

Bluegrass Commons Owners Condominium Association
C/O Assurance Realty & Property Management
3320 Clays Mill Road, #108
Lexington, KY 40503
859-296-4663

Rules for Occupants of Bluegrass Commons Condos

1. **Noise:** The Association By-Laws state the policy clearly – No unreasonably loud or disturbing noises, nor permitting anything to be done to interfere with rights, comfort, or convenience or other unit occupants. All unit occupants shall keep the volume of any radio, TV, musical instruments, or other sound producing device in their unit at a level so as not to disturb other occupants. Disruptive or excessive noise in common areas or from inside a residence that is disturbing to other residents is a violation of the master deed and local ordinances
2. **Parking:** No trailers, campers, recreational vehicles, boats, vans, or other large vehicles may be parked on the condominium project. No junk vehicles. Vehicle repairs other than emergency repairs (flat tires or dead battery) are not allowed. No car washing allowed. Vehicles parked must display current parking pass or will be towed at the expense of the vehicle owner. Please pull in as far as possible to allow easy passage behind your vehicle. One parking permit is given per unit. Additional parking spaces will be rented on an annual basis. (AUG-JUL). Up to date registration must occur before parking permits may be issued or replaced. Replacement parking pass \$25.00. Should you not find an open space to park, please contact Assurance and/or Bluegrass towing.
3. **Signs:** No signs or advertising are to be placed on the outside or inside of the building or in the windows. No flags are to be hung from the windows or any other place on the building. Posting of any type of unapproved signage or posters in any common area including but not limited to doors, stairwells, walls, windows, mailboxes or exterior is prohibited.
4. **Trash:** All garbage and trash must be placed in the proper receptacles designated for refuse collection and no garbage or trash shall be placed elsewhere. Improper disposal of trash (I.e. leaving trash in hallways, interior and exterior is prohibited. Bulky items such as furniture or construction materials should be removed from the property and should never be placed in or in front of the dumpster.
5. **Insurance:** Nothing shall be done or kept in any of the units or common elements which will increase the rate of insurance on the building. No gasoline or other explosive or inflammable material may be kept in any unit or storage area.
6. **Plumbing:** Toilets and other appliances are to be used only for purposes for which they are designed. Occupants are cautioned against excessive dumping of food down garbage disposals or excessive use of soap or detergents or flushing any additional material other than toilet paper. Cost of repairing damage from misuse will be borne.
7. **Utilities:** Water, Sewer, trash and are provided by the Condo Owners Association. Residents should make every effort to make repairs within their condominium promptly as not to waste those provided utilities.
8. **Mail:** Mailboxes are the property of the COA. All lost keys and lock replacement requests should be made to Assurance. There is a \$50 fee for lock replacement, if needed. Package cage is provided but not guaranteed secure. COA recommends alternative shipping arrangements for high value/important packages.
9. **Security:** Security is for everyone's safety. Report incidents and suspect behavior to LPD and then copy to Assurance.
10. **Lock Outs:** Anyone that is locked out of their residence can choose to call a locksmith at their own expense. However, if you reach out to Assurance for entry, there will be a \$50 lock out fee charged and said fee must be paid prior to entry. A copy of a valid ID that shows occupancy of the unit will be required prior to allowing entry. Per the Bylaws, owners are required to provide management with an updated key for access.
11. **Occupancy:** Units are to be used for residential purposes only and no industry, business, trade, occupation, or profession of any kind are permitted.
12. **Pets:** All pets who occupy the complex must be registered with the management at the time of occupancy. All pets must be inoculated as required and should display their current license and rabies tags at all times, pursuant to Fayette County Law. Please provide pets name, unit number and a picture for our records when you

register. Pets must be leashed or always carried and be under the direct control of the Owner. Dogs cannot run at-large or under voice command on the property. All Pets must be cleaned up after. Any person having custody or control of any animal is required to immediately remove and clean up any feces or urine left by their pet and dispose of it in a sanitary manner into the dumpster. Pet owners will be held responsible for personal injuries and /or property damage caused by their pets.

13. Any occupant who violates any of the rules outlined above for Bluegrass Commons Condominiums is subject to the following fines

- (1) First Offense- Warning
- (2) Second Offence - \$50 fine
- (3) Third Offense - \$100 Fine
- (4) Subsequent Offenses – Double the \$ amount of the previous fine plus possible legal action

I (we) have read the rules stated above and agree to abide by them

Owner Signature and Printed name

Unit #

Date

Owner Signature and Printed name

Unit #

Date

Tenant Signature and Printed name

Unit #

Date

Tenant Signature and Printed name

Unit #

Date

Bluegrass Commons Condominiums

Pet Registration Form

Please complete the Following:

Name of Owner: _____ Unit # _____

Phone Number: _____ Email Address: _____

Name of Resident: _____

Phone number: _____ Email Address: _____

I have the following Pet in my unit:

Type and Name (i.e. dog, cat, bird) _____

Name of Pet: _____ Color: _____

Weight: _____ Breed: _____

I have read the pet Rules of the community and agree to follow the pet guidelines. I understand that failure to follow those guidelines could result in fines or expulsion of the pet.

Signature

Date

Please attach a picture of the pet and copy of the current inoculation records from your veterinarian.