DOUGLAS HILLS CONDOMINIUM ASSOCIATION

REGIME RULES

1. All units shall be used for residential purposes and shall not be subdivided. No unit may be occupied by more than two (2) persons per bedroom. Owners shall maintain, repair and replace, at his or her expense, all portions of his or her unit (except the portions to be maintained, repaired and replaced by the Association), including all redecorating, painting, tiling, carpeting, waxing, papering, plastering, or varnishing which may be necessary to maintain the good appearance and condition of the unit. Such maintenance, repair and replacement shall be done without disturbing the rights of other unit owners.

2. Owners shall maintain, repair and replace, at his or her expense, the appliances and fixtures located in his or her unit, including, but not limited to, any plumbing fixtures, air-conditioning and heating equipment, lighting fixtures, sinks, lamps, doors, windows and telephones located within the boundaries of his or her unit or benefitting his or her unit to the exclusion of any other unit.

3. Owners shall not paint or otherwise decorate or change the appearance of any portion of the exterior of the building in which his or her unit is located.

4. Owners shall promptly report to the Association any defect or need for repairs, the responsibility for the remedying of which is that of the Association.
5. Owners shall not maintain on any parking space a camper, recreation vehicle, boat, trailer or truck larger than a pick-up truck.

6. Owners may keep one (1) cat or one (1) dog not weighing over twenty-five (25) pounds. The owner shall indemnify and hold the Association harmless for any loss, liability or injury as a result of any pet kept on the property.

7. All curtains or draperies in each unit must be lined with white or off-white material for uniform appearance. Mini-blinds or vertical blinds must be of the same coloration.

8. Sidewalks, exterior doorways and interior halls and stairways shall not be obstructed or used for any purpose other than ingress or egress from the condominiums in the building.

9. No owner or occupant shall make or permit excessive noises inside or outside of their unit at any time which will interfere with the rights, comfort or convenience of neighboring units. No washers, dishwashers and vacuum cleaners can be operated between the hours of 10:00 p.m. and 7:00 a.m.

10. No personal property shall be placed in the halls, the staircase landings or other common elements, and property stored on patios and balconies shall be limited to lawn furniture, grills and planters. Bicycles, and clothing draped over balconies, is specifically prohibited. The Association shall not be responsible for any property placed in the unit or limited and common elements.

11. No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window, patio, balcony or other
part of the common elements, except for real estate signs which may be placed on patios or balconies for the purpose of marketing units.

12. No person shall be permitted in the pool area without the presence of a lifeguard. Rules posted in the pool area are to be observed by all.

13. Maintenance fees are due on the first (1st) of the month and must be received no later than the tenth (10th) of the month. A $10.00 late fee will be assessed for payments received after the tenth (10th) of the month. Unit owners shall be responsible for all costs of collection of delinquent fees, including Court costs and reasonable attorney's fees of the Association.

14. Guest(s) of owners or occupants should be requested to park automobiles in those spaces directly adjacent to the courtyard, pool and clubhouse.

15. Owners and occupants shall not feed and/or maintain feeders for birds, squirrels, or other wild animals; nor are residents allowed to keep containers of food on their patios or balconies for domestic animals.

16. No ball playing or other children's games or activities shall be permitted on the common elements except within the playground area. Owners shall be solely responsible for any injury or damage done by them, their guests and invitees to any person or property while using the common elements.

17. Absentee owners forfeit their rights to the use of all common elements (e.g. clubhouse, swimming pool, etc.).
18. No solicitation of any type will be tolerated by the Association on the condominium property.

19. The Clubhouse shall not be used for commercial business purposes.

20. 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 inflammable material in said premises or storage areas.

21. In no event shall any animal be permitted in any of the common elements unless carried or on a leash. Pet owners shall be responsible for collecting and properly disposing of any animal waste.

22. Each unit owner shall be allowed a maximum of two (2) vehicles to be parked in front of the buildings. Guests shall park in the area around the clubhouse designated for guest parking.

23. All vehicles must have current license plates and be in operating condition. No auto repairing shall be permitted on the parking areas. Vehicles parked in violation of any parking rule or regulation can be towed away at sole risk and expense of owner.

24. Any damage to the equipment, facilities or grounds of the common elements caused by a unit owner, his family or guests shall be repaired at the expense of the unit owner.

25. No unit owner or occupant shall, without the written approval of the Association Board, install any wiring for electrical or telephone installations, ceiling fans, television
antenna, machines or air-conditioning units, or other equipment whatsoever, on the exterior of the buildings or protruding through the walls, windows or roof. Load-bearing walls may not be altered at any time.

26. In compliance with the Association's insurance company requirements and Kentucky Fire Prevention Codes, it is the responsibility of all unit owners to make certain that smoke detectors are installed and maintained in operating condition within their individual units; and that self-closing devices (spring-loaded hinges) be installed on unit doors leading to the common hallways.

