

Woodhill Park, Inc.

The HOA:

1. By deed restriction, the HOA has jurisdiction over all units within Woodhill Park, Inc. property.
2. The HOA sets Rules & Regulations to govern the properties, which are updated yearly.
3. Unit OWNERS are fined for violations. Noncompliant units may face legal action to enforce compliance.

ALL COMPLAINTS must be put in writing to the whole Board of Directors. Any individual coming to the office and yelling, attempting to intimidate, threaten, harass, or injure any Board Member is a fine of \$250.00, & property owner shall be at risk for further legal action. These bad behaviors are not acceptable.

Parking Sticker Requirements:

1. Proof you live in the unit, with copy of LEASE
2. Current Drivers License, Insurance, Registration
3. Check or Money Order for \$25.00 yearly parking fee.
4. **WE DO NOT ACCEPT CASH PAYMENTS.**
5. Vehicle requirements:
 - a. Operating Vehicle
 - b. Nothing larger than a pick up truck
 - c. No broken glass, or leaking fluids
 - d. No metal scrapping loads or eyesores
 - e. No flat tires

Woodhill Park, Inc.

Rules for Tenants in Rental units of WHP - a brief explanation & list

August 25, 2016 Rules are in effect until updated by the HOA.

Woodhill Park, Inc. Homeowners Association

Woodhill Park, Inc. is a unique development of 209 individually owned townhouses that are run by a yearly elected Board of Directors. The common areas, each individual unit, parking lots, and sidewalk, & playground with office, are all under the jurisdiction of the Homeowners Association (HOA) Board of Directors. Property owners are responsible to keep all units they own in compliance to the Rules & Regulations of the HOA. Property owners can and will receive fines for noncompliances.

The HOA has a leasing policy in Regulations for property owners. The HOA does not provide insurance on individual owners units. The property owner carries the insurance on the building itself, but it does not cover tenant belongings. Tenants are encouraged to carry their own renters insurance on their personal belongings.

The following Rules & Regulations ensure that the community becomes a better place to live for all residents, and these rules will increase the safety and security of the property as well. The compliance of all units with the HOA Rules & Regulations is mandatory. Property owners pay monthly maintenance fees to the HOA.

Exterior Maintenance - The HOA provides exterior maintenance to the properties as far as available funds can stretch. The normal process for roof replacement and gutter replacement is through a process called Special Assessment, or an extra expense that is added on to monthly maintenance fees after a vote of the HOA members.

Willful & Negligent Acts - As previously stated, if a tenant damages a fence, or paints a building with graffiti, the HOA will bill the unit responsible. The unit owner will be billing the person who signed their lease in most circumstances. Unsupervised children & teenagers is a fineable offense.

Occupants - Every single occupant, guest, invitee, and pet within a unit is under the jurisdiction of the HOA Board of Directors to be in compliance or face fines from the HOA.

The property owner will be responsible to enforce these Regulations upon the unit occupants, guests, invitees, and any pets in the unit and pay any fines they accrue.

Insurance - The HOA does not insure the units. The property owners are required to carry insurance coverage for full replacement on any unit damaged by fire, etc. This does not include any belongings of a tenant. Renters Insurance is a very good way to ensure your belongings are covered in event of a serious damage to your unit. It is recommended that tenants obtain such insurance coverage.

Parking - All parking is totally under the jurisdiction of the HOA. There are regulations with parking on property. All units must obtain a parking permit for all vehicles they drive & park on property within the first 72 hours of leasing the property. You must have & keep current a valid drivers license, registration, and insurance to obtain the first 30 day free pass which enables you to park on property. IF you fail to have these documents, and cannot produce a copy of your lease agreement you will not be able to park on property. After the grace period of parking in Visitor Parking for a few days, we place a warning to tow on the drivers side window. Exactly 24 hours later CTS can come and tow the vehicle. All private lots are checked by CTS Towing on a regular basis, and they tow any vehicle without a red WHP parking sticker or current temp tag. They tow outdated temp tags as well, and any vehicle with the warning to tow orange sticker in Visitor Parking or on the private lots. Any retaliation toward CTS employees results in fines of \$250.00 per incident.

Obtaining a yearly sticker costs \$25.00 which is requested in the form of a money order only. The HOA does not take cash payments. You must have your drivers license to that unit to obtain a yearly sticker, along with the current tags & ins. papers, and a copy of your lease agreement.

Prohibited Vehicles - No vehicle larger than a pick-up truck can obtain a sticker, and it must not have a broken window, leaking fluids, or be inoperative. It cannot be filled with junk and an eyesore. Flat tires and outdated tags are given warning to tow orange stickers. No boats or trailers are allowed on property.

