

Wolf Trace Homeowners Association, Inc.

Prospect, KY 40059

RULES AND REGULATIONS

July 17, 2012

Final

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For the

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Prospect, Kentucky

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1.0 AUTHORITY AND APPLICABLE PROPERTIES

1.1 Rules and regulations have been authorized by the Board of Directors, hereinafter referred to as the “Board,” pursuant to Article III.C.17 of the By-Laws of the Wolf Trace Homeowners Association, Inc. They may be amended in part or in whole from time to time by the Board, and the most current adopted Rules and Regulations shall apply. References to actions by the “Board” may also be interpreted as “the Board or its agent,” where such action by a management agency contracted by the Board is allowed per the By-Laws.

1.2 These Rules and Regulations shall apply to all Lots within the Wolf Trace Subdivision, hereinafter referred to as “Wolf Trace.”

1.3 Each Lot owner is responsible for adhering to these Rules and Regulations.

1.4 These Rules and Regulations are intended to supplement items in the Restrictive Covenants for Sections 1, 2, and 3 of Wolf Trace. The lack of reference to items or topics herein as compared to the Restrictive Covenants shall not be interpreted as diminishing the authority of applicability of items in the Restrictive Covenants. The further intent is to provide site standards and use restrictions that will enhance the value of all properties within Wolf Trace. Should a Rule or Regulation contained herein be found to conflict with any other applicable rule or law, the higher order rule or law shall govern.

2.0 SITE STANDARDS AND USE RESTRICTIONS

2.1 Vehicles and Street Parking

- a. No vehicle, motorized or otherwise, shall be parked in excess of three (3) consecutive days (not to exceed 10 days per calendar year) on any street or right-of-way on Wolf Trace and no such vehicle shall be parked at any time except on a street, in a designated parking lot, on a legal driveway, or in a garage.
- b. No bus, mobile home, motor home, trailer, utility trailer, camper trailer, camping unit, camping vehicle, or boat shall be parked or kept on any Lot or on any street in Wolf Trace except within a garage.

2.2 Fences

- a. Fences shall be of uniform design and color
- b. Fences shall not be taller than 6-feet, and may be full or partial privacy fence types.
- c. Fences shall be maintained in good condition by replacing or repairing boards, posts, and/or color finishes as needed to restore the fence to original or better condition.
- d. Electric/invisible fencing should be clearly marked per the Metro Animal Ordinance No. 2900
- e. No wire or chain link fences are permitted in Wolf Trace.
- f. Before installation all fences and fence designs are subject to prior written plan approval by the Board.

2.3 Outside Storage Box

The Restrictive Covenants prohibit constructed outbuildings of any kind.

2.4 Basketball Goals and Courts

- a. Each lot is allowed one (1) permanent, non-portable outside basketball goal located either next to the legal Lot driveway (street facing goals are not allowed) or in the rear yard. Goal posts must be at least 15 feet from the street curb as measured at the driveway entrance. Basketball goals shall not be attached to the house or other structure other than a goal post.
- b. All basketball goal structures shall be maintained in good condition or like new condition.

2.5 Vegetable Gardens

No Lot within the property shall place a vegetable garden in the front or side of the residence. Gardens are permitted only in the rear yards. For corner lots, gardens must be in the rear yard on the side furthest from the side street.

2.6 Trash Receptacles

- a. This section applies to trash receptacles, or trash cans, as used for curb-side trash removal services.
- b. Each Lot is encouraged to store the trash receptacles in the garage when they are not at the curb for pick up services.
- c. Receptacles store outside shall be stored either on the side or rear of the house and be placed behind a visual screen meeting the following requirements. When receptacles are stored on the side of the house, they shall be stored behind a fence or visual screen such that they are not visible from the front street, nor visible from the side street for corner Lots. Screens may generally consist of shrubbery plantings, stained wood screens, or composite material that is colored white, brown tone, or otherwise matches the house siding.
- d. Fence or visual screens are subject to prior written plan approval by the Board.

