

**COUNTRY CLUB ESTATES
CONDOMINIUM ASSOCIATION**

JEFFERSONVILLE, INDIANA 47130

**AMENDED AND RESTATED
GENERAL RULES AND REGULATIONS**

**Approved
October 14, 2019**

(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 without written approval. This includes changing the door, the windows or electrical fixtures. Owners may change the color of the door so long as the color is a current approved color. Owners may screen a porch provided they first obtain written consent and approval 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.