Animals & Pets - No animal on property is allowed to be a nuisance to others. The fine for a vicious dog which is a safety threat to others is \$250.00. The dog will have to be removed from the property or the fines continue. There are fines for back yards with dog odors, barking dogs disturbing others, dogs off leash outside unit, & leaving dog droppings on common areas.

No dogs can be used for breeding on property. All pets must be immunized, & free of diseases, & licensed in Fayette County. Pet owners are required to not have their pet to be a nuisance of any kind to other units. The property owner shall be required to maintain and replace any fences that are an eyesore, or sustaining damage caused by pets at the unit.

Nuisance - Anything that is a nuisance must be removed from WHP units. This includes anything unclean, untidy, obnoxious to the eye, or having foul odors. Any noises, or situation that disturbs the peace & quiet of other residents is allowed. The units must be in compliance to Code Enforcement regulations for Fayette County. All Federal, State, & local laws apply.

Some of the nuisances listed in the Regulations are anything noxious, dangerous, unsightly, unpleasant, illegal, or of a nature as to diminish or destroy the enjoyment of living in another unit. No interior furniture shall be used outside unit. Anything that detracts from appearance such as damaged window blinds, grills in front yards, toys & debris in front yards, or parties past 10:00 p.m. No parties or congregating is allowed in front yard areas or parking lots. Loud music, in units or from cars is prohibited. Children & adults screaming, and disturbing others with loud noises or fights is prohibited. No driving into front yards, across sidewalks, or on grassy areas.

Antennas, Satellite Dishes, & Cable TV - No device is to be installed on or affixed to the exterior or roof of any unit, unless approved by the Board. Cable wires cannot be allowed to drape across the roof, gutters, vinyl, or across sidewalks and yards. All Federal, State, & local laws apply.

Firearms & Weapons - NO discharge of firearms, other weapons, or use of knives, & clubs shall be used to threaten or harm another person. The term "firearms" includes BB guns, pellet guns, & all firearms, & must not be discharged on WHP properties. This section also applies to bows, cross-bows, and other projectile weapons. Any use of an object as a weapon for the purpose of harming persons or property, or for the purpose of intimidation is prohibited.

Fences - No fences are allowed in front yards. All fences must conform to WHP specifications. The HOA shall remove any fence or gate that violates open design, or height restrictions. Fences or gates that are an eyesore may be removed by the HOA, at owner expense.

Lighting - Each unit must have working exterior lighting sufficient to illuminate both front yard, rear courtyard, & side of lot. Exterior lighting must be kept on at all times between dusk & dawn.

Littering & Dumping - Residents caught littering, or dumping on the grounds will have the unit fined. Herbies are to go out Monday evening no earlier than 5:00 p.m. and returned to the rear courtyard no later than 7:00 a.m. on Wednesday morning. The dumpster at the office is not for owner or resident use, or contractors without written permission from the HOA.

Yard Sales - No yard sales are permitted at any time on any unit yard. ..

