

Rules and Regulations of Hudson Lake Estates Homeowners Association

The Board of Directors of the Hudson Lake Estates Homeowners Association (hereinafter referred to as the "Board"), under authority conferred by the Articles of Incorporation, the Declaration of Covenants, Conditions, and Restrictions and the Bylaws of Hudson Lake Estates Homeowners Association, Inc. hereby adopts the following Rules and Regulations (hereinafter referred to as the "Rules") for Hudson Lake Homeowners Association (hereinafter referred to as the "Regime").

Purpose

Deed restrictions and Rules protect neighbors and the value of homes in our neighborhood. All property owners and tenants are subject to the Deed Restrictions and these Rules. In turn, they rely on their neighbor's promises that they too will comply. Most problems can be resolved and unnecessary complications avoided by a thorough understanding of the Deed Restrictions and these Rules. Compliance with the Deed Restrictions and these Rules by all neighbors will permit the Hudson Lake Homeowners to enjoy their homes in a pleasing environment and an attractive community with sustained property values.

Basis

These Rules are intended to augment the Hudson Lake Estates Deed Restrictions and do not replace or override them. All are based on the specific rules established by the appropriate Governing Documents. These Rules and Regulations may be adopted, revised, amended and altered from time to time with respect to use, occupancy, operation, and enjoyment of the Common Areas by the Board.

Animals

It is understood that pets are a part of our community but must at all times be leashed or otherwise restrained. Any person whose pet continually barks, howls, whines or make noise loudly or threaten to attack or attack persons or other animals, roams loose, chase cars or other vehicles, including bicycles, or get into residents' garbage, whether open or otherwise will be found in violation.

Vehicles

1. Continuous parking of an un-driven vehicle for more than thirty (30) consecutive days is prohibited unless prior arrangements have been made and permission granted by the Managing Agent. Vehicles parked in violation of this rule will be considered "stored" vehicles. "Stored" vehicles must be parked out of sight in the owner's garage or they must be removed from and stored off property.
2. No trucks, commercial vehicles, boats, trailers, vans, campers or mobile homes shall be parked or stored on the street or on any Lot (except in an enclosed structure shielded from view) for any time period longer than 72 hours in any thirty (30) day period. Buses, personal watercrafts, and all other types of recreational vehicles must

not be parked anywhere on the property. Recreational vehicles may be parked in a unit owner's driveway for a period not to exceed 24 hours and then ONLY for the purpose of loading or unloading the vehicle immediately prior to or returning from a trip.

3. Commercial Vehicles: Parking of commercial vehicles is broken into three categories: a) Service Vehicles; b) Small Commercial Vehicles and c) Prohibited Commercial Vehicles.
 - a. Service Vehicles are defined as vehicles used in public services such as EMS, fire fighting or police protection. Service Vehicles may be parked in the driveway overnight.
 - b. Small Commercial Vehicles (SCV) are defined as any vehicles less than twenty-one (21) feet in length, having a height of less than nine (9) feet, weighing less than 6,000 pounds when fully loaded, and/or displaying less than eight (8) square feet (per side) of any type of advertising, signage, or placards. SCV's are allowed to be parked on the property **ONLY IF THEY ARE USED ON A DAILY BASIS** in their normal course of their profession and drive the SCV to their place of work from their residence. SCV's may be parked in the owner's driveway overnight.
 - c. Prohibited Commercial Vehicles (PCV) are defined as all vehicles that when fully loaded, more than 6000 pounds; have a vehicle length of more than twenty-one (21) feet in length; all vehicles with a height greater than nine (9) feet, display more than (12) square feet (per side) of any type of advertising, signage, or placards, and all vehicles that include any open exterior storage of tools or materials except no more than two visible ladders. Dump trucks, tow trucks, flat bed car hauling trucks, panel vans and "step vans" larger than one-ton capacity shall all be considered in every instance to be prohibited commercial vehicles.
4. No vehicle maintenance other than brake changes or fluid maintenance may be performed on driveways.
5. It is illegal to operate a vehicle repair business on residentially zoned property.
6. It is illegal for heavy trucks (dual rear axles) to park in residentially zoned areas. This includes driveway and street parking of semi-trucks, trailers and commercial vehicles.
7. The owner of the home responsible for the vehicles in violation of any of these rules will be subject to sanctions as may be imposed by the Board of Directors.

