

SOMERSET RESIDENT'S ASSOCIATION
Residents Information

The Somerset Patio Homes Residents Association, through its Board of Directors, is charged with the enforcement of the covenants and restrictions found in each of the deeds to our properties and in the By Laws of the Association. Over the years the Association has been operating many decisions have been made to interpret those covenants and restrictions. What follows is a list of those interpretations.

Please understand that Somerset is a community development and, as such is managed for the benefit of "all" residents. This information, the covenants and by laws are utilized to maintain the community's uniformity and beauty for the residents.

This information is intended as general guidelines and the Somerset Covenants and By Laws are the official documents. The Association Board of Directors has the final interpretation on issues as provided in the covenants.

GENERAL:

1. Mulloy Properties is our management company and should be contacted for general questions or service requests. Their office number is 618-5900.
2. Maintenance Fees, currently \$220, are due the first of the month and should be sent to:

Somerset Patio Homes
c/o Mulloy Properties
8303 Shelbyville Road
Louisville, KY 40222

Note: Automatic withdrawal is available. Contact Mulloy to arrange.

EXTERIORS:

1. The Association is responsible for maintenance of the exteriors of each building. This includes roofs, painting and general repairs. Also, the Association is responsible for maintaining the common areas, open spaces, entranceway, streets, medians, berms, storm drains and other improvements. Windows and entry door maintenance are not an Association responsibility except their painting will be included with the outside painting.
2. Five standard colors have been approved for front doors; hunter green, black, Williamsburg/ Wedgewood blue, almond and a dark red.
3. Three standard colors have been approved for storm doors; hunter green, black, or almond. Aluminum is not approved.

4. Retractable awnings can be approved for installations by the homeowner. The Board must approve colors and designs and connecting patios must have the same color and design. Mulloy Properties maintains a list of approved vendors for these awnings. Please make a written request to the Board prior to beginning the work including neighbor approval.
5. Gutter guards are approved but approval must also be obtained from your connecting neighbor. Mulloy Properties maintains a list of approved installers. Please make a written request to the Board, including neighbor approval, prior to beginning work.
6. Window tinting is approved. Mulloy Properties maintains a list of approved installers. Please make a written request to the Board prior to beginning the work.
7. The Association will be responsible for the repainting of exteriors of each unit and the sealing repairs of roads.
8. Security pole lights are maintained by LG&E. Drainage ditches are maintained by MSD.
9. Vehicles should be parked in garages. Parking in the guest parking areas is limited to 24 hours.

LAWN AND TREE CARE, LEAF AND SNOW REMOVAL:

1. Each lawn will be cut 32 times per year. Each driveway, sidewalk and patio will be blown clean at the each cutting.
2. Lawn fertilizing and weed grub control will be applied four times per year plus one grub control treatment.
3. Snow will be removed from the main entrance and streets when depth is 2 inches. Driveways are cleaned when the depth is 4 inches.
4. Leaf removal will occur in the fall. .
5. Trees and beds in the common areas will be mulched in the spring. Foundation areas of each unit will be trimmed and mulched in the spring.
6. Foundation areas should be void of ornamentation and should include only live growing flowers and shrubs.
7. Dead trees in the common areas and lots will be removed by the Association. They may or may not be replaced at the discretion of the Board. Removal of any tree must have the approval of the Board.

GUTTTERS AND WINDOWS:

1. The Association is responsible for cleaning rain gutters in the fall.
2. The Association is responsible for washing the exterior windows of each unit once each year.

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TRASH:

1. Trash collection is provided by ID Services through a contract with the Association.
2. Trash is collected each Friday morning. If a holiday occurs during the week trash collection will be delayed one day.

BOARD:

Ridley Sandidge, President
Nancy Walker, Vice President
Sue Berman, Secretary
Allen Snively, Treasurer
Judy Snively, Lawns Care