

PROJECT RULES

OF

SYCAMORE III CONDOMINIUMS

The Board of Administration of the Council of Co-owners for Sycamore III Condominiums (hereinafter referred to as the "Board"), under authority conferred by both the Master Deed for Sycamore III Condominiums and the Bylaws of the Sycamore III Condominium Council of Co-owners, hereby adopts the following Project Rules (hereinafter referred to as the "Rules") for Sycamore III Condominiums (hereinafter referred to as the "Project"):

1. Any reference in these rules to "unit owners" applies to the unit owner of any condominium unit, his tenants in residence and the guests of any owner or renter. Reference to the Board includes the Board, the management agent, and any other duly created committee, in cases where authority has been delegated by the Board to the committee or agent.
2. Nothing which is a violation of any law shall be done or kept inside any condominium unit or on any common property.
3. Activities and possessions which may be offensive, a nuisance or an annoyance to other unit owners are strictly forbidden within and outside condominium units.
4. Unit owners shall avoid making noises--or allowing noises to be made--that will unreasonably disturb other unit owners. Radios, amplifiers, stereos, televisions, and musical instruments shall be kept at a volume low enough to avoid disturbing other unit members at all times.
5. Activities and possessions that are extra hazardous or that will increase the rate of insurance on these properties are strictly and expressly forbidden. Gasoline, explosives, or other inflammable or explodable material shall not be kept on these properties at any time and under no circumstance.
6. Trash burning; storage of litter or unsightly or offensive smelling items; new or used building material; garbage, trash or refuse of any kind are strictly forbidden within any condominium unit or on common property, except where authorized in writing by the Board. Trash and garbage containers must be kept out of public view, except that garbage in sealed, water-tight, disposable plastic bags may be placed at designated garbage pick-up points on scheduled pick-up days. All such bags must be securely tied.
7. Nothing shall be thrown out of windows or on the common grounds. Mops, brooms or other cleaning material may not be dusted or shaken out of windows or doors. Nothing may be placed or hung outside windows. Window treatments must not detract from the general well-cared-for appearance of the community.
8. Personal property--including, but not limited to baby carriages, bicycles, tricycles and toys--may not be left unattended on the common grounds.

9. Nothing is to be stored on common property without prior written permission of the Board.
10. Entrances, doorways, steps, stoops, sidewalks and approaches are to be used solely for entering and exiting and shall not be blocked at any time and under no circumstances.
11. No temporary structure, trailer, tent, shed, shack, barn or outbuilding is permitted on the common elements.
12. No clothing, laundry, rugs, wash or any other item shall be hung, spread, or draped from or on any window, patio area or exterior portion of a condominium unit, including a fence, or in or on any common element.
13. All personal property placed either inside or outside of a condominium unit will be at the sole and exclusive risk of the owner of that personal property and the owner of the unit. Under no circumstance will the Board be liable for the loss, destruction, theft or damage to such property.
14. Domestic pets (dogs, cats, caged birds) may be kept, provided however that they are not kept or maintained for commercial purposes or breeding. The Board may designate an area as the sole and exclusive area for the 'curbing' of any domestic pet. No animal is permitted to roam free and unattended. Animals are not permitted in any common area unless carried or on a leash. Pet owners shall indemnify the Council of Co-owners and the Board and hold same harmless and further have no claim against same for any loss or liability of any nature or kind whatsoever arising from having or keeping any animal or pet in the Project. All pet owners shall clean-up after their pets if any such pet eliminates waste upon the common areas. Further, if any animal becomes obnoxious or a nuisance to other owners either by barking, eliminating bodily waste in undesignated areas, or by otherwise being bothersome or a nuisance; then, in that event, the unit owner must immediately correct the problem. Otherwise, the unit owner, upon written notice, must take necessary action to correct the problem. The maintenance, breeding, boarding and raising of undomesticated animals, such as livestock or poultry of any kind, regardless of number, is prohibited.
15. All persons must be properly dressed when on common elements.
16. Solicitors are not permitted in the Project without prior written consent of the Board. If you are contacted by one, please notify the Board's office immediately.
17. Only automobiles may be parked in designated parking areas. No trucks, including pick-up trucks, may be parked in any such designated parking place. Commercial vehicles are strictly and expressly forbidden from parking. All automobiles must carry current license plates and must show proof of liability insurance as required by the laws of Kentucky. All vehicles must be in operating condition. No maintenance or repairing is permitted in the parking areas. Absolutely no parking is permitted in any fire lane. Any vehicle parked in a fire lane will be towed away at the owners sole expense and responsibility.
18. Unit owners must obey all parking and traffic regulations adopted by the Board or any local governmental authority. Vehicles parked in violation

