

## **RULES AND REGULATIONS OF WOODRIDGE LAKE PATIO HOMES - A CONDOMINIUM**

Any Owner in violation of the following Rules and Regulations and By-Laws will be notified in writing to correct or cease such violation as follows:

**1<sup>st</sup> Notice** - 10 days to correct violation

**2<sup>nd</sup> Notice** - 5 days to correct violation or a fine of \$50.00 will be assessed

**3<sup>rd</sup> Notice** - \$50.00 fine assessed for non-compliance. Fine will continue to be applied daily or per occurrence (whichever applies) of such violation thereafter until corrected.

1. No sign of any kind may be erected, displayed or maintained in or on any of the common elements or limited common elements, or on any improvements erected within Woodridge Lake Patio Home without the prior written consent of the Board of Administration (the "Board") of the Council of Co-owners of Woodridge Lake Patio Homes, Inc. (the "Council") except one neat and attractive sign for advertising the sale or lease of a Unit, which shall not be greater in area than nine square feet and shall be acceptable in condition, format, appearance and content to the Board.
2. No fence, awning, storm window, storm door, canopy, shutter or lighting fixture may be affixed to or placed upon the exterior of any improvements or within Woodridge Lake Patio Homes without the prior written approval of the Board, and the prior written approval of the Board as to the designated style thereof. All yard ornaments, statues, sculptures, weather chimes, name plates, hanging or stationary bird feeders, and other similar outdoor ornaments must be approved in advance by the Board which approval may be arbitrarily withheld.
3. No radio or television antenna or transmitting or receiving device may be erected or maintained on the exterior improvements or in the Common Areas of Woodridge Lake Patio Homes without the prior written consent of the Board.
4. Except for common domestic dogs and cats and other domestic pets traditionally recognized as household pets in Louisville, Kentucky (provided they are not kept or maintained for any commercial or breeding purposes), no animal may be kept or maintained within the Common Areas of, or any improvements erected within, Woodridge Lake Patio Homes. All permitted household pets shall be kept in accordance with the "leash laws" and any other related animal control ordinances of Jefferson County. The Unit owner keeping any such pets shall keep the Common Areas of Woodridge Lake free of pet waste and feces, and any person in charge of such pets in such areas shall dispose of any feces dropped by the pet, in a prompt and sanitary manner; provided, that the foregoing shall not be construed to permit any person in charge of a pet or other animal to take the pet or animal on private property without the consent of the property owner. In addition to such other remedies as may be available, violation of this rule by any Unit owner or resident of Woodridge Lake Patio Homes may result in the suspension of the voting rights of a Unit owner in the Council and suspension of the rights to use the recreational facilities and other common amenities of Woodridge Lake Patio Home.

5. No laundry, bedding or other item shall be hung from the exterior of any residence or hung in any of the Common Areas or Limited Common Areas of Woodridge Lake Patio Homes.
6. No auction, estate or garage sale, or other sale, whether public or private, may be conducted within the Common Areas of Woodridge Lake Patio Homes or in the improvements thereon without the prior consent of the Board.
7. No bus, trailer, commercial and/or work truck, house trailer, motorcycle, boat, boat trailer or rack, mobile home, motor home, camping trailer, recreational vehicle or movable unit of any type (even if temporarily immobile) may be parked or kept within Woodridge Lake Patio Homes, except for temporary maintenance vehicles and trucks making deliveries, unless housed within the owner's garage. Any vehicle determined to be objectionable or unsightly by the Board must be kept in a closed garage or removed from Woodridge Lake Patio Homes upon notice from the Board. No vehicle which is inoperable shall be habitually or repeatedly parked or kept in a driveway, a designated parking space or any other areas within Woodridge Lake Patio Homes except within the owner's garage. If you own two vehicles, they must be housed in your garage. If you own an additional vehicle(s) as outlined acceptable herein, it must be parked in the driveway up to the garage door. All other vehicles if exceeding the number aforementioned, must be stored off Woodridge Lake Patio Homes property at the Owner's expense, if it cannot be housed in garage or within the guidelines herein.
8. The driveway leading to the garage of a particular residence shall be reserved for the exclusive use of the Owner or occupant of that respective residence, guests and invitees, subject to the Council's right of access thereto for performance of maintenance duties. Parking along the streets within Woodridge Lake Patio Homes which obstruct the flow of traffic is expressly prohibited.
9. Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed on any of the Common Areas within Woodridge Lake Patio Homes.
10. Any assessment not paid within 30 days of its due date shall be deemed delinquent and shall bear interest at the rate established in the Master Deed, and there shall be added a late charge in the amount of 1 1/2% per month or fraction thereof until paid.
11. No Owner shall do any planting or make any change in the limited common areas of the exterior of a Unit without the prior written consent of the Board.
12. Each owner shall maintain condominium owner's insurance upon its Unit and upon the contents thereof as provided in the Declaration.
13. Each owner shall comply with the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Woodridge Lake Subdivision to the extent that the Declaration applies to Woodridge Lake Patio Homes.

