

RULES AND REGULATIONS OF WOODLANDS OF HURSTBOURNE

(A) General

(1) Woodlands of Hurstbourne Council of Co-Owners, Inc. (the "council"), acting through its board of directors on behalf of all of the unit owners of Woodlands of Hurstbourne, has adopted the following rules and regulations (the "regulations") to govern, in part, the operation of Woodlands of Hurstbourne, the master deed for which is of record in Deed Book 831 8, Page 872 in the Office of the County Clerk of Jefferson County, Kentucky (certain terms used in these regulations without definition have the meanings set forth for them in the master deed). These regulations may be amended from time to time or repealed by resolution of the board of directors enacted in accordance with the bylaws of the council.

(2) Wherever in these regulations reference is made to "unit owners," such term shall apply to the owner of any unit within Woodlands of Hurstbourne, to such unit owner's family, tenants (whether or not in residence), servants, employees, agents, visitors and to any guests, invitees, or licensees of such unit owner, his family, or the tenant of such unit owner. Wherever in these regulations reference is made to the council, such reference shall include the council and any managing agent for Woodlands of Hurstbourne when the managing agent is acting on behalf of the council.

(3) The unit owners shall comply with all the regulations hereinafter set forth governing the units, buildings, building entrances, decks, drives, recreational areas, grounds, parking areas, and any other common elements appurtenant to the condominium project.

(B) Restrictions on use

(1) There shall be no obstruction of the common elements. Nothing shall be stored on the common elements without the prior consent of the board of directors except as expressly permitted under the terms of the condominium documents. No portion of the common elements shall be decorated or furnished by any unit owner in any manner. The common elements shall be used only for the furnishing of the services and facilities for which the same are reasonably suited and which are incident to the use and occupancy units. The sidewalks and building entrances shall be used for no purpose other than for normal transit. No unit owner shall enter upon the roofs of any of the buildings without the prior consent of the board of directors or managing agent, and no antennas, satellite dishes, or other devices for transmitting or receiving electronic, microwave, or similar signals or any other structure, equipment, or other similar items may be placed on any roof or in any portion of the common elements without approval of the board of directors.

(2) Nothing shall be done or kept in any of the common elements which will increase the rate of insurance for the buildings or contents thereof without the prior written consent of the board of directors. No unit owner shall permit anything to be done or kept in the unit or on the common elements which will result in the cancellation of insurance on the buildings or contents thereof or which would be in violation of any public law, ordinance, or regulation. No gasoline or other explosive or inflammable material may be kept in any unit or storage area. No waste

shall be committed on the condominium project. All radio, television, or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all rules, regulations, requirements, or recommendations of the board of fire underwriters and the public authorities having jurisdiction over the same, and the unit owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such unit.

(3) All garbage, trash and recycling material must be placed in the proper receptacles designated for refuse collection and no garbage, trash or recycling material shall be placed elsewhere. Receptacles shall not be placed out before 6:00 PM on the day before collection.

(4) No playing, skateboarding, skating, rollerblading, riding scooters, use/operation of or riding/driving of unlicensed motor vehicles or lounging shall be permitted in any common areas, including but not limited to, sidewalks, roads, driveways, courtyards, yards and/or guest parking areas, nor shall baby carriages, bicycles, playpens, wagons, toys, benches, chairs, or other articles of personal property be left unattended in building entrances, parking areas, sidewalks, or lawns or elsewhere on or within the common elements.

(5) The toilets and other water and sewer apparatus shall be used only for the purposes for which designed, and no sweepings, matches, rags, ashes, or other articles not suitable to the intended use of such appliances shall be thrown therein. The cost of repairing any damage resulting from misuse of any such apparatus shall be borne by the unit owner causing such damage. Unit owners are cautioned against excessive use of soaps and other detergents in their appliances or plumbing apparatus that may cause overflow of suds in any unit or in any central waste disposal system. Detergents and soaps shall be used only pursuant to manufacturer's directions.

(6) No unit owner shall sweep or throw or permit to be swept or thrown from the unit, from the doors, or windows, thereof, any dirt, water, or other substance.

(7) Nothing shall be done to or in any unit or to or in the common elements (whether general or limited) which shall impair or would be likely to impair or change the structural integrity of any of the buildings, nor shall anything be altered or constructed on or separated from the common elements, except upon the prior written consent of the board of directors.

(8) No improper, unlawful, noxious, inappropriate or offensive activity or item shall be placed on or conducted in any unit or on the common elements, nor shall anything be done therein which may be or become unreasonably annoying or a nuisance to the other unit owners or occupants of the units. No unit owner shall make or permit any unreasonably loud or disturbing noises in any building or do or permit anything to be done which will unreasonably interfere with the rights, comforts, or convenience of other unit owners. All unit owners shall keep the volume of any radio, television, musical instrument, or other sound-producing device in their units sufficiently reduced at all times so as not to disturb other unit owners.