Trash Storage

1. No burning or storage of trash of any kind shall be permitted on the Property.
2. All household garbage must be out by 6:00 AM on the collection day designated by the waste hauler, and may be set no earlier than 4:00 PM on the day before collection.

All containers must be removed from the street no later than 4:00 PM the day after collection. (Ordinance # 44, series 2005).

3. The garbage must be in the hauler's approved container and closed at all times. There can be no loose bags.
4. Trash containers may be stored inside of the garage or outside, either in the backyard of the house or along the side of the garage if they are at least three (3) feet back from the front corner going towards the back of the house. Any trash containers stored outside of the garage shall be screened from view from the street when facing the front of the house with either a wooden fence, or lattice screen, or landscape planting. Such screening shall be tall enough to screen the top of the trash container and of a length to screen the sides of all containers stored along the building.

Antennae and Satellite Dishes

1. No exterior television or radio aerial or antenna, or other aerial antenna or antenna tower, for the reception or transmission shall be installed or maintained on the Property. Satellite dishes with a diameter not to exceed twenty-four (24) inches may be installed, preferably, and when possible, not to be located on any portion of the front half of the house when facing the front of the house from the street.
2. Roof mounted Satellite Dishes preferably are to be located on the back portion of the roof behind the roof peak out of visible sight from the main street facing the front of the house. Satellite Dishes mounted on posts along the side of the house need to be screened from view of the street facing the front of the house either with wood fence or lattice screening or landscape plantings.

Street Trees, Bushes or Shrubs

1. Street Trees must be maintained. Dead ones removed or replaced.
2. Branches, trees or shrubs which hang lower than eight (8) feet above any sidewalk or street within the right-of-way or easement must be cleared by the owner.
3. Plants or shrubs that grow up or extend onto any street, sidewalk, traffic sign, street sign or mailbox which will obstruct the passage or view of vehicular or pedestrian traffic or impede the reading of house numbers on the mailbox must be cleared by the owner.

Painting or Staining of Exterior Fences

1. Back and side yard fences must be five (5) feet from the sidewalk/street. A six (6) foot fence is permissible. If there is a pool, a six (6) foot fence is permissible but it shall not be located within five (5) feet of any lot line.
2. All exterior wood fences may be treated with a clear sealer, or painted or stained with a neutral or earth tone color paint or stain. For the purpose of this rule, an earth tone color is defined as any shade of brown. All colors must be submitted for approval

along with and Architectural variance request that must be submitted and approved prior to construction and installation of the fence. When reconditioning fences, the color must comply with the current guidelines.

3. White vinyl fencing is allowed.
4. No fencing shall be installed or erected until plans therefore have been approved in writing by the Board.

Swimming Pools

1. Inflatable and/or temporary above ground swimming pools of a depth not to exceed 18" (18) inches measured from the ground to the top edge of the pool side, are allowed between the dates of May 1 through September 30 of the calendar year. These swimming pools must be located in the back portion of the lot, behind the house structure, out of visible sight from the main street facing the front of the house.
2. HOMEOWNERS BE ADVISED THAT PER STATE LAW AND LOCAL ORDINANCES: ALL ABOVE GROUND POOLS WITH A SIDE HEIGHT OF LESS THAN FOUR (4') MUST BE ENCLOSED BY A FOUR (4') FOOT FENCE WITH AN AUTOMATIC LATCHING GATE. Inflatable pools not surrounded by an approved fence must be removed upon receipt of a violation notice.
3. Above ground pools are permitted with approval from the Board as long as they are installed in a permanent type manner with decking surrounding the pool.