14. No exterior or outdoor play equipment shall be located on any Common Areas within Woodridge Lake Patio Homes. No exterior or outside play equipment shall be located on any Limited Common Areas, including, without limitation, swing sets, jungle gyms and similar equipment.
15. No trade or business of any kind (and no practice of any profession, including, without limitation, medicine, dentistry, chiropody, osteopathy, accounting, law and other like endeavors) shall be conducted in any Unit, nor shall anything be done thereon which constitutes or may become an annoyance or nuisance to the neighborhood or other residents in Woodridge Lake Patio Homes, as determined by the Board.
16. No portion of a Unit or the Limited Common Areas shall be used or maintained as a dumping ground for, or for the storage or keeping or disposal of, rubbish, trash, or garbage or other waste or Hazardous Substances. Rubbish, trash, garbage or other waste shall not be kept on any portion of a Unit or the Limited Common Areas except for normal household rubbish, trash, garbage and similar waste kept indoors within sanitary closed containers temporarily prior to collection. Such containers shall be placed at appropriate collection points not earlier than the night preceding a scheduled collection, and shall be promptly removed and returned indoors after each collection. The Board reserves the right to from time to time establish and maintain a uniform and exclusive trash collection program for Woodridge Lake Patio Homes with one or more contractors or companies selected by the Board on such terms as deemed acceptable by the Board in its discretion. There shall be no burning of trash or other refuse. For purposes of this Declaration, the term "Hazardous Substance" shall include, without limitation, petroleum, its products and by-products, and petrochemicals, and any compound containing any of the same, asbestos, radioactive substances, polychlorinated biphenals, any pollutant or contaminant and any hazardous, toxic, dangerous or flammable waste, substance or material, including any of the same defined as such in, for purpose of, or otherwise regulated or classified by or pursuant to, the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") (43 U.S.C. 9601, et seq.) and regulations promulgated there under, as amended, any so-called "superfund" or "superlien" law, or any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree (whether now existing or hereafter enacted, promulgated or issued) or any judicial or administrative interpretation of any of the same, and including "oil" and "oil waste" as defined in the Clean Water Act (33 U.S.C. 1251, et seq.), as amended. The small quantities of such substances described above which constitute or are included within normal household cleaning substances or other substances used in connection with normal single-family residential purposes which are in all cases kept within approved containers and stored, used and disposed of in accordance with all applicable governmental laws, rules, and regulations, and other applicable guidelines existing or established from time to time (such substances being hereinafter referred to as "Permitted Substance"). Each Unit Owner shall indemnify and hold harmless the Board, the Council, Woodridge Lake Homeowners Association, Inc. against any and all liabilities, damages, actions and causes of action, costs and expenses arising from

or related to the storage, generation, disposal and/or use of any Hazardous Substances and/or Permitted Substances by such Unit owner or otherwise released on the Common Areas or Limited Common Areas or in the Unit during the ownership of the Unit by such Unit owner.

17. Except as may be permitted from time to time by the Board in its sole discretion, no window air conditioning units may be kept or used in any Unit.
18. Except for seasonal Christmas/Holiday season decorative lights, and attendant displays and decorations, which may be displayed from November 15 of each year through the following January 10 and only as shall be acceptable to the Board in its sole discretion, all exterior lights must receive the prior written approval of the Board.
19. No Unit may be leased for a term of more than six (6) months. At least three (3) business days prior to the commencement date of the lease of any Unit, the owner(s) of such Unit shall notify the Board in writing of the execution of such lease, which notice shall specify in full of the names of the lessees thereunder and the names of such lessees' dependents and other family member who will reside at such Unit, shall include a copy of the executed lease and shall confirm that such lease incorporates by reference the provisions of the Master Deed and these rules. Such Unit owner(s) shall be and remain liable for any and all unpaid fees, charges and expenses owed to the Board and/or the Council by such lessees and/or their dependents, whether in connection with the use of the recreational facilities within Woodridge Lake Patio Homes or otherwise. All such unpaid fees, charges and expenses, and all such fees, charges and expenses incurred by the Board and/or the Council in connection therewith, including, without limitation, reasonable attorneys' fees and court costs, shall bear interest from the due date thereof until paid at a fixed rate of eighteen percent (18%) per annum or such lower rate as may constitute the maximum then permitted by applicable law, and all such amounts, plus accrued interest thereon, shall constitute a charge and lien upon the Unit to secure the payments thereof of equal priority to the lien for assessments provided for in the Master Deed.
20. No noxious or offensive trade or activity shall be conducted or permitted to exist in any Unit, nor shall anything be done in any Unit, or otherwise within Woodridge Lake Patio Homes, which may be or become an annoyance or nuisance to the owners and/or residents of Woodridge Lake Patio Homes.
21. No bus, mobile home, trailer, camping unit, camping vehicle, motor home, or other vehicle, or outbuilding, basement, tent, shed, shack, garage or barn, or any structure other than the Unit, shall at any time be used as a residence, temporarily or permanently, within Woodridge Lake Patio Homes.
22. No mailboxes or newspaper holders other than one uniform mailbox and newspaper holder (with uniform letters and numbers) in the style and size prescribed by the Board shall be permitted, whether temporarily or otherwise, in Woodridge Lake Patio Homes.

