

SENECA GARDENS CONDOMINIUMS

HOUSE RULES 2015

1. Unit owners are specifically cautioned that their right to make any addition, change, alteration or decoration to the exterior appearance of any portion of a building is subject to the provisions of the Master Deed.
2. All exterior windows shall be furnished with opaque draperies with a backing of a white or off-color such that no color but opaque white or off-white shall be visible through any window from the exterior of a unit when the draperies are closed.
3. No unit owner or resident shall play upon or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television set or other loud speaker in a unit between the hours of 11 p.m. and the following 8 a.m. if the same shall disturb or annoy the other occupants of the building.
4. All doors leading from the units to common elements shall be closed at all times except when in actual use for ingress and egress to and from common elements.
5. Complaints regarding the service of the project shall be made in writing by the Manager or Managing Agent.
6. There shall not be kept in any unit any inflammable, combustible or explosive fluid, material, chemical or substance except for normal household use.
7. Payment of regular assessments are due on the first day of each month and if ten or more days late, are subject to charges as provided in the Master Deed. Such charges may not be waived by the Manager or Managing Agent.
8. Checks are to be made payable to Seneca Gardens Condominiums, Inc. Checks are to be mailed or delivered to Cornerstone Property Management, 6006 Brownsboro Park Blvd. Suite B, Louisville, KY 40207.
9. No unit owner or resident shall direct, supervise or in any manner attempt to assert any control over any of the employees or agents of the Council nor shall he attempt to send any of such employees or agents upon private business of such unit owner or resident.
10. Use restricted to single-family residential use.
11. Should the amount of any insurance premium be affected by a particular use of a unit or units, the owners of such units shall be required to pay any increase in premium resulting from such use.
12. Any unit owner who wishes to sell or lease or sublease such unit to any person shall give the Council of Co-Owners no less than 15 days prior written notice of any such sale, lease, assignment, or sublease, which notice shall specify the name and address of the purchaser, assignee, or lessee. The council shall have the first right and option to purchase or lease such unit upon the same terms, which option shall be exercisable for 15 days after receipt of such notice. The above in subject to written consent of 75% of all unit owners, and is not applicable to transfer by gift, inheritance, or sale of interests between co-owners.
13. No "For Sale" or "For Rent" signs, advertising, or other displays on any part of the property.
14. No obstruction of or storage in common elements without the prior consent of the Board.

15. Nothing shall be hung or displayed on the outside of windows, or placed on the outside walls and no sign, awning, canopy, shutter, radio, or T.V. antenna shall be affixed upon the exterior walls or roof without the prior consent of the Board.
16. No animals of any kind permitted except dogs, cats, or other household pets (no breeding for commercial purposes) under 16 pounds may be kept in units subject to rules and regulations by the Board and when outside kept on a leash and accompanied by a responsible person. Any such pet causing a nuisance or unreasonable disturbance shall be permanently removed from the property upon three days written notice from the Board.
17. No noxious or offensive activity constituting an annoyance or nuisance or waste at common law.
18. Nothing shall be done inside or out which will impair the structural integrity of the building or structurally change the building.
19. No laundry of any kind or other articles shall be hung out or exposed in common elements which shall be kept free and clear of rubbish, debris, and other unsightly materials.
20. No playing, lounging, parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches, chairs, or other personal property on any part of the common elements without the prior consent of and subject to any regulations of the Board.
21. Nothing shall be altered, constructed in, or removed from the common areas except upon written consent of the Board.
22. Locks on all entrance doors to each unit shall not be changed (nor locks added to) without prior permission from the Board.
23. The Council or its agents or employees may enter any unit when necessary in connection with any painting, maintenance or reconstruction for which the Council is responsible, or which the Council has the right or duty to do. Such entry shall be at reasonable hours and shall be made with as little inconvenience to the unit owners as practicable, and any damage caused thereby shall be repaired by the Council at the expense of the maintenance fund.
24. No buses, motor homes, trailers, or commercial vehicles shall be parked in the parking areas, except for vehicles utilized for moving the contents of a unit and other deliveries, not to exceed 24 hours and only for the purpose of loading or unloading materials for that unit.
25. Any amendments to the Master Deed or By-Laws must be set forth in writing and signed and acknowledged by at least 80% of all unit owners.
26. Failure to enforce the above in no way constitutes an abrogation or waiver.
27. Detailed provisions for enforcement of the above are contained in the Master Deed.