

THE WOODMERE TOWNHOMES  
Seminary Drive  
40241

RULES AND REGULATIONS

Updated February 2024

PLEASE READ THE WOODMERE TOWNHOMES BY-LAWS  
for additional restrictions

- I. Do keep the garage doors closed at all times.
- II. Owner's cars may be parked in front of the building only during the day and garage at night. Overnight parking of a standard passenger vehicle is permitted in front of an owner's unit if the owner displays a state issued Handicap Sticker or the vehicle belongs to an overnight guest of that unit's owner. Any unit owner of more than two (2) vehicles must park third (3rd) vehicle in front of his detached garage unit.
- III. Do not plant flowers, shrubs, trees or vegetables in the common area or garage. Planters in front stoops are acceptable. All suggestions for future changes, alterations, or additions should be made to The Board for consideration.
- IV. Do not store firewood, garden equipment, ladders or other items in front or sides of home and garages. These types of items should be stored out of sight in rear yards or inside garages.
- V. Holiday or Christmas lighting must be white miniature. Do not use large or colored lighting. Lights on one tree and or in stoop planter are acceptable. Do not decorate more than one tree and do not hang lights on gutters or buildings.
- VI. Do not plant trees or bushes in back of property close to building. Overhanging limbs can be very damaging to roofs and gutters. Climbing vines must be kept trimmed to avoid growth under eaves and gutters.
- VII. Outside storage sheds in back yards must be lower in height than the surrounding privacy fence.
- VIII. During the summer months, owners should water front shrubs and surrounding small trees to avoid the cost of replacements.

- IX. Do keep garbage containers and receptacles inside garage or in rear of property EXCEPT the night before or early morning on the pickup days. Remove receptacles from street as soon as possible after pickup has been made.
- X. Owners should contact The Board of The Association with any questions, suggestions or concerns.
- XI. A Modification Application must be completed and submitted to the Board prior to any changes to the exterior of a unit. See form attached.
- XII. Unit owners are responsible for their windows and doors (also see: Seventh Amendment to Master Deed, Article III, Limited Common Elements (3.3 c) The attic area above each unit, all exterior windows and all exterior entrance doors shall be maintained by each unit owner.) This includes the following parts of a window (also see image attached):
- Window Head:** Runs horizontally across the top.
  - Window Sill:** Runs horizontally across the bottom.
  - Window Jambs:** Runs vertically up the sides.
  - Window Frame:** The casing, sill, head and jambs combine to form the frame,
  - Window Panes:** The glass pieces of a window; usually transparent, sometimes translucent or textured.
  - Window Sash:** A border that frames the panes and holds them in place; made of the stiles and rails.
  - Window Rail:** Horizontal part of a sash.
  - Window Stile:** Vertical part of a sash.
- XIII. The Association is not responsible for the maintenance and repair of any owner's water and sewer lines that lead from each unit's meter at Seminary Drive to the unit. It is HIGHLY RECOMMENDED that all residents obtain and pay for the insurance that Louisville Water Company offers to all customers. Please carry insurance for both your water lines AND sewer lines. If an owner chooses NOT to pay for this coverage through the water company, then the owner will be fully responsible for any repairs necessary to the pipes exclusive to their unit, regardless of where the problem lies. You may reach the Louisville Water Company to obtain this coverage.

Owners are required to alert management or a board member PRIOR to scheduling any repair necessary within the common area of the property.

# Woodmere Townhomes

c/o Cornerstone Property Management LLC  
8003 Lyndon Centre Way Suite 101  
Louisville, Kentucky 40222

## Architectural Improvement Application

This application form should be submitted for any construction in or modification to your condominium. If in doubt about your particular project, please contact Cornerstone Property Management Company at 502.384.9012 or any member of the Board of Directors.

The object of requiring a unit owner to file an improvement application with the Board of Directors is to insure that the planned improvement conforms to the Association's Master Deed, maintains the architectural integrity of the unit and building and in no way inconveniences your fellow residents. It also enables the Board of Directors to determine what information and assistance it can provide in order to expedite completion of your planned improvement.

You will be notified as soon as possible after the submission of this form and all requested information if your application was approved or denied.

Name:

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Address:

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Type of Improvement

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Materials:

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Approx. Start Date: \_\_\_\_\_ Approx. Completion Date: \_\_\_\_\_

Approx. Cost: \_\_\_\_\_

An engineered drawing of all improvements must be submitted and attached to the application to show exact location and dimensions.

Please provide the name and contact information for the contractor/s you will employ:

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We ask that your contractor provide us with proof of insurance and copies of any necessary permits. Please include/attach this information when returning this form or have your contractor provide it to us directly.

In consideration of the above owner's request for modifications to the exterior of the unit's structure or grounds, approval is granted with the following restrictions:

1. Ongoing maintenance of the modification is the responsibility of the owner and future owners. This includes cleaning, painting, refinishing, weeding, replacement of weathered elements, and all other efforts required to ensure that the modification remains in a condition comparable to first installed.
2. While the exterior areas of the property are covered by the Association's insurance policy, the owner may be responsible for reimbursing the Association or other owners for any deductible costs or expenses relating to a liability or damage claim associated with the modification.
3. Should the modification or its installation cause damage to any other common or personal property, the above owner is responsible for all costs associated with correcting the problem and restoring other properties to their prior condition.
4. The Association is not responsible for replacement, repair, or restoration of any owner-installed modifications that are damaged by any means, including routine or exceptional maintenance activities by the Association or its agents.
5. Unit owner is responsible for ensuring future owners are aware of approved modification and its restrictions.

This approval cannot be revoked or modified by future board action unless the owner fails to abide by the above restrictions, or unless the owner fails to abide by the above the restrictions, or unless the owner requests approval to remove or change the modification. Likewise, these restrictions and responsibilities are permanently attached to the property and are transferred to any future owners of the property.

I, the condominium owner, understand the rules concerning the proposed improvement. I agree to abide by the rules established by the Board of Directors and will be solely liable for the addition of this improvement.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

For Board Use Only:

Date Application Rec'd: \_\_\_\_\_ Rec'd By: \_\_\_\_\_

Date Approved: \_\_\_\_\_ Date Denied: \_\_\_\_\_

Approved/Denied By: \_\_\_\_\_

Reason for denial: \_\_\_\_\_

Please Return This Form and Attachments To:

Cornerstone Property Management  
8003 Lyndon Centre Way Suite 101  
Louisville, KY 40222

email: [customerservice@contactcornerstone.com](mailto:customerservice@contactcornerstone.com)  
fax: 502.384.9170

Woodmere Townhomes May 2018

Image of parts of a window that unit owner responsible for:

