

The Pines Condominiums Rules and Regulations Update 7/1/2018

Air Conditioners: No window air conditioners or window fans are permitted.

Christmas Trees: No live trees are permitted. (Master Deed XV O page 13)

Dumpsters: Flatten all empty boxes to maximize capacity of the dumpster. Garbage bags must be tied and placed INSIDE of dumpster. Nothing is to be placed outside or on top of the dumpster. Electronic equipment such as televisions and computers, large appliances, furniture (including mattresses and box springs), or any hazardous waste are not permitted in/on/around the dumpster. Such items must be disposed of by residents in an appropriate manner. The association will have these items removed and bill the owner for the cost of removal. In addition, anyone in violation will also be subject to the appropriate fine in accordance with the fine policy.

Estate/Yard/Garage sales: No estate, yard or garage sales are permitted on The Pines property.

For Sale/For Rent Signs: No "For Sale" or "For Rent" signs, advertising or other displays shall be permitted on any part of the property except at such location and in such form as shall be determined by the Board. (Master Deed XV C page 12)

Grills: No charcoal/propane/electric grills or smokers are allowed on patios/balconies. Grills can only be used in the pool area. There is a grill in the pool area that all residents are welcome to use. You must provide your own charcoal and tools for the grill. Any resident who uses the grill is responsible for cleaning up afterwards, including cleaning the grill and covering it back up.

Hallways: All hallways and other common/limited common areas must be kept neat, clean, and free of debris and unsightly items. This includes personal health care items (walkers, canes, etc.), shopping carts, bicycles, motor scooters, motor cycles or other similar objects. (Master Deed XVI page 12) All walkways leading to steps or outside must be kept clear. Shoes are not to be left in the hallway. Please take them inside your unit.

Mail: All mail, including junk mail, must be taken to your unit. Do not leave junk mail in the foyer, dispose of it properly. New phone books are to be picked up when delivered.

Maximum Occupancy: No unit shall be permanently occupied by more than two persons for each bedroom. Anyone staying longer than 7 days are considered a resident. (Master Deed XIII M page 11)

Noise: Please be respectful of your neighbors in regards to noise. Noise violations include but are not limited to loud music, animals or any other frequent or unnecessary noise. In addition, between the hours of 10PM and 8AM please be considerate of your neighbors regarding using the vacuum, dishwasher, washing machine, exercise equipment, TVs, music or engaging in any other activity which may be disturbing to your neighbors.

Open House Signs: Open House signs may be placed at The Pines entrance and in front of your building two days before the open house. All open house signs must be removed within 2 days of the end of the open house.

Parking: No vehicle may be parked anywhere that isn't a marked parking space. All vehicles must be parked properly between the lines and not taking up more than one space. Also, do not park in a manner that any part of your car obstructs the use of the sidewalks. No vehicle shall remain on the property unless it has current registration tags and plates. No junk or derelict vehicle shall be parked on/in any common element area (including carports) at any time. Any vehicle that cannot be operated in its existing condition due to malfunctioning or missing parts, damage or destruction, or that has a deteriorated body condition, shall be deemed to be junk or derelict, regardless of the display of valid state license/registration.

Patio/Balcony Use: It is not permitted for anything to be hung or displayed on patio railings or the outside of windows. Do not line dry mops or brooms on the patio. Nothing is to be placed on the outside walls of the buildings, carports, or garages. No signs, lettering, awnings, canopies, radio/television antennas, or satellite dishes shall be affixed or placed upon the exterior doors, walls, windows, roofs, railings, or any part thereof. All window treatments that are visible from the outside shall be white/off-white only. (Master Deed XV 1 page 12) Said treatments as well as any screens or storm windows/doors shall be neat and presentable from the outside. (Master Deed XV 1 page 12)

Pets: No rabbits, livestock, fowl or poultry of any kind shall be raised, bred or kept in any part of the property. You may have ONE dog or ONE domestic cat. Dogs, including visiting dogs, must be under 25 lbs (with the exception of licensed service animals). Fish and small caged animals are also allowed. Aquariums must not exceed 20 gallons. Visiting pets staying longer than 7 days are considered resident pets. No animal shall create a frequent or continuing noise disturbance.

Any pet permitted under this section, when outside the confines of the owner's unit MUST be kept on a leash and accompanied by a responsible person. Pets must be taken to designated areas to use the restroom. Designated areas are: The grassy area behind the last set of garages, the grassy area next to building 1 behind the brick wall, and the grassy areas in between and behind the buildings. Pets are not permitted to use the restroom in the grass or landscaped

areas in front of the buildings. Owners are responsible for cleaning up after their pets. These rules also apply to visitors with pets.

Rental Leases: Any owner who rents their unit must provide a copy of the lease agreement to Kentucky Realty Co within 5 days of the lease date.

Residential Use Only: All buildings and units therein and all common and limited common elements are intended for and restricted to exclusive use for residential purposes. No owner or other occupant shall use or permit to be used, his/her unit as an office, shop, or other place of business. (Master Deed XV A & B page 11)

Sale/Lease: Any owner planning to put their unit on the market for sale or lease must complete and submit a Sale/Lease form no less than 5 days prior to the sale/lease. When an owner receives a bona fide offer (a deposit on the unit), the owner must complete and submit a First Right of Refusal form. Both of these forms can be obtained from Kentucky Realty Co, 502-473-0003, by email at bh@kyrealtyonline.net, or on our website www.thepinescondominiums.com.

Skateboarding/Roller Skating: Use of skateboards, roller skates, scooters, hoverboards and all similar devices is not permitted on the property.

Smoking: No smoking/vaping allowed in hallways or entryways of buildings, in the pool area, or in the clubhouse or any other common area. Cigarette butts are not to be disposed of in the grass, flower beds, walkways or any other common area.

Speed Limit: Please observe the 10 MPH speed limit. Encourage visitors to observe the speed limit also. If you see anyone in violation, please report their name or a description of the car to a board member or to Kentucky Realty Co.

Vehicles: No trailers, boats, motor cycles or any recreational vehicles shall be kept or parked on the premises at any time except with the consent of the Board. (Master Deed XV N page 12) No car repairs or maintenance is allowed on the premises.

Water Faucets: Turn off water faucets when washing machine is not in use. Also, turn off main water line (over the hot water heater) when you plan to be gone overnight. You are responsible if your unit causes water damage to other units or common areas.

Waterbeds: Waterbeds are not allowed in any unit. (Master Deed XV O page 13)