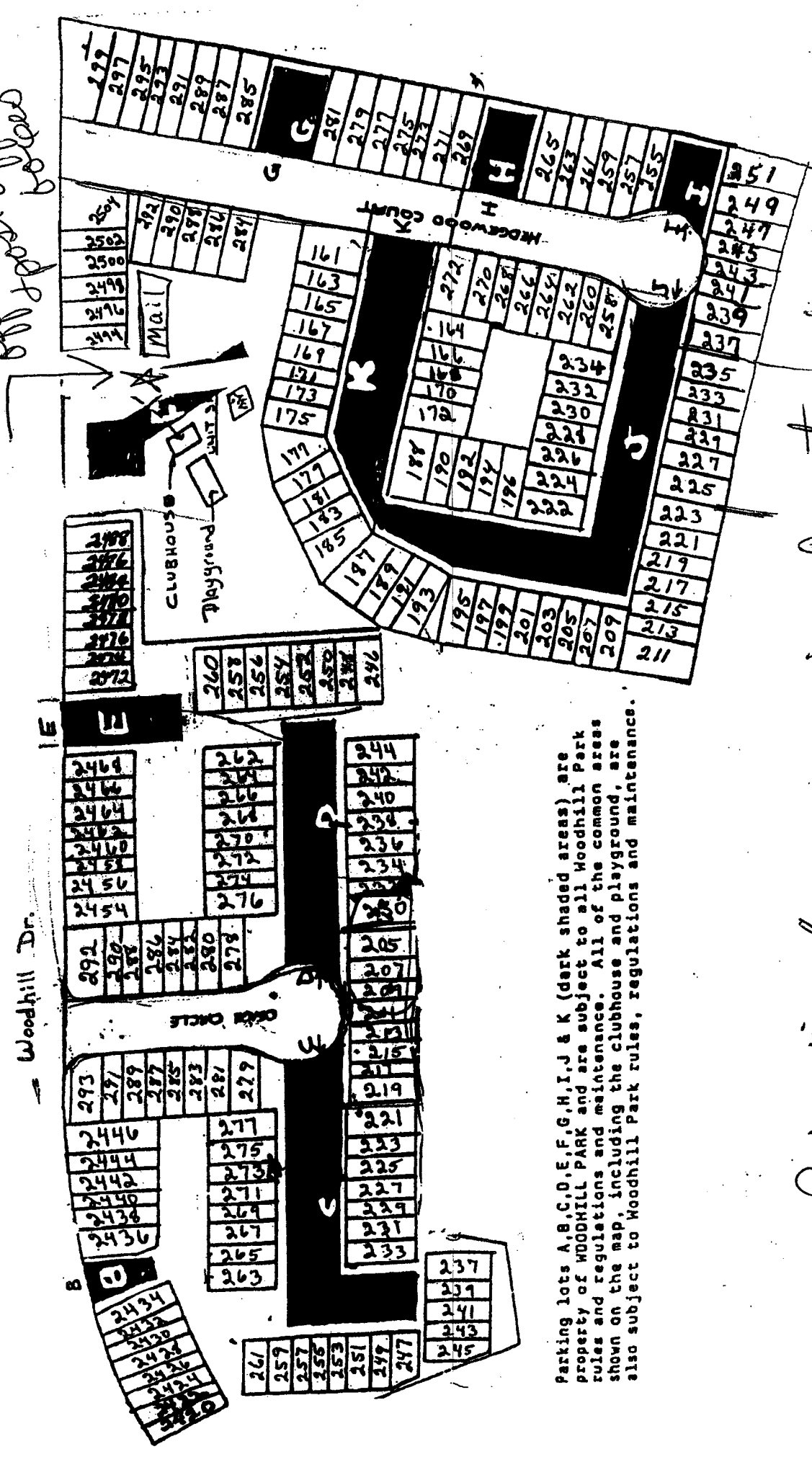
Kentucky Code of Ordinances - All county regulations on fireworks, housing, & the Offenses & Provisions from Chapter 14 shall apply.

Criminal Activity - The HOA has **ZERO TOLERANCE for criminal acts & behaviors at any unit or common area.** In addition to the KY Revised Statutes & United States Code, & without limiting the generality of the foregoing, the following acts & behaviors shall be considered criminal: fighting, terroristic threats, harassment, drug use, drug sales, public intoxication, suspicious activity for drug trafficking, such as frequent stop & go traffic, gang activity, attire, or congregating, racketeering, harassment, BB gun possession or use, display of weapon with intent to intimidate or harm another, gunshots, vandalism, graffiti, dysfunctional or bizarre behavior, stealing, receiving or storing stolen property, trespassing, growing or harboring illegal substances, & all similar violations. **The Board shall have the authority to prohibit persons who violate this Section from having access to the Community, including the common property owned by the HOA, & any lots. Any such prohibition shall be in writing & be provided to the individual who is so prohibited. It shall be a violation of these regulations for any Occupant or Owner to allow any such person who has received written notice of said prohibition entry to the Community, including entry to any unit. Fines shall be placed on units in noncompliance.**

Fines - Noncompliances result in fines to unit owners, who in turn will be giving the fine to their Tenants. Every unit in noncompliance with illegal activities or nuisance activities shall be required to enforce a remedy, failure to do so shall result in termination of leases in specific cases.

Board of Directors - The Board consists of five people who are elected to serve for one year. They work without pay. They are the governing body for Woodhill Park, Inc. properties. Any kind of retaliation, or threat is a serious offense fineable by \$250.00 per incident. The HOA oversees all areas of the property maintenance, safety, & security. You may file complaints of any violations which must be in writing. Put your name, phone number, and address on the complaint & submit it to your property owner to relay to the Board, or put in office mail slot.

blue post office
off post board



Woodhill Dr.

Parking lots A, B, C, D, E, F, G, H, I, J & K (dark shaded areas) are property of WOODHILL PARK and are subject to all Woodhill Park rules and regulations and maintenance. All of the common areas shown on the map, including the clubhouse and playground, are also subject to Woodhill Park rules, regulations and maintenance.

Post office boxes are in front of office at 2490 Woodhill Drive.
 You will need ID & lease to get key.