Parking

1. No vehicle may be parked in the front or side yard of any residence except on the made driveway and in accordance with City parking ordinances 99-04 and 99-05.
2. Limitations of Stopping and Parking: It shall be a parking violation, for which fines may be imposed by the County or the HOA Board, for the operator of any vehicle to stop or park such vehicle except in a case of real emergency or in compliance with the provisions of this traffic code or when directed by a police officer or traffic sign or signal at any time in the following places:
 - a. On the mainly-traveled portion of any roadway or on any other place in the roadway where vehicles stand in any manner other than as specified in 72.034
 - b. Within an intersection
 - c. On a sidewalk
 - d. Within four (4) feet of a public or private driveway
 - e. Within ten (10) feet of a fire hydrant
 - f. Within a crosswalk
 - g. In front of a mailbox
 - h. Alongside or opposite any street excavation or obstruction when stopping or parking that would obstruct traffic
 - i. On that portion of public property located between the sidewalk and the curb-line of the street, or where there are no sidewalks, off of any paved area

- j. In front of sidewalk ramps provided for persons with disabilities
- k. Within thirty (30) feet upon the approach to any intersection and stop sign located at the side of a roadway.

Mopeds, motorized scooters, speedy pocket bikes, ATV's and go-karts

A 'moped' is defined as having: "No more than two (2) brake horsepower, a cylinder capacity not exceeding fifty (50) cubic centimeters, an automatic transmission not requiring clutching or shifting by the operator after the drive system is engaged, and capable of a maximum speed of not more than thirty (30) miles per hour." KRS 189.285. If not sure about the vehicle, contact the County Clerk's office to find out if the vehicle needs to be licensed.

Most of the scooter or go-cart type vehicles that do not fit the definition of a moped would not qualify to be registered for street use, and **would not be legal to operate on the street**, even if the operator was licensed. These motorized vehicles could be operated legally on private property with the permission of the owner.

Hot Tubs and Exterior Saunas

1. Installation of Hot tubs and exterior saunas are allowed provided they are located in the back portion of the lot, behind the house structure, out of visible sight from the main street facing the front of the house and in a location no more than twenty (20) feet away from the rear of the house structure.
2. Hot tubs and exterior saunas installed on corner lots that are visible from a side street need to be screened from the street with landscape plantings. All Hot tub and sauna enclosure structures require an approved Architectural variance that must be submitted and approved prior to construction and installation.
3. Those Hot tubs and exterior saunas already completed must conform to this statement if they are moved with the exception that landscape plantings must be done now if the Hot tub or exterior sauna is visible from the front of the house or side street.

Trampolines, Playground Units and Basketball Goals

1. Trampolines are allowed but they must be located in the back portion of the lot, behind the house structure, out of visible sight from the main street facing the front of the house. Trampolines must be maintained in good maintenance and repair and the grass below the trampoline must be maintained free of weeds and trimmed on a regular basis.
2. Trampolines and/or Playground units that are secured in the ground may remain until repairs are needed and then the owner must comply with the units not being seen from the front of the house.
3. It is illegal to place a basketball goal (including portable goals) in the right of way. If a notice of removal is received and ignored, the Public Works Department will remove and confiscate it. These basketball goals impede the flow of traffic, the

delivery of mail in some cases and are detrimental to the appearance of the neighborhood.

4. Basketball goal, permanent or movable, should not block sidewalks.

Mailboxes

Effective January 1, 2012, the association will designate a design and composition that will provide uniformity to the subdivision. Each mailbox shall have the street numbers for the lot on each side of the mailbox. If the mailbox is damaged, destroyed, or deteriorates, then each owner, at owners expense shall repair or replace such mailbox with another of an exact kind, design, pattern, and color as the initial mailbox. For specifics of the mailboxes, please contact the management company.

Street Numbers

All residential property in Jefferson County is required to display the appropriate address number. The numbers must be four (4) inches in height and a black, white, nickel, or gold finish. They shall be standard Arabic numbers.