23. All grills and approved outdoor cooking equipment must be used outside the Unit and cannot be used on the patio or in the garages.
24. No signs, stickers or posters of any kind may be displayed from the windows of any Unit which can be seen from the outside, except security or alarm monitoring signs/stickers.

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By-Laws, Section 3, Use of the Regime:

- a. No unit of the Regime shall be used for any purpose other than a single family residence.
- b. All common elements of the Regime shall be used solely for their respective purposes and designed by the Board.
- c. No Unit Owner or occupant shall place, store or maintain in the common elements any furniture, packages or objects of any kind or otherwise obstruct transit through the common elements or permit the common elements to be unsightly or disorderly. Certain areas may be designated on the recorded plans (or later designated by the Board) for special common usage.
- d. Every Unit Owner and occupant shall at all times keep its Unit and any limited common element appurtenant (including all windows with no further tinting allowed unless specifically approved by the Board), in a strictly clean and sanitary condition and observe and perform all laws, ordinances, rules and regulations now or hereafter made by any governmental authority, the Council or the board applicable to the Regime.
- e. No Unit Owner or occupant shall make or suffer any waste or unlawful, improper or offensive use of its Unit or the Regime nor alter or remove any furniture, furnishings or equipment of the common elements.
- f. No Unit Owner or occupant shall erect or place in the Regime any structure including fences, walls and patios, nor make any additions or alterations to any common elements (including limited common elements) of the Regime, except as may be permitted in the Declaration and except in accordance with plans and specifications, including detailed plans prepared by a licensed architect, if so required by the Board, unless approved by the Board, which approval may be given with accompanying restrictions as to the Unit Owner's duties maintenance, repair and replacement of such improvements and any common elements affected thereby.
- g. No sign of any kind may be erected, displayed or maintained in or on any of the common elements or limited common elements, or on any improvements erected within the Regime without the prior written consent of the Board

except one (1) neat and attractive sign for advertising the sale or lease of a Unit, which shall not be greater in area than nine (9) square feet and shall be acceptable in condition, format, appearance and content to the Board. Notwithstanding the foregoing, the Developer may maintain one sign in the common elements identifying the development and a reasonable number of "For Sale" signs on the Regime until all Units are initially sold.

- h. No Unit Owner shall decorate or landscape any entrance or other planting area adjacent to its Unit except in accordance with standards therefore established by the Board or specific plans approved in writing by the Board, which approval may be arbitrarily withheld, and which standards or approval may be given with accompanying restrictions as to the Unit Owner's duties of maintenance, repair and replacement of such decoration or landscaping and any common elements affected thereby.
- i. No Unit Owner or occupant shall without the written approval of the Board install any wiring for electrical or telephone installations, television antenna, satellite dish, machines, air conditioning units, or other equipment or appurtenances whatsoever on the exterior of the Regime or protruding through the walls, windows or roof thereof.
- j. Nothing shall be allowed, done or kept in any Units or common elements of the Regime which would overload or impair the floors, walls or roofs thereof, or cause any increase in the ordinary premium rates or the cancellations or invalidation of any insurance thereof maintained by or for the Council.
- k. The Developer or its agent shall have the right to maintain and show Units, including the maintenance and showing of model Units and unsold Developer Units. A Unit Owner, or its agent, shall have the right to show its Unit at reasonable times of the day for the purpose of sale or lease.

By-Laws, Section 4, Regime Rules: The Board may adopt, amend or repeal any rules and regulations governing details of the operation and use of the Regime not inconsistent with any provision of law, the Declaration or these By-Laws.