

ORIGINAL

SHELBY COUNTY
D428 PG 641

**Rules And Regulations
of the
Gardens of Station Pointe Association**

1. No sign of any kind may be erected, displayed or maintained in any of the Common Areas, or on any improvements erected within Gardens of Station Pointe without the prior written consent of the Association; provided, however, Developer or its agent shall have the right to place "for sale" signs on any unsold or unoccupied Units and on any part of the Common Elements.
2. No fence, awning, storm window, storm door, canopy, shutter or lightning fixture may be affixed to or placed upon the exterior of any improvements or within Gardens of Station Pointe without the prior written approval of the Association, and the prior written approval of the Association as to the designated style thereof. Fencing shall be restricted to areas which enclose patios located on the ground level.
3. No radio or television antenna or transmitting or receiving device may be erected or maintained on the exterior of improvements or in the Common Areas of Gardens of Station Pointe without the prior written consent of the Association.
4. Except for common domestic dogs and cats, no animal may be kept or maintained within the Common Areas of Gardens of Station Pointe without the prior written consent of the Association. All common domestic dogs and cats shall be kept in accordance with the "leash laws" and any other related animal control ordinances of Shelby County.
5. No auction, estate or garage sale, or other sale, whether public or private, may be conducted within the Common Areas of Gardens of Station Pointe or in the improvements thereon without the prior written consent of the Association.
6. No trailer, truck, house trailer, motorcycle, boat, boat trailer or rack, mobile home, or movable unit of any type (even if temporarily immobile) may be parked on any of the Common Areas of Gardens of Station Pointe for more than 24 hours, except temporary maintenance vehicles and trucks making deliveries.
7. The Association will undertake snow and ice removal efforts only when there has been an accumulation of at least two inches.
8. Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed on any of the Common Areas within Gardens of Station Pointe. All garbage cans shall be located so as to be concealed from the view of neighboring

Units and the Common Areas. Appropriate dumpster locations will be provided by the association for homeowners waste removal needs.

9. All unit owners understand and agree to pay a monthly maintenance fee of \$75.00 dollars per month, due by the 1st day of each month. The association reserves the right to alter this fee when necessary.
10. Any assessment not paid within 10 days of its due date shall be deemed delinquent and there shall be added a late charge in the amount of 10% per month or fraction thereof until paid.
11. No owner shall do any planting or make any change in the easement areas or the exterior of a Unit without the prior written consent of the Association.
12. No industry, business, trade, occupation, or profession of any kind, commercial, religious, educational, or otherwise, designed for the distribution of profit, altruism, exploration, or otherwise shall be conducted, maintained, or permitted on any part of the Regime.
13. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Association. Each Unit owner shall be obligated to maintain and keep his own Unit, its windows and doors, and the patio which is a Limited Common element reserved for the use of his Unit, in good and clean order.
14. Nothing shall be done or kept in any Unit or in the Common Elements or Limited Common Elements which will increase the rate of insurance on the building or contents thereof applicable for residential use. No Unit owner shall permit anything to be done or kept in his Unit or in the Common Elements or Limited Common Elements which will result in the cancellation of insurance on the building or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements or Limited Common Elements.
15. No clothes, sheets, blankets, laundry of any kind, or other articles shall be hung out or exposed on any part of the Common Elements. The Common Elements and the Limited Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.
16. No noxious or offensive activity shall be carried on in any Unit or on the Property, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit owners or occupants, or consume waste at common law.

17. There shall be no playing, lounging, parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches, chairs, or other personal property on any of the common elements of the association for a prolonged period of time.

18. Drapery backing in a building (which is visible from the outside) shall be approved by Developer and, subsequently, by the Association.

19. These rules and regulations may be amended, from time to time, by the Association.

20. The developer, Station Pointe Development, LLC, will handle the associations transactions and business until an owners board can be formed to handle the transactions and business once 80% of the garden homes have been sold.