Doors

1. Storm doors must be full glass.
2. Security must be black, white, or off-white.
3. Garage doors must a solid color in good working order

Commercial yard services and Grass/Weed Height

1. Commercial yard services cannot occur outside the time period of 8 AM and 8 PM Monday through Saturday. There can be no commercial yard services on Sunday.
2. Dumping rubbish, leaves, branches, grass clippings, shrubbery pruning or any other trash in the drainage areas or ditches within the common areas, easements and/or public areas, other than as permitted to access for sanitation services pickup.
3. Metro Code enforcement officers have authority to issue a citation and a \$100 fine for high grass and weeds to a property owner and demand immediate compliance if weeds or grass are higher than six (6) inches in height. If the citation is ignored, the fine can increase to \$1,000. For vacant properties, Metro Government is allowed to cut the grass of that property and then attach a lien for the costs. This is over and above those that the HOA can enforce.

Holiday Decorations

1. Holiday Decorations are allowed as long as they are not excessive and do not disturb immediate neighbors.

2. Decorations cannot be displayed prior to the first Friday after Thanksgiving and must be removed no later than the second Saturday following New Year's Day. The Board may extend the date due to weather conditions.
3. Decorations for other Holiday periods may be displayed for a period not to exceed two (2) weeks in advance and one (1) week after the Holiday date. Any retaining clips or other fasteners used on Gutters or other parts of the house must also be removed with the removal of the decorations.

Backyard vegetable and herb gardens

Homeowners may plant vegetable and herb gardens in their backyard provided the garden is located in the back portion of the lot, behind the house structure, out of visible sight from the main street facing the front of the house and in a location next to the house extending no more than 20 feet away from the rear of the house structure.

Front of House including Porches

No Grills, Couches, Pet Porters, or anything other than patio furniture or decorations shall be present either in the front of the house or on attached porch or deck on the front of the house. All front yards shall be reasonably maintained and kept free from trash and debris.

General House Maintenance

Loose roofing tiles, missing or damaged siding, broken windows, split screens, or plastic on the windows is not acceptable.

Miscellaneous

The following structures and improvements shall not be permitted on any lot in the subdivision (i) outdoor clotheslines and (ii) window air conditioners on any window facing the street.

Nuisances Prohibited

1. It is unlawful for any resident to do any act, thing, occupation, condition or use of property which shall continue for such a length of time as to:
 - a. Substantially annoy, injure or endanger the comfort, health, repose or safety of the public;
 - b. Unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, sidewalk, stream, ditch or drainage, or
 - c. Essentially interfere with the comfortable enjoyment of life and property, or tend to depreciate the value of property of others.
2. It is the responsibility of the owner to maintain any rental property.
3. Any growths, refuse, trash, garbage or scrap material which attracts rodents or otherwise is a nuisance to the public to accumulate and remain upon any property.

4. Any exterior of a residential property that remains in an unfinished or dilapidated condition for an unreasonable length of time which is to be determined by the City considering the circumstances. Unfinished condition hereby means that the residential property has not been completely sided with a commonly used wood, metal, plastic, brick or stone exterior siding product, or that such exterior material is peeling, faded or otherwise un-kept.
5. It is the responsibility of the owner to maintain all landscaping in a neat and well manicured manner. No over grown or dead plant life is allowed.

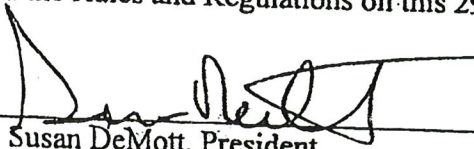
Violation of Rules

Multiple occurrences of the same violation in any calendar year will be considered subsequent and enforcement will escalate according to the adopted enforcement policy.

Certificate of Adoption

The Board of Directors for Hudson Lake Estates Homeowners Association hereby adopts the foregoing as the Rules and Regulations on this 29th day of August, 2011.

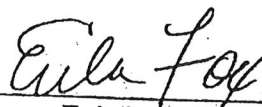
Signed: _____


Susan DeMott, President

Date: _____

8/29/11

Signed: _____


Eula Fox, Secretary

Date: _____

8-29-11