

Battlefield Estates Homeowners' Association
P.O. Box 61, Richmond, KY 40476
Rules, Regulations and By Laws of
Battlefield Estates Homeowners' Association

The following summary of rules, regulations and by laws described herein shall apply to all homes and townhomes within the community and shall apply to all homeowners, tenants and all guests of the Battlefield Estates community. All homeowners and tenants residing in the community shall abide by the following rules, regulations and by laws of Battlefield Estates HOA (BEHOA). The following summary of rules, regulations and by laws described herein shall not and is not intended to negate, rescind, invalidate or limit in any way all prior and previously approved rules, regulations and by laws for BEHOA.

Notice of any violations will be provided to homeowners and tenants by written notification with a reasonable time provided to correct any violations. If violations are not corrected or any necessary action taken within a reasonable time of up to and including 30 days from notice, the owner shall be subject to a fine as determined by the Battlefield Estates HOA Board of at least \$25.00 per month and if not paid within 30 days of notification, then subject to a lien against the property until the violation is corrected and the lien fees paid. The homeowner shall be responsible for any and all legal fees and court costs incurred by BEHOA related to collection of any and all fees and liens.

- 1) No overnight, continuous daily or long term parking along the curb in front of any home, driveway, or any of the streets within the Battlefield Estates community. Reasonable limited, temporary guest or service vendor parking for home repairs or services of one day or less including family or community events and/or home repairs are acceptable on a limited and case by case basis. We ask our neighbors to keep our streets and sidewalks open and clear of vehicles and obstructions for safety purposes, and to allow access for all vehicles and pedestrians. Vehicles in violation are subject to being towed at the owner's expense.
- 2) No parking of any vehicles other than personal passenger vehicles (cars and trucks only) in driveways. No commercial vehicles, work trucks and vans, truck or tractor trailers, ATVs, golf carts, motor homes or RVs, trailers, or boats shall be parked in the driveway or any area around the home. No inoperable automobile, trailer or vehicle of any type shall be parked in any driveway, yard, lot or street at any time. Any vehicles described herein if stored within the garage must fit completely within the garage and allowing for complete closure of the standard garage door without any alterations or additions.
- 3) No daily parking including overnight, continuous daily or long term parking of any vehicles on the lawn, grassy areas or any sidewalks. This limitation shall include but is

not limited to personal and passenger vehicles, commercial vehicles, truck or tractor trailers, motorcycles, ATVs, motor homes or RVs, trailers or boats. This limitation shall apply to daily parking including overnight, continuous daily or long term parking of any vehicles in any common areas including, but not limited to all grassy areas and any sidewalks within the community.

- 4) Following the weekly trash, refuse and/or recycling pickups, please remove all trash, refuse, recycling bins and other receptacles from the driveway and the front of the home. No trash receptacles shall be placed or stored in the front or on the side of any home or townhome except on or the evening before the specific designated pickup days. These receptacles should be stored in the garage or otherwise not be visible from the street when stored in a non-conspicuous manner at the side or rear of the house.
- 5) No trash or debris burning in the Battlefield Estates community. This limitation shall include burning of various lawn debris including bushes, shrubs, tree limbs, grass clippings or leaves. All exterior fireplaces, fire pits and recreational fires must comply with all local, community and fire department regulations regarding the location, size and any limitations as to when outdoor burning and fires are not allowed for safety purposes. In addition, any permanent exterior construction and plans for fire pits or fireplaces must be reviewed and approved by the assigned BEHOA Board's architectural and construction review committee.
- 6) No single family home or townhome within the Battlefield Estates community shall be utilized as a business location or commercial operation of any kind with employees, coworkers, contractors, and/or otherwise involving the public coming into the community, home, or townhome. No trade or business of any kind shall be conducted from any rental home or townhome. This limitation does not include homeowners or tenants who must work from home or utilize home offices which operate without employees, coworkers, contractors, and/or otherwise the public accessing the home, townhome or in any way soliciting business or commercial activity with the community.
- 7) No obnoxious or offensive trade, business or activity shall be conducted at any home or townhome including but not limited to any social or business activity which may become an annoyance or nuisance to the neighborhood and community. No trade or business of any kind shall be conducted on any home or townhome, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- 8) No outbuilding, tents, barns or other similar storage structures of any type or design shall be erected or placed on any location near or around the homes or townhomes. All exterior

structures and construction must be reviewed and pre-approved by the assigned BEHOA Board's architectural and construction review committee.

