements) except in sanitary containers and in areas designated by the Board.

11. **Attire.** All persons shall be properly attired when in the common areas.

12. **Parking and Vehicles.** No vehicle of any sort shall be parked in the common areas designated for guest parking for more than 48 continuous hours unless the Board gives written permission. No truck, pickup truck, van, house car, motor home, recreational vehicle, bus, trailer, boat or inoperable automobile shall be regularly or habitually parked anywhere in the Regime except in a Unit owner's garage.

Effective: December, 2001

**ORGANIZATIONAL MINUTES
OF
BOARD OF DIRECTORS
OF
GRAYMOOR ESTATES PATIO HOMES CONDOMINIUMS COUNCIL, INC.**

The Organizational Meeting of the initial Board of Directors of Graymoor Estates Patio Homes Condominiums Council, Inc. was held at the corporation's principal office on 12/24, 2001. The initial directors named in the Articles of Incorporation were present and waived notice of the meeting, as evidenced by their signatures below. The following directors, constituting all directors, were present in person:

U. Richard Boland
James Boland
Gerald J. Boland

The following persons were elected to the following offices, by unanimous vote:

President	<u>U. Richard Boland</u>
Vice President	<u>JAMES BOLAND</u>
Secretary/Treasurer	<u>GERALD J. BOLAND</u>

The President reported that the Articles of Incorporation were filed with the Secretary of State of Kentucky on December 20, 2001, and were recorded in the office of the Clerk of Jefferson County, Kentucky on December 26, 2001.

The President presented proposed Bylaws for the Corporation, and such Bylaws were read and unanimously adopted. A copy of the Bylaws was ordered to be filed in the Corporation's minute book.

The President recommended that the designation for the registered office and registered agent for the Corporation set forth in the Articles of Incorporation should be ratified, and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the designation of is 4010 Collins Lane, Louisville, Kentucky 40245 as the Corporation's initial registered office and U. Richard Boland as the Corporation's registered agent at such address be, and hereby are, ratified.

Next, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the depository for the funds of the Corporation be any national bank in selected by the President, and that checks drawn on the various accounts of the Corporation are authorized to be signed on behalf of

the Corporation by the designated officers as recorded on file with such institution(s).

Next, upon motions duly made and seconded, the following resolutions were adopted:

RESOLVED, that the President file with the Internal Revenue Service a completed application for tax identification number (Form SS-4) on behalf of the Corporation.

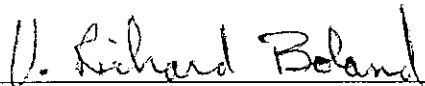
FURTHER RESOLVED, that the fiscal year of the Corporation will end the last day of December each year.

FURTHER RESOLVED, that all previous actions taken by the persons elected officers of the Corporation, which actions were taken in good faith on behalf of the Corporation, are hereby ratified, confirmed and approved as acts of the Corporation.

FURTHER RESOLVED, that the Rules and Regulations presented by the President are adopted as the initial rules and regulations for Graymoor Estates Patio Homes Condominiums, and that a copy of such Rules and Regulations be placed in the Corporation's minute book.

There being no further business to come before the meeting, the meeting was adjourned.

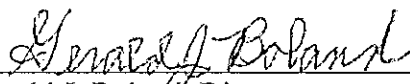
APPROVED:



U. Richard Boland, Director



James Boland, Director



Gerald J. Boland, Director

DRAFT

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These Rules and Regulations, as may be amended from time to time, have been adopted to provide guidance in all these associations, along with the other constituent documents of the condominium regime, the Master Deed and Declaration of Condominium Property Regime, as amended from time to time ("**Master Deed**"), the Articles of Incorporation of the Graymoor Estates Patio Homes Condominiums Council, Inc., as amended from time to time ("**Articles**"), and the Bylaws of the Graymoor Estates Patio Homes Condominiums Council, Inc., as amended from time to time ("**Bylaws**").

The terms used in these Rules and Regulation have the meaning given them in the Master Deed; the phrase "common area" means "common elements" as used in the Master Deed, both limited and general.

1. **Residential.** Each condominium unit shall be used only for single family residential purposes.

~~2. **The Law.** Nothing shall be done or maintained in any Condominium Unit or upon any common elements, which would be in violation of any law.~~