(9) No sign (except street directional and traffic signs and signs marking the project) or other window displays or advertising (except as respects the declarant who may advertise the condominium project) shall be maintained or permitted on any part of the condominium project or in any unit, except that unit owners, the declarant, the board of directors, or the managing agent, and any mortgagee who may become the owner of any unit, may place "for sale," "for

rent," or "for lease" signs on the inside of a single window within a unit for the purpose of selling or leasing the same, but in no event will any such sign be larger than 18" x 24" nor shall it contain any material considered offensive by the declarant or board of directors in its discretion (and any sign in violation hereof shall be forthwith removed upon notice from the declarant or board of directors).

(10) Except for the "for sale," "for rent" and "for lease" signs permitted by these regulations, no unit owner shall cause or permit anything to be hung, displayed, or exposed on the exterior of a unit or the common elements appurtenant thereto, whether through or upon the windows, doors, or masonry of such unit. The prohibition herein includes, without limitation, laundry, clothing, rugs, awnings, canopies, shutters, radio or television antennas, or any other items. Under no circumstances shall any exhaust fan, air conditioning apparatus, television or radio antennas or other items be installed by the unit owner beyond the boundaries of the unit. A unit owner may, however, use a central radio or television antenna provided as a part of the unit. No clothesline, clothes rack, or any other device may be used to hang any items on any window, nor may such devices be used anywhere on the common elements except in such areas as may be specifically designated for such use by the board of directors.

(11) The planting of plants, flowers, trees, shrubbery, and crops of any type is prohibited anywhere on the common elements without the prior written consent of the board of directors. No fences may be erected around or on the common elements, except as may be permitted in the Master Deed.

(12) Solicitors are not permitted. Any unit owner who is contacted by a solicitor on the property is requested to notify the managing agent or Board of Directors.

(13) No unit shall be used for any unlawful purpose, and no unit owner shall do or permit any unlawful act in or upon a unit.

(14) Any drapes and blinds used in a unit shall, regardless of color, have a white background facing any window, otherwise they shall be strictly prohibited.

(C) Pet rules

(1) No animals of any kind shall be raised, bred, or kept in any unit or on the common elements, except that dogs, cats, or caged birds (not to exceed one per unit without the prior approval of the board of directors) may be kept in a unit, subject to compliance with the bylaws and these regulations.

(2) No pet may be maintained in a unit 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, or more than one unprovoked attack on other animals. Abnormal or unreasonable crying, barking, or scratching, or fleas or other vermin infesting the pet if not eradicated promptly after the discovery of such infestation, and repeated defecation in areas of the condominium project other than any areas where such activity is permitted pursuant to express provisions of the condominium documents.

(3) All pets must be registered and inoculated as required by law and registered with the

office of the council or managing agent for the council.

(4) Pet owners are fully responsible for personal injuries and/or property damage caused by their pets, and shall (and do hereby) indemnify the council and all other unit owners for all loss, cost, claim, and expense, including, without limitation, reasonable attorney fees, caused by such pets.

(5) Pets must be leashed or carried; leashes may not exceed a length that will permit close control of the pet.

(6) Owners of pets walked upon the common elements must promptly clean up their pet's droppings in all areas outside any authorized pet exercise areas.

(D) Parking and storage

(1) No personal property may be stored on the common elements except in garages designated as such by the condominium documents or by the board of directors. All personal property placed in any portion of the buildings or any place appurtenant thereto, including without limitation the storage areas, shall be at the sole risk of the unit owner and the council shall in no event be liable for the loss, destruction, theft or damage to such property.

(2) Should an employee of the council or the managing agent at the request of a unit owner move, handle, or store any articles in or remove any articles therefrom or handle, move, park, or drive any automobile placed in the parking areas, then, and in every such case, such employee shall be deemed the agent solely of the unit owner and not of the council for such purpose. The council shall not be liable for any loss, damage, or expense that may be suffered or sustained in connection therewith. Employees of the council shall be under no obligation to do or perform any of the foregoing, and this section is solely for the purpose of clarifying that the council shall have no liability for any such actions by any employee of the council or of the managing agent.

(3) No trailer, camper, recreational vehicle, boat, van, or other large vehicle may be parked at any time on the condominium project except to load or unload or except wholly within a garage so that a garage door can be shut. All vehicles shall be parked wholly within parking space lines. No junk or derelict vehicle or other vehicle on which current registration plates are not displayed shall be kept upon any of the common elements. Except in areas designated by the board of directors, vehicle repairs other than: (a) emergency maintenance, (b) ordinary light maintenance (excluding fluid changes and other operations which might soil the common elements), and (c) normal cleaning (but only in areas designated by the board), are not permitted on the common elements.

(4) All unit owners shall observe and abide by all parking and traffic regulations posted by the council or by governmental authorities. Vehicles parked in violation of any such regulations may be towed away at the unit owner's sole risk and expense.

(5) Parking in a manner that blocks sidewalks or driveways is not permitted.

(6) All vehicles owned or operated by a unit owner, or any member of such unit owner's family, shall be parked inside the garage or on the driveway assigned to their unit. Additional parking shall be provided only for visitors and guests of unit owners, and all other vehicles, including unit owner's vehicles, shall be subject to removal at the expense and sole risk of the owner of said vehicle. Except for vehicles parked in designated guest parking spaces, vehicles shall not be parked overnight on the street

(E) Moving

Move-ins and move-outs are restricted to the hours between 8:00 a.m. and 9:00 p.m. Each unit owner is responsible for the proper removal of trash, debris, crating, or boxes relating to that unit owner's move-in or move-out.

(F) Council

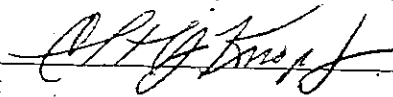
(1) Charges, penalties, late fees, interest and assessments imposed by the council are due and payable on the first day of each month, unless otherwise specified. Payment shall be made at the managing agent's office by check or money order, payable to the order of the council, or otherwise as the board of directors may direct. Cash will not be accepted.

(2) Complaints regarding the management of the condominium project or regarding actions of other unit owners shall be made in writing to the managing agent or to the board of directors. No unit owner shall direct, supervise, or in any manner attempt to assert control over or request favors of any employee of the managing agent or the council.

(3) A unit owner may apply to the board of directors or managing agent for a temporary waiver of one or more of the foregoing rules. Such temporary waiver may be granted by a majority of the board of directors, for good cause shown, if, in the judgment of the board of directors, such temporary waiver will not unreasonably interfere with or materially impair the purposes for which the condominium project was formed or present a material adverse risk to the council, the condominium project, or the other unit owners.

ADOPTED BY THE BOARD OF DIRECTORS

This 6 day of FEB, 2006.

BY: 
ITS: President

STANDARDS

These Standards are designed to enhance and explain the Rules and Regulations. Board approval, unless otherwise stated, is still required for all things done to or on common and limited common elements. Board approval must be obtained prior to the commencement of work.

Storm Doors - White framed full glass door with polished brass hardware. Board approval must be obtained before installation.

Plants, Planters and Plantings - Annuals and/or perennials which accent and compliment the existing mulch bed landscaping directly in the front of units (not the larger mulch beds located in front of garages and parallel to the street), do not exceed 12 inches in height, and are balanced evenly throughout the front mulch beds, may be planted without Board approval. With Board approval, unit owners may establish planting/ mulch beds, not to exceed three feet in width, adjacent to any solid surface in the back of their respective units. Solid surfaces include decks, patios and brick walls. All planting/mulch beds must be covered with Supreme Grade A Cyprus mulch, at unit owners expense. Mulching must coincide with the common area mulching provided by Woodlands of Hurstbourne Council of Co-owners, Inc.

Security Signs - One security sign may be placed in the ground in the front and back of an owner's unit without Board approval.

Decks and Patios - Decks and/or patios currently attached to the units are the standard. No change, addition, or modification to the standard in structural appearance, including but not limited to, skirts, railings, steps, lattice, size or color may occur without Board approval. Decks and patios may be sealed with clear or cedar tinted sealants. Grills, chairs, tables, umbrellas, planters and other appropriate items may be placed on decks and patios without Board approval.

Sidewalks and Driveways - Aggregate sidewalks, driveways, pathways, alcoves, steps and stoops in the front of units may be sealed in clear or brown tints.

Chairs, Benches and Tables - Benches, small tables and chairs may be placed on driveways, walkways and in small alcoves in the front of units.

Planters, Urns and Other Decorative Items - With Board approval, average sized planters, urns and other similar, small decorative items may be placed on stoops and front steps; on driveways and sidewalks within one foot of steps and stoops; and, in alcoves. No decorative items may be placed in planting/mulch beds in the front and on the side of units/buildings.

Items Affixed to Outside Walls - With Board approval, decorative, flat open faced designed iron works, or similar decorative items, which do not cover the bricks may be attached to the mortar of brick walls as opposed to the bricks, on exterior walls of units. Hose caddies, window planters, plaques and other opaque objects may only be attached to the mortar on brick walls behind units.

