

WORTHINGTON PLACE

Rules and Regulations

Vehicles/Parking

The maximum speed limit on all Worthington Place roadways is 25 miles per hour.

- No bus, trailer, commercial and/or work truck, house trailer, motorcycle, boat, boat trailer or rack, mobile home, motor home, camping trailer, or recreational vehicle (even if temporarily immobile) may be parked or kept within Worthington Place Community, except for temporary maintenance vehicles and trucks making deliveries, unless housed within the owner's garage.
- Parking in a manner that blocks a driveway, and/or other owner's garage is not permitted.

Pets Jefferson County Animal Control (502) 363-6609

- All pets shall be controlled so as not to create a nuisance (example: barking, fleas, smell, waste, etc.). Dog owners are responsible for excessive or continuous barking of their pets (Jefferson County Ordinance 91.004).
- All pets must be licensed and have the required shots as per Jefferson County Ordinance.
- Pets, except as specifically restricted in other sections of these rules and regulations, are permitted on the common property owned by the Association only when on a leash. It is the responsibility of the pet owner to remove any excrement left by their pet in common areas or on neighbor's property. Invisible fencing for pet must keep a pet a minimum of 10 feet from the edge of the sidewalk closet to the residence.
- No farm animals or rodents are allowed as pets.
- No pet may be maintained in a home/yard if it becomes a nuisance. Actions which will constitute a nuisance include, but are not limited to, an attack by the pet on a person, more than one unprovoked attack on other animals, abnormal or unreasonable crying, barking or scratching.
- Dog owners (or other pets, if applicable) are to have in their possession a suitable device for picking up and disposing of dog feces (Jefferson County Ordinance 91.011) and are required to make proper disposal of said dog (or other pet) waste. This includes all areas owned by the Association, and neighbor's property.
- Dogs are not permitted to be off a leash if outside a fenced area of property. (Jefferson County Ordinance 91.051).

Any property damage from a pet (such as, digging, damage to shrubs, urine spots which kill grass, etc.) will be considered a violation subject to fines, however if you are reporting such an issue to the management company, you will need proof, with (ie: Photo of the animal, address, owner) documentation if filing a complaint.

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Rules and Regulations

LOT CONDITION:

- In the event the owner of any lot within the Property fails to keep or maintain the lot in a good condition, free of trash or weeds and grass over 9" in height, the Association shall have the right, but not the obligation, to clean, mow and maintain said lot in whatever manner the Association deems appropriate and charge the owner for all costs incurred in performing such work. Upon the demand of Association the owner of such lot shall reimburse the party making such demand (the "Claimant") for all costs incurred in performing such work and Claimant shall retain lien on such lot and the improvements thereon to secure the repayment of such amounts. Fines of \$50 per month will be attached to account for unpaid costs commencing on the date on which Claimant demands payment and ending on the date that Claimant is indefeasibly paid in full for such costs. Such lien may be enforced by -foreclosure against the lot and improvements thereon, but such lien shall be subordinate to any first mortgage thereon.
- No auction, estate, yard or garage sale, whether public or private, may be conducted without the prior consent of the Board. No sign for advertising, except "for sale/rent" and advertising signs shall be displayed. No signs, posters, and notice shall not be posted on any Association property or be nailed or affixed to any way to trees, buildings, walls, fences, street light, or existing signs.
- No fence, shed, detached garage, out building or any exterior improvements may be made without submitting the Architectural Modification Form and getting the prior written approval of the Board and sending to the management company for your file.
- Above ground pools are not permitted. All existing above ground pools are grandfathered as of April 2016.

Trash:

- Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed within Worthington Place Community. No portion of a Home Property or 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 Home or Common Areas except for normal household rubbish, trash, garbage and similar waste kept within sanitary closed containers temporarily prior to collection, in your garage or side or back of the home. 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 after each collection. There shall be no burning of trash or other refuse. The term "Hazardous Substance" shall include, without limitation, oil based paints, 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.

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Rules and Regulations

General

- All yard ornaments, statues, sculptures, weather chimes, name plates, hanging or stationary bird feeders, and other similar outdoor ornaments must be kept to a maximum of four items and/or be approved in advance by the Board which approval may be arbitrarily withheld.
- No laundry, bedding or other item shall be hung from the exterior of any residence or hung.
- Except for seasonal Holiday season exterior decorations, may be displayed two weeks prior and two weeks past the occasion.
- 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.
- No noxious or offensive trade or activity shall be conducted on any lot within the common areas. Nor shall anything be done which may be or become an annoyance or nuisance to the neighbors/neighborhood.

HOMEOWNER FEES SETTLEMENT OF DELINQUENT ACCOUNTS

- **Late Fees:** Once a homeowner is 30 days late in payment of annual maintenance fees, assessment fees, or fines, late fees of \$50 per month will be applied to the account. Statement will be sent.
- **Liens:** Once a homeowner is 90 days late, a lien will be placed on the property. The homeowner is liable for all legal fees, attorney fees, fines, late fees, and administrative fees.
- **Foreclosures:** At 180 days of non-payment, the board may review the delinquency for possible foreclosure procedures on the property. The homeowner is liable for all legal fees, attorney fees, fines, late fees, and administrative fees.
- When liens and foreclosures are filed, all further correspondence will be from the Association's attorney. Payments on the account must be made through the attorney's office.
- No partial payments for delinquent fees, assessments, penalties, legal and court costs will be accepted. Inquiries must be directed to the Association's legal counsel. Mortgage holder will be notified of the delinquency. Any legal costs will be added to the amount owed.

PENALTIES OF VIOLATIONS OTHER THAN DELIQUENT ACCOUNTS

NOTICE OF PENALTIES:

- Any notices required by the Council shall be given in writing and mailed to the property owner's address of record. Any notice given shall be effective on the date of the letter.

WORTHINGTON PLACE Rules and Regulations

- If a tenant living in an owner's home fails to comply with any regulation, the property owner will be sent a letter. The property owner is ultimately responsible for any liability or damages resulting from actions of a resident living within their property or of any guest.
- Charges will be imposed after notice and an opportunity to be heard, levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the Association that may include reimbursement to the Association of reasonable fees and costs associated with the enforcement of this paragraph.

- Step 1 Courtesy Notice letter with 10 days to comply
- Step 2 Fine in the amount of \$50 with 30 days to comply
- Step 3 Issue sent to Attorney

- Repeated violations of the same issue **WILL NOT** restart on the fining scale.

Snow/Ice Conditions

- Subject to change: The Association will attempt to have all hill areas treated in the case of any ice accumulation and/or 1" of snow, as soon as possible of time.

Selling Your Home

- When selling a home, the selling owner shall furnish the Associations management company with the new owner's name and phone number. Upon request, the Welcoming Committee or management company will supply a copy of the Association Rules and Regulations to the new owner.