3. **Leases.** Condominium units may be leased, but any lease must be in writing, and must be expressly made subject to the Master Deed, the Articles, the Bylaws and these Rules and Regulations, as may be amended from time to time. A copy of any lease must be delivered to the Board (rent may be redacted). As set forth in the Bylaws, no tenant shall have any right to vote unless the owner(s) of the condominium unit gives such tenant a written proxy in accordance with the Bylaws. Leasing a unit does not limit the responsibility of the unit owner to comply with the Master Deed, the Articles, the Bylaws, and the Rules and Regulations. By way of example, a lease that requires a tenant to pay the assessments against the unit in no way absolves, as between the unit owner and the Council, the unit owner from responsibility for the payment of those assessments.
4. **Common Areas.** Nothing including without limitation decorating material and landscaping material shall be placed in the common areas without the prior written approval of the Board and then only for such times and subject to such conditions as may be imposed by the Board. No baby carriages, bicycles, motorcycles or other items of personal property shall be left unattended in the common areas. Any items of personal property left in any common area with or without the permission of the Board shall be at the sole risk of loss of the owner thereof, neither the Board nor the Council shall have any responsibility or liability for the loss, damage, destruction or theft of any such property. These items should be kept either in the unit, in the garage or inside the patio fence area.
5. **Mountings/Hangings.** Nothing including without limitation plants, pictures, flags, plaques, etc. shall be mounted or hung on the exterior walls of the buildings without the prior written approval of the Board and then only for such times and subject to such conditions as may be imposed by the Board. Display of the American flag will be permitted on Memorial Day, 4th of July, Flag Day and Veterans Day.
6. **Plantings/Landscaping.** The planting of plants, flowers, trees, shrubbery and crops or landscaping of any other type is prohibited in the general common elements without approval by the Board. All plantings within the limited common areas (patios) shall be the responsibility of the affected owner. Provided, however, the Board shall have the authority to properly maintain neglected limited common areas. The costs of such maintenance after notice to the owner shall become a special assessment against the affected unit.
7. **Noise.** Unit owners shall not make or permit to be made any disturbing noises, which will unreasonably interfere with the rights, comfort and convenience of other unit owners. All unit owners shall keep the volume of any radio, amplifier, stereo, television or musical instrument sufficiently reduced so as not to disturb others.
8. **Cleaning.** No outside clotheslines shall be erected or placed anywhere in the condominium regime. Unit owners shall not throw trash or other matters into the common areas, nor shall they shake mops, brooms or other cleaning material out of the doors or windows, nor shall they hang anything out of the windows or doors.
9. **Attire.** All persons shall be properly attired when in the common areas.

10. **Nuisances.** No noxious or offensive or illegal trade or activity shall be conducted in any unit or in the common areas (elements) of the condominium regime, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. No hazardous or toxic wastes or highly inflammable materials or explosives shall be kept in any unit or in the common areas or limited common areas.
11. **Animals.** No animals, including reptiles, livestock or poultry of any kind shall be raised, bred or kept in any unit or in the common areas (elements) of the condominium regime, except that dogs, cats or other household pets (meaning the domestic pets traditionally recognized as household pets in this geographic area) may be kept provided they are not kept, bred or maintained for any commercial or breeding purposes. When not in a unit, any such acceptable pets must be on a leash and at all times under the control of a resident and so long as the owner or handler of such pet cleans up and removes any animal feces from any area in which it is deposited. The Board may impose a fine of not more than \$10 on any unit owner not abiding by this requirement.
12. **Receivers/Transmitters.** No antenna or microwave or other receivers or transmitter (including those currently called "satellite dishes") shall be erected or placed in any unit or in any common areas (elements) of the regime, unless the design, placement and screening are approved by the Board in writing.
13. **Signs.** No signs for advertising, including without limitation signs advertising the sale or rent of a Unit or for any other purpose shall be displayed anywhere in the common areas (elements) except one sign advertising the sale of a Unit, which sign shall not be greater in area than nine (9) square feet.
14. **Trash.** No common areas (elements) shall be used or maintained as a dumping ground for rubbish, trash or garbage. Trash, garbage or other waste shall not be kept in any unit or in the common areas (elements) except in sanitary containers and in areas designated by the Board. Trash and garbage containers shall not be permitted to remain in public view except at garbage pick-up points on scheduled pickup days.
15. **Owner Parking.** No vehicle of any sort including a truck, pickup truck, van, car, SUV, motor home, recreational vehicle, bus, trailer, boat or inoperable vehicle shall be regularly parked overnight anywhere in the Regime except in a Unit owner's garage.
16. **Visitor Parking.** Guest may use common parking areas for a reasonable time (not to exceed seven days without Board approval).
17. **Parking Regulations.** All Unit Owners must observe and abide by all parking regulations as adopted by the Board or local authorities. Vehicles parked in violation of any parking rules or regulations will be towed away at the owner's sole risk and expense with the cost of moving or towing being added as a part of the responsible Unit Owner's maintenance charge. Violators of parking regulations committed within the Graymoor Estate Patio Homes may be subject to the levy of a fine of up to \$25.00 per incident by the Association.

18. **Damage:** Any damage to the equipment, facilities, or grounds of the common elements caused by a Unit Owner, his family or pets shall be repaired at the expense of the Unit Owner.
19. **Insurance:** In compliance with the Master Deed of Graymoor Estate Patio Homes, each Unit Owner shall provide the Board with a Certificate of Insurance from his insurer, showing that he has the required property and comprehensive personal liability insurance in effect, said certificate to provide thirty days notice to the Board prior to cancellation of insurance.
20. **Monthly Fees:** Monthly maintenance fees are due on the 1st of every month. There shall be a 10% late payment penalty assessed on any payment made after the 5th day of each month and another 10% penalty assessed each thirty days thereafter.

Effective: January 1, 2004