

CREEKWOOD TERRACE VIOLATION & FINE SCHEDULE

VIOLATION	VIOLATION OF	NOTICE GIVEN	FINE & ESCALATION
Noise	Project Rule #4, Bylaw Article V-I	Warning	\$25
Grills (including gas, propane, fire pit, any evidence of open flame)	Project Rule #5, Kentucky State Fire Code	Warning	\$50
Fireworks	Project Rule #5	NO Warning	\$50/\$100
Dumpster/Corral Misuse	Project Rule #6, Bylaw Article V, L	Warning	\$25
Visible Trash (including bagged dog waste)	Project Rule #6, Bylaw Article V, L	Warning	\$25
Pet Policy (includes off leash, nuisance, tethering)	Project Rule #14, City Ordinance 91.002, 91.004 and Pet Unit Owner Requirements	Warning	\$25
Pet Waste	Project Rule #14, City Ordinance 91.010	NO Warning	\$50
Parking/Traffic Regulations/ Unauthorized Vehicles	Project Rules #17-#21 and #31	Warning	\$25
Major Vehicle Repair	Project Rule #17 (See Note)	NO Warning	\$50/\$100
Damage to Commons	Project Rule #27	NO Warning	Cost of damage
Late Payment (received after the 15th)	Project Rule #32	NO Warning	Late fee of 10% of payment due each month
Smoking	See Amendment 18	Warning	\$100/\$250/\$1,000
Failure to provide requested information	PPI (Personal Profile Information form)	Warning	\$10/day

VIOLATION	VIOLATION OF	NOTICE GIVEN	FINE & ESCALATION
Decorations, including Holiday Decorations	See full Outside Decoration Policy dated 12/30/2022	Warning	\$10

SUPPORTING GOVERNING DOCUMENTS (EXCERPTS):

PROJECT RULE #4 - Noise

Unit Owners shall not make or permit to be made any disturbing noises which will unreasonably interfere with the rights, comforts or conveniences of any other Unit Owners. All Unit Owners shall keep the volume of any radio, amplifier, stereo, television or musical instrument in their Condominium Unit sufficiently reduced at all times so as not to disturb other Unit Owners in any building.

PROJECT RULE #5 - Fire

Unit Owners shall not permit any act or thing deemed extra-hazardous on account of fire or that will increase the rate of insurance on the premises. Unit Owners shall not keep any gasoline or other explosives or highly flammable material on said premises or storage.

PROJECT RULE #6 - Trash

No burning of any trash and no unreasonable, unsightly or offensive smelling accumulation or storage of litter, new or used building materials, garbage or trash of any kind shall be permitted within any Condominium Unit or upon any common element except where expressly authorized by the Board. Trash and garbage containers shall not be permitted to remain in public view except at garbage pick-up points on scheduled pick up days.

PROJECT RULE #14 - Pets

The maintenance, keeping, breeding, boarding, and raising of animals, livestock or poultry of any kind, regardless of number, shall be and is hereby prohibited within any Condominium Unit or upon any common elements, except that this shall not prohibit the keeping of a small dog (not to exceed 30 lbs), cat, and caged birds as domestic pets provided that they are not kept or maintained for commercial

purposes or for breeding. Areas within the regime may be designated as the sole areas for the curbing of animals. Provided, however, each Unit Owner shall be responsible for cleaning up and removing animal feces from any area of the condominium including the designated area. A fine of Fifty Dollars (\$50.00) per incident is hereby imposed upon the offending Unit Owner. In no event shall any animal be permitted in any of the common elements of the Project unless carried or on a leash. The Unit Owner of such animal shall indemnify the Council of Co-Owners of the Project and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Project. If a dog or other animal becomes obnoxious to other Unit Owners by barking, by elimination in un-designated areas (designated areas may be set by the Board) or otherwise, the Unit Owner thereof must cause the problem to be corrected; or if it is not corrected, the Unit Owner, upon written notice by the Board, shall be required to dispose of the animal. Any animals outside the condominium units shall be accompanied by their Unit Owners at all times. No tethering of any animals.

PROJECT RULE #17 - Vehicles

The common elements designated as parking areas are for automobiles only. Automobiles must have current license plates and be in operating condition. No auto repairing shall be permitted on the parking areas. Fully maintained conversion vans, SUV's and pick up trucks shall be deemed to be an automobile for the purpose of this section. No vehicles on premises are to exceed 21 feet in length.

NOTE: No major auto repairing including any activity involving fluid drainage, the use of jack stands, brake jobs, exhaust work, or any kind of engine/transmission/body repairs.

PROJECT RULE #18 - Vehicles

All Unit Owners must observe and abide by all parking and traffic regulations as adopted by the Board or local authorities. Vehicles parked in violation of any parking rules or regulations will be towed away at the Unit Owner's sole risk and expense with the cost of moving or towing being added as a part of the responsible Unit Owner's maintenance charge. Violators of traffic regulations committed within Creekwood may be subject to the levy of a fine of up to \$100 per incident by the Association.