Bird Feeders and Houses - With Board approval bird feeders and bird houses, on stands or supports, may be placed in the back of units in mulch/planting beds, on decks and patios and in areas which will not be mowed.

Generators - A generator may be installed behind units or on the side of units adjacent to or contiguous with air conditioner units.

Garage Key Pad - A garage door key pad may be installed and placed on the exterior molding of garages without Board approval.

WOODLANDS OF HURSTBOURNE PRIVACY GATES

Gated Entry Instructions

The Woodlands of Hurstbourne security gates were designed for your privacy and convenience in mind. They are very easy to operate for both you and your guests. They are available for use 24 hours a day, seven days a week.

Your Operation: You can open the security gates for entrance into the Woodlands of Hurstbourne simply by pressing the "Entry" button on your garage door opener. The gates open automatically upon your exit; however in case of emergency pressing the "Exit" button on your garage door opener will allow entrance or exit via the exit gate. The gates will close automatically 15 seconds after the open.

Family Operation: You are provided with two (2) codes for your family's exclusive use to activate the security gates. Visitors only need to enter the four digit code at the telephone entry panel and the gate will open. The exit gate will open automatically upon their departure as well. Establishing your own personal entry codes will be explained later.

Call Feature: When a guest comes to the gate and does not have an entry code, they can view the Directory located in the telephone entry panel, enter the corresponding "Directory Code" into the keypad and ring into your home. After answering, you have 90 seconds of "talk" time to confirm your guest, then **simply press the "9" key on your phone to open the gate.** Do not press the "9" key until you have finished your conversation as this will end the call. You will hear a series of about eight beeps acknowledging the command was accepted and is being executed. Should you desire to deny entry, you may simply hang up on the caller or push the "*" key, either way, entry will not be granted. **NOTE:** in case of an emergency the "5" key will allow entrance via the exit gate.

Entry Codes: Upon moving in, you must notify Mulloy Properties of a) your new telephone number and b) the desired four digit gate code for your family. Each family will have their own private gate code. Mulloy will, via computer modem, assign a directory code, input your phone number and create a gate code. Visitors will review the paper directory and select your three digit directory code to phone your house. The visitor must depress the # key and input the three digit directory code. Mulloy will also update the paper directory inside the Sentex telephone entry panel as required.

Emergency Operation: Giving out entry codes at the time of dispatching an emergency vehicle is the best way to reduce the delay emergency vehicles experience at the gates. The Lyndon Fire & EMS Department has a code to use when entering security gates in their district. Currently, there is very little code coordination between the various other fire, EMS and police departments that may be dispatched to our community from elsewhere in the county. However, the MetroSafe Dispatch system has been updated to show an emergency gate code in their computer for each of our addresses. The emergency code is simply "0911" and is easily remembered. This effort does not supply a complete solution to the problem of providing access, but it will go a long way to prevent our gate from being forcefully entered.

If your home's alarm system is being monitored, you should make arrangements with the monitoring company to share this gate code when providing emergency response. The monitoring company will execute any commands listed on their computer screen. Make certain that a command or instruction similar to the one given here reminds them to share your gate code with the police, EMS and fire departments. "Whenever dispatching emergency vehicles, remind the department to enter code "0911" to pass through the entrance gate..." We do not want to prevent emergency vehicles from passing through the privacy gates.

Important Information to know: Never stop within the path or swing of the gates. The gates swing into the development. Always drive clear of the danger zone to avoid being struck by the gate. If the gates are starting to close when you approach, give a fresh command to open. Do not try to squeeze through.

Residents should be aware of vehicles with occupants parked just outside the entrance. Try to avoid allowing vehicles to gain entry by tailgating behind you. This may be difficult to do with the timer holding the gate open for 15 seconds. If tailgating occurs, prudence may dictate phoning a neighbor or the police.

Try not to share your personal code with too many people. The majority of visitors will not need to be given a code. Visitors can simply phone your house and you can hit the "9" key. The visitors must phone your house from the Sentex telephone entry panel. Your phone number must be programmed into the system. Mulloy will maintain a current directory listing for your guests. If visitors call from a cell phone, depressing the 9 key will not cycle the gates open. All calls to activate the gates must be generated from the Sentex telephone entry panel.

Record your first personal gate code: _____

Record your second personal gate code: _____

(Do NOT push the # key when using gate codes)

Record your Directory code: # _____

(DO PUSH the "#" key when using directory codes)

You will receive this Directory Code after providing Mulloy Properties with your phone number.