RULES AND REGULATIONS
COTTAGES AT MEADOWVIEW
CONDOMINIUMS

Preamble. These Rule and Regulations have been adopted by the Board of the Cottages at Meadowview Council of Co-owners, Inc.

Living in a condominium regime has features in common with three familiar forms of associations – a government, a business and a neighborhood. As a government, the Corporation administering the condominium, which includes each owner as a member (voter), has the power to assess fees against condominium units and their owners (like a tax) and the power to prescribe certain behavior when various members (unit owners) come into contact with each other. Like a business, the Corporation administering the condominium regime has a duty to take actions in the best interests of all members and to make decisions on a sound fiscal basis. Like a neighborhood, members (unit owners) must interact with others in the neighborhood and always attempt to act in a fair and reasonable manner towards their neighbors to promote the common good of the neighborhood.

These Rules and Regulations, have been adopted to provide guidance for the association, along with other documents such as, the Master Deed and Declaration of Condominium Property Regime (“Master Deed”), The Article of Incorporation of the Cottages at Meadowview Council of Co-Owners, Inc., (“Articles”), and the Bylaws of the Cottages at Meadowview Council of Co-Owners, Inc. (“Bylaws”)

1. Residential: Each condominium unit shall be used only for single family residential purposes.

2. Leases: Condominium units may be leased, but any lease must be in writing and must be expressly made subject to the Master Deed, the Articles, the Bylaws, and the Rules and Regulations. A copy of any lease must be delivered to the Board. As set forth in the Bylaws, no tenant shall have any right to vote unless the owner(s) of the condominium unit give them a written proxy in accordance with the Bylaws. Leasing a unit does not limit the responsibility of the owner to comply with the Master Deed, the Articles, the Bylaws and the Rules and Regulations. For example, a lease that requires a tenant to pay the assessments against the unit does not, in any way, absolves the unit owner from the responsibility of payment of any and all assessments.

3. Improvements and Landscaping: Each unit owner must keep in mind, as set forth in the Master Deed; they are the owners of the interior living space of the unit, only. Any improvements to the exterior of the unit, the grounds surrounding the unit (Common Elements or Limited Common Elements), including landscaping or planting, must be approved in writing by the Board before being undertaken by the unit owner. The Board has the right to impose conditions on any approval it grants.

4. Common Areas: Although each unit owner owns only the interior living space of their unit, and although all grounds surrounding each unit are common areas (elements owned in common by all unit owners), each owner is encouraged and directed to treat the ground immediately surrounding every other unit as that owner’s personal space, subject always to the provisions of the Master Deed. Accordingly, personal activities in the outdoor common areas should be confined to the ground area immediately adjacent to each owner’s unit. Areas such as driveways and backyard areas, have been designated in the Master Deed as Limited Common Elements meaning they are for the exclusive use of the persons living at this location.

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5. Parking: No owner shall continuously or habitually park any vehicle on the streets within the condominium regime and, in no event shall any vehicle be parked overnight on any street. In addition, no trailer, boat, large truck or any other vehicle, except an automobile, shall be parked on the street at any time. There is absolutely no parking on the side of the street where there are mailboxes and absolutely no parking on any portion of the grass. Unit dwellers are responsible for informing their visitors of this mandate. Violation will result in vehicles being towed, at owner’s expense, by Troy’s Towing – 502-955-5955.

6. Excessive Noise: There is a noise ordinance in Jefferson County. Please be courteous to your neighbors. If noise (example: Loud music or bass no matter what the source, example: TV, radio, stereo, computer etc.) can be heard from inside your home all the way inside someone else’s, it is too loud. Violations of this ordinance will be reported to the police. This includes but is not limited to rowdiness and excessive commotion in and outside the units.

7. Basketball goals. Basketball goals must be kept off the streets. If you have a basketball goal you must request and receive written approval and it must be kept on your driveway or inside your garage at all times. The streets in the Cottages are narrow and barely accommodate automobile traffic. It is not only dangerous for cars and those using the basketball goals, it is also unsightly.