PROJECT RULE #19 - Vehicles

No buses, trucks longer than 21 feet, motor homes, trailers or commercial vehicles shall be parked in the parking areas or in driveways, except for vehicles utilized for moving the contents of a Unit, and other deliveries not to exceed six (6) hours in duration per one visit.

PROJECT RULE #20 - Vehicles

No boats, motorcycles or campers shall be parked or stored in parking areas.

PROJECT RULE #21 - Parking

Parking so as to block sidewalks or driveways shall not be permitted. Each Unit Owner expressly agrees that if he shall illegally park or abandon any vehicle, he will hold the Council of Co-Unit Owners of the Project harmless for any and all damages or losses that may ensue.

PROJECT RULE #27 - Damage to Common Area

Any damage to the equipment, facilities or grounds of the common elements caused by a Unit Owner, his family or pets shall be repaired at the expense of the Unit Owner.

PROJECT RULE #31 - Parking

All allowed vehicles shall be kept in the Unit Owner's designated parking spot, except that guests may use common parking areas for a reasonable time (not to exceed seven days).

PROJECT RULE #32 - Maintenance Fees

Quarterly maintenance fees are due on the first of every quarter, following date of deed. There shall be a 10% late payment penalty assessed on any payment made on or after the 16th day of each quarter and another 10% penalty assessed each thirty days thereafter. Fees are not subject to credit or set-off without prior approval of the Council of Co-Unit Owners.

NOTE: This also applies to monthly maintenance fees.

AMENDMENT 18 - No Inside Smoking Policy

No smoking is allowed inside any unit. The term "smoking" shall mean lighting and/or burning for inhaling any tobacco or smokable products including but not limited to marijuana, cigarettes, cigars and pipes. This prohibition shall apply to all persons living in or visiting any unit in the Association whether or not such persons are Unit Owners. Each Unit Owner shall be responsible to prevent their guests or invitees from violating the No Inside Smoking Policy. All smoking of any kind is to be done outside the doors of the unit - either on the deck attached to their own unit or on the common grounds. No smoker may discard butts or other smoking paraphernalia on the common grounds. All materials must be disposed of properly.

PERSONAL PROFILE INFORMATION (PPI FORM)

A fine of \$10/day will be levied for every day this document is not received after 10 business days from the date of its mailing.

OUTSIDE DECORATION POLICY #14 - HOLIDAY DECORATIONS (SEE FULL POLICY FOR ALL RULES REGARDING OUTSIDE DÉCOR):

Lights, wreaths, garland, etc. (excluding large yard standup or blow up items) may be displayed as follows:

- Halloween – Displayed as early as October 1st, removed no later than November 10th
- Christmas, Hanukkah, Kwanza, etc. – Displayed as early as the weekend before Thanksgiving, removed no later than January 10th

BY-LAWS, ARTICLE V, Section 3, (i) - Noise

All occupants shall exercise extreme care about making noises and in the use of musical instruments, radios, televisions, and amplifiers that may disturb other occupants.

BY-LAWS, ARTICLE V, Section 3, (l) - Trash

No refuse, garbage or trash of any kind shall be thrown, placed or kept on any common elements of the Project except in the areas provided for such purpose.

CITY ORDINANCE 91.002 - Pets - Restraints Required

All animals, excluding community cats, shall be kept under restraint at all times, as defined in this chapter, except as otherwise provided here in, and any deviation or violation, there of the strictly prohibited.

CITY ORDINANCE 91.004 - Pets - Nuisance

No Unit Owner shall fail to exercise proper care and control of his or her animals so as to prevent the animal from constituting a nuisance as defined in this chapter.

CITY ORDINANCE 91.010 - Pets - Sanitary Disposal of Animal Feces Required

Owner must have, in his or her possession, a suitable device for the picking up, collection, and proper sanitary disposal of the animal, feces or manure. Immediately removes all feces deposited by such animal, and disposes of the same in a sanitary manner.

FIRE CODE - The state of Kentucky follows the National Standard in NFPA 1 2018:

10.10.2

The Authority having jurisdiction shall have the authority to prohibit any or all open flames, use of fireworks, candles, and open, recreational, and cooking fires or other sources of ignition, or establish special regulations on the use of any form of fire or smoking material where circumstances make such conditions hazardous.

10.10 OPEN FLAMES, CANDLES, OPEN FIRES, AND INCINERATORS

10.10.6 COOKING EQUIPMENT.

10.10.6.1

For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.

10.10.6.2

For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.

This is not an exhaustive list of violations/fines. All Governing Documents may be found/downloaded at www.contactcornerstone.com/creekwood-condos.html. Fines may be deemed appropriate by the Board of Directors for violation of any Rule, Regulation or Unit Owner's Obligation within the Governing Documents.