2.7 Lot Maintenance

Each lot shall be maintained in good condition.

- a. Yards shall be kept free of trash and/or weeds. Grass shall be mowed regularly. (Metro Ordinance 156.052)
- b. Landscape plantings shall be maintained through regular trimming and dead plants shall be removed. Mulched landscape areas shall be maintained to eliminate grass and/or weeds.
- c. Houses, shutters, awnings, mailboxes, and all outside structures shall be maintained in good condition. Painted surfaces shall be repainted as needed to correct fading and deterioration.
- d. No house shall have more than four colors (House, Shutters, Door and Trim).

2.8 Mail and Paper Boxes

Each Lot shall have one combined mail and paper box. The box and post shall be black and of the design and type originally selected by the developer. The mail and paper box and post shall be repainted or replaced as needed to maintain in good condition. Duggins Company is the supplier of the mail and paper boxes for Wolf Trace.

2.9 Driveway Resurfacing

Driveways shall be maintained to be clean and free of oil spills and shall be repaired if excessively cracked or damaged due to surface deterioration.

2.10 Swimming Pools (any and all pools must have the proper fencing per the Metro Ordinance)

- a. No above ground swimming pools are allowed.
- b. Inflatable pools or any pool of temporary structure will be permitted from May 1 through September 30.
- c. Inflatable pools must be removed from the yard and stored from October 1 through April 30.
- d. Pools currently in Wolf Trace shall be maintained and kept in good condition. Pools shall not be replaced and must be removed when in disrepair or upon resale of residence.

2.11 Exterior Lighting

Exterior lighting installed on any Lot shall either be indirect or of such controlled focus and intensity so as not to shed light on adjacent or nearby Lots.

2.12 Play Equipment

- a. No Lot within the property shall place play equipment on the front or side of a Lot. Play equipment is permitted only in the rear yard. For corner lots, play equipment must be in the rear yard on the side furthest from the side street.
- b. Play equipment shall be re-painted, re-stained, or replaced as needed to maintain in good condition.

2.13 Flag Poles

- a. No free standing flag poles are permitted.
- b. Flag holders may be installed onto a House. Each Lot is permitted to have up to two (2) flag holders.
- c. Flag size shall not exceed 3 feet by 5 feet.
- d. Decorative yard flags not exceeding 30 inches by 30 inches are allowed.
- e. Free standing flag poles currently installed in Wolf Trace may remain, but must be kept painted and in good repair.

2.14 Patio Furniture

Patio furniture is permitted on front porches and the rear yard of each lot.

3.0 ENFORCEMENT

3.1 Notification

A Lot owner may notify the Board of suspected or apparent violation(s) of these Rules and Regulations. Matters shall be presented in writing to the Board. The Board will evaluate each matter and will determine the appropriate course of action, if any. The Board may also initiate enforcement actions on its own without the need for notice from any Lot owner.

3.2 Enforcement Policy

The Board has adopted the following policy regarding enforcement of the Rules and Regulations. Nothing contained herein shall preclude the Board from actions, powers, or rights as provided in the By-Laws of Wolf Trace Homeowners Association, Inc.

- a. The Board shall issue a written notice of violations including the time allotted to correct the violation to a Lot owner. Such notice may be transmitted by hand or via U.S. Postal Service.

- b. The Board may issues a \$10.00 fine per violation, per day for failure of Lot owner to correct violation within the 30 days from written notification. All fines will accrue from the date of written notice until the violation is corrected.
- c. The Board shall consider additional legal action against Lot owners that remain in noncompliance after the original time allotment plus 30 days.

4.0 ASSESSMENT OF COMMON COSTS

4.1 Annual Assessment

The Board has established the Wolf Trace Homeowners Association, Inc. annual fiscal years as the calendar year of January 1 through December 31. The annual assessment shall be due and paid in whole as one payment due anytime starting January 1 through March 30. If it is not paid by April 1, home owners will be fined \$50, plus \$10 per month, every month until bill is paid in full.