of these Rules or any regulation will be towed away at the owner's sole risk and expense with the entire cost of towing and storage being added to the responsible unitowner's regular condominium assessment. No vehicle shall be released without all the costs being paid in full. Vehicles shall be parked with bumpers six (6") inches from the curb to allow for the grass to be cut. Bumpers shall not overhang any sidewalk so that snow removal may be facilitated. Ashes, cigarette and cigar butts, or other trash may not be dumped in any street, parking area, sidewalk or common area. Only two reserved parking spaces are available for each unit. Spaces designated for 'guests' are to be used only by guests of the unit owners.

19. No buses, trucks, trailers, campers, or commercial vehicles shall be parked in the parking areas or driveways. Nor may boats, motorcycles, mopeds, or motor-homes or other recreational vehicles be stored or parked in a designated 'automobile only' parking area or space. The Board may set aside a specially designated area for any such vehicle in its discretion. Any vehicle deemed by the Board to fit within this section shall park in any such area at all times or else it may be towed away at the owner's sole risk and expense with all the provisions of paragraph 18 applying as to costs. *See Amend #1 attached*
20. Parking so as to block sidewalks, driveways or parking spaces is not permitted. Each unit owner expressly agrees that if he or she or both should park so as to violate these Rules or any other rule, regulation, Bylaw or provision of the Master Deed or should he or she abandon any vehicle, then, in that event, he or she, or both will hold the Council of Co-owners, the Board and its employees and agents harmless and indemnify same from any and all damages, losses or liability that may occur.
21. No improper materials--including sweepings, matches, rags or ashes shall be thrown or deposited into toilets or any other water and sewer fixture, which are not to be used for purposes other than those for which they were designed. The unit owner causing any such damage must bear the total cost or repair.
22. The planting of plants, flowers, trees, shrubbery and crops or landscaping of any type is prohibited in the common elements immediately adjacent to the condominium units without the prior written approval of the Board.
23. Employees and agents of the Board are not authorized to accept packages, keys, money (except for payment of assessments) or articles of any description from or for the benefit of any unit owner.
24. Deliveries requiring entrance to a unit owner's condominium will not be accepted unless the unit owner has previously signed an admittance slip and left a key to his unit. The Board, its employees or its agents, will not assume any responsibility for the condition in which any delivery is received. Further, if any package, key(s), money, check or other article of any description are left with any employee or agent of the Board, it will be at the sole risk of any such person doing so. The Board will not assume responsibility for any loss or damage in such cases.
25. The Board is not liable for any loss, damage or liability that arises out of or results from an employee or agent of the Board in handling, moving,

parking or leaving any vehicle placed in any parking area if said person is performing at the request of any unit owner or the owner of any vehicle. Such employee or agent shall be deemed the agent of the owner making such request.

26. A unit owner is solely responsible for the expense of repairing any damage to any equipment, facilities or grounds of the common elements caused by the unit owner, his family, tenant, occupant, guest or pet.
27. Each and every unit owner shall provide the Board with a certificate of insurance issued by his or her insurer, showing that he or she or both has the required liability, fire and extended coverage and comprehensive personal property insurance in effect. The certificate must provide thirty (30) days written notice to the Board prior to the cancellation of any such insurance. These requirements are stipulated in Section N of the Master Deed of Sycamore III Condominiums.
28. All unit owners must comply with all the Rules contained in this document and with any and all other Rules which the Board may from time to time adopt.

#### CERTIFICATE OF ADOPTION

The undersigned executive officer and President of the Board of Administration, with approval of a majority of the members of the Board hereby adopts the foregoing as the Project Rules of the Council of Co-owners of Sycamore III Condominiums on this 21<sup>st</sup> day of October, 1980

BOARD OF ADMINISTRATION  
SYCAMORE III CONDOMINIUMS

BY: Madeth J. Malone  
PRESIDENT

ATTEST:

Jo Knight  
SECRETARY