

Freemen Green Condominiums

Rules of the Project

Note: The following rules were established 6/24/74.

The developer of Freeman Green, a condominium regime, (herein after referred to as the “Board”), under authority conferred by both the Master Deed and the Declaration for Freeman Green and its bylaws hereby adopts the following Project Rules (herein after referred to as the rules) for Freeman Green (herein after referred to as the Project).

1. Wherever in the these rules there is reference to “unit owners”, such term shall be intended to apply to the unit owners of any condominium unit, to his tenants in residence, and to any guests, invitees or licenses of such unit owner or tenant of such tenant owner. Wherever in these rules reference is made to the Board, such reference shall include the Board and the Managing Agent where such authority is delegated by the Board to such Managing Agent.
2. Nothing shall be done or maintained in any condominium unit or upon any common elements which would be in violation of any law.
3. No noxious or offensive activity shall be carried on within or outside any condominium unit, nor shall anything be done or be permitted to remain in any condo minimum unit or on the common elements which may be or become a nuisance or annoyance to the other unit owners.
4. Unit owners shall not make or permit to make any disturbing noise 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.
5. 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 in said premises or storage area.
 6. 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 other 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 that garbage in sealed containers may be placed at garbage pickup points on scheduled pickup days.
 7. Unit owners shall not suffer or permit anything to be thrown out of the balconies and windows of the premises or down upon the grounds of the common elements or the dusting or shaking of mops, brooms or other cleaning material out of the balconies, windows or doors of the premises, and shall not permit anything to be placed upon or hung from the exterior of the buildings.
 8. There shall be no obstruction of any common element. Nothing shall be stored upon any common elements without the approval of the Board.
 9. No baby carriages, velocipedes, motorcycles, bicycles or other articles of personal property shall be left unattended on the grounds of the common elements.

- 10.** The entrances, doorways, steps and approaches thereof shall be used for ingress and egress.
- 11.** No structure of a temporary character, trailer, ten shack, barn or other outbuilding shall be maintained upon any common elements at any time, except for the purpose of and during periods of construction and reconstruction.
- 12.** No clothing, laundry, rugs, wash or any other item shall be hung from or spread upon any balcony, window, patio area or exterior portion of a condominium unit, or in or upon a general common element.
- 13.** All personal property placed in any portion of a condominium unit or any place appurtenant shall be at the sole risk of the unit owner and the Board shall in no way be liable for the loss, destruction, theft or damage to such property.
- 14.** The maintenance, keeping, breeding, boarding and/or raising of animal, 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, cat, fish and/or caged bird as domestic pets provided they are not kept or maintained for commercial purposes or for breeding. In no event shall any animal be permitted in any of the common elements of the Project unless carried or on a leash. The owner of any such animal shall indemnify Council of Co-Owners of thr Project and hold it harmless against any loss or liability of any kind or character whatsoever arising from our growing out of having any animal in the Project. If a dog or other animal becomes offensive to other unit owners by barking or otherwise, the owner thereof must cause the pronlem to be corrected, the unit owner, upon written

notice by the Board, will be required to remove the animal from the Project permanently.

15. All persons shall be properly attired when present on the common elements.

16. Solicitors are not permitted on the Project without consent of the Board. If you are contacted by one, please notify the Board's office immediately.

17. 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. The Board shall authority to designate parking space or spaces for particular units.

18. All unit owners must observe and abide by all parking and traffic regulations as posted by the Board and/or local authorities. Vehicles parked in violation of any parking rules or regulations will be towed at the owner's sole risk and expense.

19. No busses, trucks, trailers, or commercial vehicles shall be parked in the parking areas or in driveways.

20. No boats, motorcycles or campers shall be parked or stored on open parking spaces.

21. 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-Owners of the Project harmless for any and all damages or losses that me ensue.

22. The water closets and other water and sewer apparatus shall not be used for purposes other than those for which nthey were designed, and no sweepings, matches, rags, ashes or other improper articles shall be thrown therein. The cost

of repairing and damage resulting from misuse of any of the same shall be born by the unit owner causing such damage.

- 23.** The planting of plants, flowers, trees, shrubbery and crops or landscaping of any other type is prohibited in the general common elements immediately adjacent to the condominium units without approval by the board.
- 24.** Employees and Agents of the Board are not authorized to accept Packages, keys, money (except for condominium charges) or articles of any description from or for the benefit of the unit owners. If packages, keys, money or articles of any description are left with the employees or agents of the Board, it shall be at the sole risk of the unit owner. The Board does not assume any responsibility for loss or damage in such cases.
- 25.** Deliveries requiring entrance to a unit owner's condominium will not be accepted unless the unit owner has signed an admittance slip and left a key. The Board cannot assume any responsibility for the condition in which deliveries are received.
- 26.** Should an employee of the Board upon the request of a unit owner handle, move, park or drive any automobile placed in the parking areas, then, and in every such case, such employee shall be deemed the agent of the unit owner. The Board shall not be liable for any loss, damage or expense that may be suffered or sustained in connection therewith.
- 27.** Any damage to the equipment, facilities or grounds of the common elements caused by a unit owner, his family, lessees, invitees or pets shall be repaired at the expense of the owner.