8. Trampolines. Trampolines are not permitted in any areas within the Cottages regime.

9. Swimming Pools. No swimming pools, above or below ground, shall be placed in any common area in the regime unless approved in writing by the Board.

10. Leash law. Metro Louisville is governed by a leash law that states your pets must be on a leash under your control whenever they are not on your property. Furthermore, in the Cottages your pet is not permitted to be off-leash, even for a short time to take care of its “business”, at my time unless it is in your fenced yard area. In addition, your pet’s feces must be picked up immediately from lawns (including your front, side and backyards), sidewalks and common areas and deposited in your trash.

11. Animals. No animals, including reptiles, livestock or poultry of any kind shall be raised, bred or kept in any unit, common areas (elements) of the condominium except dogs, cats or other household pets. (meaning domestic pets traditionally recognized as household pets in this geographic area.)

12. Clothes Lines. No outside clothes lines shall be erected or placed anywhere in the condominium regime.

13. Signs. No signs for advertising or for any other purpose shall be displayed anywhere in the common areas, except those advertising the sale or rent of a unit. Signs shall not be greater than 9 square feet.
14: Trash. No common areas shall be used or maintained as a dumping ground for rubbish, trash or garbage. Trash, garbage or other waste shall not be kept in any unit or common area except in sanitary containers and in areas designed by the Board. Household garbage is collected utilizing an automated garbage system. One roll-out cart is provided at no charge and all household garbage must be set out in your cart. A serial number printed on the cart identifies it as belonging to your address, if you move the cart must remain at the property.

15: Trash Collection. Residential garbage is collected once per week on a Monday thru Friday schedule. The regular garbage collection day for our complex is Wednesday. Garbage must be set at the curb no later than 6:00 a.m. on collection day. All containers must be removed from the street no later than 4:00 p.m. the day after collection and stored on your property. (This is a city ordinance and violators can be fined)

16: Holiday Trash Collection. There is no garbage collection on Metro Government holidays. When a holiday falls on a weekday, all collections for that day (garbage, yard waste, and recyclables) will be cancelled and collected the following day. All collections for the remainder of the week are delayed for one day.

**Holiday Trash Collection Schedule:**

<table>
<thead>
<tr>
<th>Month</th>
<th>Holiday</th>
<th>Pickup</th>
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<tbody>
<tr>
<td>January</td>
<td>New Year’s Day</td>
<td>Delayed 1 day</td>
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<tr>
<td>January</td>
<td>Day after New Year’s Day</td>
<td>Regular schedule</td>
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<tr>
<td>January</td>
<td>Martin Luther King’s Birthday</td>
<td>Regular schedule</td>
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<tr>
<td>May</td>
<td>Memorial Day</td>
<td>Delayed 1 day</td>
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<tr>
<td>July</td>
<td>Independence Day</td>
<td>Delayed 1 day</td>
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<td>September</td>
<td>Labor Day</td>
<td>Delayed 1 day</td>
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<td>November</td>
<td>Thanksgiving</td>
<td>Delayed 1 day</td>
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<td>November</td>
<td>Day after Thanksgiving Day</td>
<td>Regular schedule</td>
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<tr>
<td>December</td>
<td>Day before Christmas</td>
<td>Regular schedule</td>
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<tr>
<td>December</td>
<td>Christmas Day</td>
<td>Delayed 1 day</td>
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<tr>
<td>December</td>
<td>New Year’s Eve</td>
<td>Regular schedule</td>
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17: Unsupervised children. Police will be contacted at 574-LMPD regarding any unsupervised children out after curfew. Parents WILL be held accountable.

18: Assessment of Fees (Late and Legal)

19: Window Dressings (curtains, blinds etc) Bed sheets and other unsightly covers are never to be placed over windows. Please take pride in our community.

Everyone needs to take ownership of the community.... While we all can help with trash pickup at the entrance of the complex and the area surrounding our individual units; it is not the responsibility of other occupants to keep your children’s trash out of their yards. In addition, trash in the yards causes the neighborhood to look bad.