

CASA BENDITA CONDOMINIUMS

House Rules

The Board of Administration of the Council of Co-Owners for The Casa Bendita Condominiums (hereinafter referred to as the "Board"), under the authority conferred by both the Master Deed for the Casa Bendita Condominiums and the By-Laws of the Casa Bendita Condominiums Council of Co-owners, hereby adopts the following House Rules (hereinafter referred to as the "Rules") for the Casa Bendita Condominiums.

1. Wherever in these rules there is reference to "unit owners", such terms shall be intended to apply to the unit owners of any condominium unit, to his tenants in residence, and to any guests, invitee or licensees of such unit owner or tenant of such unit owner. Wherever in these Rules reference is made to the Board, such reference shall include the Board and the management agent where such authority is designated by the Board to such management agent.
2. No playground equipment, benches, tables, grills, sand boxes, croquet, badminton or similar games are permitted without the approval of the Board. No basketball goals maybe erected. No bouncing of balls off of garage walls will be permitted.
3. In additional to Declaration or Master Deed for Casa Bendita, paragraph f, page 22; the following is added to apply. The owners of dogs will carry a "pooper scooper" or other means of collecting defection of animals in compliance with the City of Louisville ordinance. Any violation of this rule will result in a \$100 fine.
4. All children will be under the observation and control of an adult in the area of the "pond-lake" on the Casa Bendita grounds. It is the responsibility of the adult to safeguard their children. No objects of any kind will be thrown into the pond-lake.

5. Any additions or changes to the common areas which includes the lobbies and halls of buildings 1, 2, 3, 4 and any further buildings, must have the written approval of the Board.
6. No debris, rubbish, discarded cigarettes or cigars, bottles containers, etc. will be tossed on common areas from balconies.
7. Garbage bags, shoes, etc. will not be permitted in front of doors to units over night.
8. No live Christmas trees will be permitted in buildings 1, 2, 3, 4 or any proposed building.
9. No gas grills with propane containers will be permitted on patios or balconies.
10. Only gas burning logs will be permitted in the fireplaces of buildings 1, 2, 3, 4 and any proposed buildings.
11. No satellite system, T.V. or radio antenna shall be placed on the exterior of buildings 1, 2, 3, 4 and any proposed buildings or common area.
12. Any act causing injury or death to the Mallard Ducks and other wild life is a violation of the Code of Federal Regulations Wildlife and Fisheries (revised as of October 1, 1990) and authorities will be notified.
13. Please do not feed the water fowl. Any violation of this will result in a \$100 fine.
14. Residents are to allow entry only to their guests to protect building security.
15. There shall be no wadding or swimming in the lake-pond.
16. Any damage to the equipment, facilities or grounds of the common elements caused by a unit owners his family or pets, shall be repaired at the expense of the unit owner.
17. There shall be no obstruction of any common elements. Nothing shall be stored upon any common element without the approval of the Board.
18. When moving in, 24 hour notice must be given so that elevator pads can be placed in appropriate elevator.
19. All boxes must be crushed or cut before putting in the dumpster.

20. Only cars with Casa Bendita hang tags may park in front of buildings 2, 3, and 4. Violators vehicles may be towed at the owners expense. In addition, Cars with Casa Bendita hang tags may park in front of the building in which they reside and not in front of another building. Any over flow parking must be in the guest parking areas. Any deviation from this may result in fines and/or having your vehicle towed at your expense.
21. Owners are allowed to place a mat outside of their door provided that it does not extend past the width of their door and that the mat does not contain any offensive words or images. In addition, owners are allowed to place a wreath or decoration on their front door.
22. All owners guests must park their vehicles in designed parking spaces. No one shall park their vehicles in the grass or in the driveway where there is no parking space.
23. All owners must have their dryer vents professionally cleaned every three years and provide the board with proof of its completion every three years. If an owner does not complete this every three years, then the board will have the dryer vents cleaned at the owners expense.

CERTIFICATE OF ADOPTION

The undersigned unit owners hereby adopts the foregoing as the House Rules of the Council of

Co-Owners for the Casa Bendita Condominiums on this 23rd day of June,
2025.

Board Members	Title
By <u>Darlene Beest</u>	<u>President</u>
By <u>Diane Hamilton</u>	<u>Secretary</u>
By <u>Aaron W. Cole</u>	<u>Vice President</u>
By <u>Valaida Sefer</u>	<u>Treasurer</u>
By <u>Monica L. Bell</u>	<u>Member - at - large</u>
By <u>Stephen Bondrant</u>	<u>Member - at - Large</u>
By <u>Peggy Broadway</u>	<u>Member at Large</u>