- 28.** In compliance with Section N of the Master deed and Declaration of Freeman Green each unit owner shall provide the Board of Administration with a Certificate of Insurance from his insurer, showing that he has the required property and comprehensive personal liability insurance in effect, said certificate to provide thirty days notice to the Board prior to cancellation of insurance.
- 29.** Use of the swimming pool and clubhouse shall be governed by and in accordance with applicable laws and governmental regulations and such rules as the Board shall post from time to time.
- 30.** The unit owners shall comply with all the Project Rules hereinabove set forth and with any other Project Rules the Board, in its discretion, may hereafter adopt.

Freeman Green Condominiums Home Owners Association

Board Meeting

September 28, 2020

Garbage Pickup: Garbage and waste of any kind must be placed in plastic bags, tied and placed in the hall outside your unit the morning of pickup. No garbage should be placed in the hall during the night. Collection will begin at 9:00 am Monday through Friday, except holidays. Items such as newspapers, bottles and small boxes must be bagged. Large boxes should be broken down and placed in dumpsters by the resident. Do not place any offensive smelling garbage in the hall at any hour.

Speed Limit: The speed limit through the complex is 15 miles per hour as posted at our entrance. Excess speed poses a danger to all residents because of limited vision exiting the carport areas and people walking across or along the street.

Parking Areas, Carports and Storage Areas: There is no parking of any boats, show or recreational vehicles. Carports are to be used for resident's vehicles only. All vehicles must be legally registered and licensed. No repairs or washing of vehicles are allowed. The storage areas attached to the carports are for resident's use and should be kept secure. No noxious, toxic or dangerous material may be stored in these enclosures. Residents may also use the attic space to a limited degree.

Everyone has a key and use is at your own risk. Fire inspectors have the privilege to inspect the attic areas to satisfy insurance and safety requirements.

Maintenance Fees: Fees are due by the first of each month. Fees paid after the 10th are due a 10% penalty. Payment can be given to any Board member, placed on your door for pickup by maintenance along with garbage, dropped in the FGHOA mailbox in the lobby of building 103. Auto deduct can be arranged for each resident for their convenience or fees may be mailed to:

FGHOA
103 Freeman Green Dr.
Elizabethtown, KY 42701

Fire Doors: Interior doors which do not require a key are fire doors. The Elizabethtown Fire Department has advised that all fire doors must be closed at night to assure your safety when detection of a fire is less likely. Noncompliance could nullify insurance coverage should a fire occur. Doors may be left open during the day according to residents' desires; however, they must be closed at night.

Pet Maintenance: All dogs must be kept on a lease and under the walker's control. This is a city ordinance as well as an Association rule. Walkers must clean up after their animal and the waste disposed of properly. Male animals should not be allowed to urinate on any plants, or bushes as this will kill the plantings. Renters are not permitted to have pets.

Common Area Regulations: Smoking is not allowed in the common areas of the building, carports, hallways, elevators, pool and lobbies. Please be considerate of your nonsmoking neighbors when smoking outside your unit or on the grounds. Balconies and patios are not to be used to hang clothing, rugs or other household items. No items may be suspended from balcony rails, windows or exterior of unit or common area. The fire department does not allow gas or charcoal grills – electric grills only may be used. All lawn area must be kept clear of debris. No items may be left outside that may become a nuisance or annoyance to others. If picnic tables or chairs are moved for social gatherings, they must be moved back when done. Parking on the grass is not permitted at any time. Owners are responsible for theirs and any guests damage to common areas. No noxious or offensive activity will be tolerated by residents or guests. This includes, but is not limited to, loud musical instruments, radios, televisions and parties. Residents are responsible for keeping the front and back entry security doors closed and locked at all times unless in use.

Manager Responsibilities: Gerry and Karen Kortz are currently the Property Managers at FGHOA. As such they have been given the responsibility and authority to oversee the daily operations of the condominiums and enforce the rules and regulations. The managers can usually be contacted at or near the workstation which

is located at the end of the carport for building 105. You may contact them by leaving a note on the door or leaving a message at: 270-360-9043

Pool Rules:

- No lifeguard on duty at any time
- Hours are 10:00am to 10:00pm
- Guests are allowed when accompanied by a resident of Freeman Green
- Only swimwear allowed – no street clothes
- No glass objects, glass bottles or hard toys
- No animals of any kind in the pool area at any time
- Gate must be closed at all times
- No diving, running, jumping or horseplay
- No loud music
- No large rafts
- Pool parties must be approved by the Board

This is a private pool designed for residents of Freeman Green only.

Board members and property managers have the authority to enforce these regulations for your enjoyment and safety.