27. All garbage must be placed in plastic bags and deposited in dumpster. No refuse shall be placed outside dumpster enclosure.

28. Unit owners installing washers and dryers must first obtain approval of the Board. Licensed plumbers and electricians must be used for installation, once approved.

29. It is the responsibility of all owners to install shutoff valves on all washers in units. This valve must be shut off when not in use to prevent any potential flooding in the owners unit or adjoining units.

30. Owners shall provide to the Association a copy of the current lease on each unit. All leases must contain names of all occupants residing in the unit. Owners shall remain fully responsible for all obligations of the Master Deed, Bylaws and Regime Rules while their unit is leased and shall be directly
responsible to the Association for any violations of these obligations by their tenants and occupants.

31. Upon written complaint of any violation of provisions of the Master Deed or Regime Rules, the Owner shall be notified in writing by the Association. In the event an Owner (or his or her tenant) fails to correct the violation or continues a violation, the Association shall have all powers under the Master Deed and Bylaws to prohibit the Owner's or tenant's conduct by legal means, including injunctive relief. The Owner shall be responsible for all Court costs, including the reasonable attorney's fees of the Association, in such an event.

Adopted, as revised, by the Association Board of Directors this 24th day of January, 1994.

Michael G. Paul
President

Grace H. Blitz
Vice-President

Linda Maine
Treasurer

Erin M. Franks

M. C. Dole

John W. Reed
AMENDMENT TO REGIME RULES/BY-LAWS/MASTER DEED OF THE DOUGLASS HILLS
CONDOMINIUM ASSOCIATION

The undersigned, being the duly elected and acting President of the Douglass Hills Condominiums
Association, Inc. hereby gives notice of the following amendment to the Master Deed and Declaration of
Condominium Property Regime of Douglass Hills Condominiums (the “Master Deed”), dated May 23,
1978 and recorded in Deed Book 5013, Page 195, in the office of the County Clerk of Jefferson County,
Kentucky which states therein:

A system of penalties has been established to ensure compliance with the Regime Rules/By-Laws and
Master Deed of the Douglass Hills Condominium Association as stated above. The Board of Directors
believes that the enforcement procedure will result in greater community awareness of reasonable conduct
that all residents/unit owners have the right to expect from each other. If the violator is not a unit owner,
the owner will be provided with copies of all correspondence pertaining to the violation(s) and any ensuing
penalties/fines. The unit owner is ultimately responsible for all fines and the removal of all violations.

The Board of Directors will not impose any fine or infringe upon any rights of a unit owner for violations
of the rules until the following procedures, as stated below, have been complied with.

Fines may be imposed for violations of any of the Regime Rules/By-Laws/Master Deed regulations
according to the following schedule:

1st Violation:       Repeated Violation:

After a written warning stating
the violation, and allowing seven
(7) days to correct said violation,
there will be a fine of $25 for that
violation.

There will be a charge of $50 per
violation if not corrected
following the seven (7) day
period of grace.

If the Board of Directors receives notice that a violation has occurred and upon investigation by the Board
of Directors deeming said violation is true, the Board will notify the violator in writing to cease and desist
from the violation. The notification will include the following:

1. If the Board of Directors receives notice that a violation has occurred and upon investigation by
   the Board of Directors, the Board will notify the violator in writing to cease and desist from the
   violation. The notification will include the following:
      • The nature of the violation
      • The action required to remove the violation
      • Notification of a grace period of seven (7) days, within which the violation may be
        removed without penalty or fee(s)
      • Should the violation continue beyond the grace period (seven [7] days), a fine will be
        imposed.

If any owner fails to comply with the Regime Rules/By-Laws/Master Deed, the unit owner may be sued
for damages or injunctive relief, or both, by the Board of Directors. The Condominium Association in any
such proceeding may be entitled to an award for any and all legal fees incurred during this process.

All other provisions of the By-Laws/Regime Rules/Master Deed remain unchanged.

DOUGLASS HILLS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS

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If any owner fails to comply with the Regime Rules/By-Laws/Master Deed, the unit owner may be sued for damages or injunctive relief, or both, by the Board of Directors. The Condominium Association in any such proceeding may be entitled to an award for any and all legal fees incurred during this process.

All other provisions of the By-Laws/Regime Rules/Master Deed remain unchanged.

DOUGLASS HILLS CONDOMINIUM ASSOCIATION, INC.

By: ______________________
    Robert Sohm, President

Dated: November 9, 2010

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

ACKNOWLEDGED, SUBSCRIBED AND SWORN to before me by Robert Sohm, as President of the Douglass Hills Condominium Association, Inc. on this 13th day of November, 2010.

- Notary Public, State at Large, KY
My commission expires July 30, 2013

Notary Public, State-at-Large