

Bardstown Woods Homeowners Association Rules and Regulations

1. The Homeowners Association board must approve the erection of any building, fence, wall or other improvement before it is started. Written application must be provided and approval given in writing.
2. It is the duty of the homeowner to keep the grass on their lot properly cut and keep the lot neat and attractive in appearance. If the owner fails to do so, the Association may take such action as is appropriate including mowing and the homeowner shall reimburse the Association for the incurred expense.
3. Homeowner Association Fees are due annually on February 1st. Fees will be delinquent if postmarked after March 1. **A late fee will be assessed after March 1.**
4. Each Owner of a lot shall at his sole cost and expense, maintain and repair his residence keeping the same condition comparable to the condition of such residence at the time of its initial construction.
5. No Sign for advertising or for any other purpose shall be displayed on any lot or on a building or a structure on a lot except for a for sale sign limited to 9 sq. ft. Open House signs are allowed in front of the subdivision during the open house.
6. Fences are to be four feet in height (picket in design) constructed of wood, masonry, aluminum or wrought iron. Chain link and privacy fences will not be approved.
7. No automobile shall be continuously or habitually parked on any street or public right of way in Bardstown Woods.
8. Trailers, camper trailers, camping vehicles or boats must be housed in the garage.
9. Swing sets/jungle gyms are not to be made of metal. Wood and plastic materials are acceptable.
10. Two trees must be planted in the front yard. Each tree must have a diameter of (3) inches, with the exception of (2) inches for Section IV.
11. No above ground swimming pools shall be erected on any lot.

12. All household pets, including dogs and cats shall at all times be confined to the lot occupied by the owner of such pet and shall be restrained by a leash at all times when any such pet is not confined to the pet owner's lot. The pet owner shall clean up after his/her pet.
13. Store trash containers out of sight except on trash pickup days.
14. The Association will undertake snow removal efforts only when there is an accumulation of at least 3 inches of snow.

Please Note:

Enforcement of the Declarations of Covenants Conditions and Restrictions (excepting paragraph 20) shall be by proceeding at law or in equity by the Board of Directors on behalf of the Bardstown Woods Homeowners Association against any party violating or attempting to violate any covenant or restriction, either to restrain violation, to direct restoration or to recover damages.

Noncompliance fees will be assessed at \$10.00 per day after targeted day for compliance has expired to cap at \$200.00 per month until violation is corrected.