21. Developer will provide mailboxes for all garden homes.

22. Developer as referred to here-in shall mean Station Pointe Development, LLC.

172. These restrictions affect Lot 35 of Station Pointe Subdivision in Plat Cabinet 6, Slide

These are to correct the original recording in Deed Book D420, Page 856.

IN TESTIMONY WHEREOF, Witness the hand of the hand of the developer, this 27th day of December, 2002.

STATION POINTE DEVELOPMENT, LLC

BY: William K. Doelker, member
WILLIAM K. DOELKER, MEMBER

STATE OF KENTUCKY
COUNTY OF SHELBY

The foregoing restrictions were signed and acknowledged before this 27th day of December, 2002 me by William K. Doelker as Member of Station Pointe Development, LLC, a Kentucky limited liability company, for and on behalf of said company.

James H. [Signature]
Notary Public, Kentucky State at Large
My Commission Expires: 12-19-2002

SEAL

This instrument prepared by:
William K. Doelker
3610 W. Hwy 146
LaGrange, KY 40031

William K. Doelker

DOCUMENT NO: 234248
RECORDED ON: DECEMBER 27, 2002 03:35:25PM
TOTAL FEES: \$12.00
COUNTY CLERK: SUE CAROLE PERRY
COUNTY: SHELBY COUNTY
DEPUTY CLERK: REGANIA COX
BOOK D428 PAGES 641 - 643

Effective 7/1/15 the following are the Gardens of Station Pointe Rules and Regulations being added. These apply to every homeowner and renter.

17. Shelby County has a dog leash law. If your dog is not on a leash there will be a fine of \$50 for the first offense, then \$100 for each subsequent offense. This is an update being added to the current Rules and Regulations.

18. All dog owners must pick up after the dog they are walking. If they fail to pick up after the dog, there will be a fine of \$50 for the first offense, then \$100 for each subsequent offense.

19. All dog owners need to walk their dog in the road or at the end of the road in the open field.

20. The designated handicap space(s) at each buildings parking area may be used if you have the handicap permit visible in the vehicle. If anyone is found parking in these spaces who does not have the appropriate handicap permit displayed, the vehicle will be towed at the owner's expense.

21. The master deed states that the common area can be used by homeowners unless another homeowner objects or feels the use of the common area hinders their own homeowners rights. If the behavior continues, then civil action will be taken and may face a possible fine. This is an update to the current Rules and Regulations which are discussed in #16.

22. No satellite dishes can be attached to any roof or the brick on the outside of a building.

23. No playing on the rock or grass berm.

24. No furniture will be placed on any front porch or outside on the patio. Each building currently has three benches for use.

25. Only black shepherd hooks, no more than two, can be used on the front porch. No other plant containers may be used on the front porch or outside a patio. Each homeowner/renter can use their patio if they would like additional plant containers. If a homeowner wants to plant behind their building, then check with the board before you begin.

26. The front porch area and outside the patios must be kept free of any personal belongings. This includes bikes, flags or any other personal objects.

Each Homeowner/Renter will be sent the Rules and Regulations so that everyone is on the same page. The goal of the Rules and Regulations is to maintain a clutter free and consistent curb appeal for every building. Any questions regarding the Rules and Regulations can be placed in the suggestion box in the clubhouse or by contacting a board member. The Master Deed and Bylaws can be provided if you do not have a copy. A copy of these documents will also be in a binder in the clubhouse.

Rose McCarty	#849, President
Darrell Case	Vice President
Julie Jones	#801, Treasurer
Gail Kline	#845, Secretary
Lois Meisner	#834, Member At Large

Addendum to #25 & 26 on the Rules and Regulations.

At the last homeowners meeting in July homeowners discussed using one color plant container in the front porch area. The board agreed at the meeting that a black plastic or metal plant container could be used as long as the plant was maintained. No other personal items or furniture could be placed at the front porch area or outside a patio.

27. If a homeowner wants to add a screen door to the front or back of their home there are two approved styles. Check with Lowes to find the style you can use.