

**COUNTRY CLUB ESTATES  
CONDOMINIUM ASSOCIATION**

**JEFFERSONVILLE, INDIANA 47130**

**AMENDED AND RESTATED  
GENERAL RULES AND REGULATIONS**

**Approved  
April 1, 2013**

**GENERAL RULES AND REGULATIONS  
CONDOMINIUM ASSOCIATION**

***Abbreviated answers to frequent questions. Details may be found in the by-laws.***

1. ALL condominium units shall be used exclusively for residential purposes and no condominium unit may be partitioned or subdivided. No condo unit may be used as a business. **Amendment 1**, approved in 2010, ALL condominium units shall be used exclusively for residential purposes and no condominium unit may be partitioned or subdivided. No condo unit may be used as a business. As of August, 2010, the Association will exclude renters for the purpose of maintaining property values. This clause will exclude the one unit that is presently being occupied by renters. When this unit is sold, it will be prohibited from being sold as rental property.
2. No additional buildings, fence or other structures may be added. No exterior addition or alteration can be made that would affect the safety or structural integrity of the condos.
3. Nothing shall be kept in a unit or common area or limited area which will cause an increase in the rate of insurance or cancellation of insurance.
4. No nuisance shall be permitted in any condo unit.
5. No animals, livestock or poultry permitted. A reasonable number of pets may be kept provided such pets are not bred for commercial use and no pet can create a nuisance. Owners shall be liable for damages to people or property caused by their pets. Owners of any pet, which, in the judgment of the Board, is creating a nuisance or unreasonable disturbance or noise, will receive notification that the pet must be removed from the property within 10 days unless the owner can correct the situation.
6. Owners of pets are responsible for picking up the waste material left by their pets and properly disposing of it.
7. No boats, campers, trailers of any kind, buses, mobile homes, trucks in excess of  $\frac{3}{4}$  ton panel or pickup, motorcycles, mini bikes, mopeds or any other vehicles shall be permitted, parked or stored anywhere on the property, unless it can be stored inside the garage. No repair work on any vehicle is allowed. No long-termed on-street parking will be allowed.

8. No owner shall be allowed to plant trees, landscape or do gardening in that part of the yard that is maintained by the Association without the written consent of the Board. This includes installation of irrigation systems.
9. No clothes, sheets, blankets, rugs, laundry or other things can be hung outside.
10. All window coverings, which are visible from the street, must be white or off white.
11. No owner shall cause or permit anything to be hung or displayed on the outside of the windows or placed on the outside walls of any building, and no sign, awning, canopy, shutter or radio or television antenna or other attachment or thing shall be affixed to or placed upon the exterior walls or roofs or any other parts of any building without consent of the board
12. All garbage, trash and refuse shall be stored in appropriate containers inside the condo unit and shall be kept there until the evening before trash collection.
13. No signs except For Sale signs may be placed in anyone's yard unless approved by the Board.
14. For your safety and the safety of others, garage doors should be left down unless you are going in or out. Likewise, the lights on either side of the garage should be kept lit at night.
15. Suspicious activity should be reported to 911 and then to one of the Board members.
- 16 (a). Each owner shall promptly perform all maintenance and repair within his own condominium unit, which, if neglected, would affect the value of the property. These include but are not limited to:
  - Patios and sidewalks of the owner's home
  - Front doors, windows and frames, garage door and caulking
  - The landscaping that belongs to that particular unit
  - All things within the owner's home such as floors, ceilings, wall coverings, fixtures and cracks in walls.
  - Water lines, sewage lines, plumbing, gas and electric lines
  - Appliances, garbage disposals, dishwashers, stoves, ranges and refrigerators, telephones, chimney caps, air conditioning and heating equipment whether located wholly or partially inside or outside the condo.

(b) Owners are also responsible to perform maintenance and repair those areas, which are called **Limited Areas** (see Definition in **Declaration**, page 3). These areas include but are not limited to:

- Water lines, sewage lines, plumbing, gas and electric lines which are below the floor to above the roof if they are an extension of those lines in the condominium unit.
- All partitions and interior walls which may be an extension of the neighbor's property.

17. The owner will reimburse the Condominium Association for any expenses incurred to repair or replace any area or facility damaged through his fault.

18. Architectural control. No change or alteration may be made to the unit which would influence the harmony of the exterior design of the unit. This includes changing the door or color of door, windows, or electrical fixtures. Owners may screen a porch provided they first obtain written consent and approval for the material, color and design from the Board of Managers. Subsequent screened-in porches must be built like the model. Insurance for the maintenance and repair of this addition is the responsibility of the owner, not the Association.

19. Failure to comply with the Rules and Regulations set forth by the Directors of Country Club Estates Condominium Association could result in fines as determined by the Board. (added on May 3, 2011)

**THE BOARD MAY ADOPT, REVISE, AMEND AND ALTER FROM TIME TO TIME RULES AND REGULATIONS WITH RESPECT TO USE, OCCUPANCY, OPERATION AND ENJOYMENT OF THE PROPERTY. ALL AMENDMENTS TO RULES AND REGULATIONS WILL BE DELIVERED OR MAILED TO ALL OWNERS.**