

SPINDLEWICK CONDOMINIUM

RULES AND REGULATIONS

Approved 6/5/22

1. No sign of any kind may be erected, displayed, or maintained on any lot or on the common areas without consent of the Association.
2. No satellite, television antenna, transmitting or receiving device may be erected or maintained on the exterior of buildings or fencing without prior written consent of the Association.
3. No animal may be kept or maintained in any patio or common areas without prior written consent of the Association.
4. Owners are limited to one pet per unit and not to exceed 25 lbs. If owners currently have an animal that exceeds the 25 lb. weight limit, they will be “grandfathered” in with their current pet, but future pets cannot exceed the weight limit. All pets must be on a leash in common areas and waste cleaned up and appropriately disposed.
5. Generally, snow and ice removal from the sidewalks is the responsibility of the unit owners in each of the buildings.
6. Burning of trash or garage in any patio or common area is prohibited.
7. Woodpiles must be at least three feet from any portion of the building.
8. Any assessment or monthly HOA fee not paid within 15 days of its due date is delinquent and there will be a late charge in the amount of \$20 per month. With prior arrangements with the accountant, assessments may be paid over a 12-month period in monthly installments.
9. Pool rules include:
 - Maximum of five people in the pool at a time (state regulation)
 - No one in the pool with no one else in pool area (state regulation)
 - Guests must be accompanied by owner and are expected to adhere to all rules
 - All children under 18 must be always accompanied by an adult
 - No glass in pool area
 - No animals
 - No swimming with open wounds
 - No smoking in pool area
 - Keep the gates always locked
10. Only electric grills are permitted on balconies. In patio areas, any non-electric grill must be placed 8 feet from the building when in use.
11. No laundry, bedding or other items shall be hung in any way visible from the exterior of any residence or from the common area.

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12. No auction, estate or garage sale, or other sale, whether public or private, may be conducted without prior approval of the Association.
13. Except for customary passenger automobiles, temporary maintenance vehicles and trucks making deliveries, no trailer, house trailer, motorcycle, boat, boat trailer or rack, mobile home, or movable unit of any type (even if temporarily immobile) are allowed unless kept within the owner's garage.
14. Contractor performing remodeling and/or maintenance in Spindlewick may perform work from 8:00 a.m. local time until 6:00 p.m. local time Monday through Saturday unless such work is as result of any emergency beyond the control of the owner and/or contractor. No construction vehicles may be parked in Spindlewick overnight. No contractor vehicles shall block any garages or parking areas.
15. Any damage caused by an owner, renter, household member, guest or contractor to a common area, unit owners will be charged all expenses incurred for repair or replacement of the damage.
16. No planting or lawn ornamentation may be placed in common areas without prior written approval from the Association.
17. Garage doors are to be kept closed when not attended.
18. All occupants shall exercise extreme care about making noises after 10:00 p.m.
19. Guests may not park in the parking lot for more than two weeks per year.
20. Mechanical work is not permitted on vehicles in the common parking area.
21. The garbage is removed twice a week (Tuesday's and Friday's) from the dumpster areas.
 - All trash must be placed within the dumpsters (anything left outside the dumpster will not be picked up by the trash service).
 - Boxes should be broken down
 - Construction items should not be placed into the dumpsters
 - Large household items should not be placed in the dumpsters
22. Before using fireplaces, owners should have their chimney cleaned annually, prior to each winter season.
23. Owners should have dryer vents cleaned annually.
24. Kentucky licensed contractors are required for plumbing, heating, or electrical work. Owner should always check with Association before beginning work. Permits from various levels of government may be required.

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25. Steel gaged piping must be used on washers and overflow trays must be installed in second floor units.
26. Water detectors and/or overflow trays must be installed in second floor units under hot water tanks.
27. Annually, owners will provide updated information requested, including Emergency contact, mortgage company and address or release of mortgage, vehicle information, etc.
28. It is the responsibility of each unit owner to carry their own homeowner's insurance, or more commonly known as Condominium Unit Owners Policy, to cover mostly personal property, including everything you own inside the unit from the drywall in; master insurance is covered by the community for common areas and external walls and roofs. (Renters should provide their own renters insurance to cover personal contents within units.)