- 9) All homes and townhomes within the Battlefield Estates community are limited to single family residential purposes only and shall be used for single family residential purposes only. Only one family can live in the home or townhome at one time. As a point of clarification, members of the owner or tenant's immediate family, but not typically included by definition of single family, i.e. disabled parent or adult children may live in the home or townhome so long as not disruptive to the neighbors or community. No home or townhome can be divided or apportioned into separate units for lease, rent or sale. In addition, sections and rooms within the homes and townhomes may not be leased, subleased, or rented on any daily, weekly or monthly basis.
- 10) Any and all exterior construction projects including but not limited to sunrooms, screened porches and patios shall be submitted in writing and must be reviewed with all plans approved by the assigned BEHOA Board's architectural and construction review committee. Homeowners are required to provide a written statement or plan for the project and provide in writing to members of the architectural and construction review committee any changes or alterations of any approved plan or project. All exterior construction plans, specifications and additions shall be in writing and submitted to the BEHOA Board's architectural and construction review committee for review.
- 11) No permanent landscaping construction including but not limited to lawn ornaments, decorative ponds, structures or other similar landscaping shall be installed or placed in the front, side yard or in any yard area facing the street without prior approval by the assigned BEHOA Board's architectural and construction review committee. Any landscaping or construction project altering the existing landscaping or altering the home design shall be submitted in writing prior to any construction for review by the assigned BEHOA Board's architectural and construction review committee.
- 12) No political, business or commercial signs in the community with the exception of "home for sale/rent" and real estate signs when the property is being sold.
- 13) Flags shall be limited to one (1) single flag per home or townhome and limited to an official U.S. flag or an official branch of the U.S. military. Reasonable decorations and/or flags for official U.S. holidays are acceptable, but subject to review and approval by the BEHOA Board.
- 14) All exterior fences must be of natural wood or similar acceptable and approved materials following all local and community regulations for construction including height, proper

and safe placement. Any construction of an exterior fence from wood, stone, brick or other materials must be reviewed and all plans approved by the assigned HOA Board's architectural and construction review committee. All fences shall be brick, wood, stone or natural materials and are restricted to backyards only. All fences must be approved in writing by the BEHOA Board's architectural and construction review committee.

- 15) Townhomes shall not have exterior fences or enclosures of any type. No fences of any type shall be installed, erected, or placed on any lot of a townhome.
- 16) All homeowners and renters are responsible for contacting 811 or all utility services before any digging or construction projects as required by state and local agencies. Review and approval of any construction plan or project by the assigned HOA Board's architectural and construction review committee will not limit in any way this requirement of the homeowner or renter to confirm the location of any and all underground utilities and services. It is solely the responsibility of all homeowners and tenants to be in compliance with any and all building codes, permits, property set-backs and boundary issues. The BEHOA shall not be responsible for these compliance issues.
- 17) There shall be no yard or garage sales at any residence, home or townhome except on the following dates: the first Friday and Saturday in June and October as currently designated for the Battlefield Estates community yard and garage sale dates.
- 18) No grass clippings, lawn debris or leaves shall be deposited, blown, swept or otherwise left on any street in the community.
- 19) The owner of any home or townhome shall be responsible for maintenance, repair and preservation of their home both inside and outside including landscaping and lawn care. All tenants shall advise their respective leaseholder of any damages or necessary repairs or maintenance to the home, townhome or property within a reasonable time to prevent further damages. All tenants shall keep their home or townhome including the landscaping and lawn reasonably clean and free of all debris and trash.
- 20) No outside or exterior clothes lines shall be erected or placed on any areas near or around the home or townhome.
- 21) Homeowners and tenants take full and exclusive responsibility for their pets and dogs at all times. Dogs shall be on a leash when outside of fenced backyards and otherwise in compliance with all Madison County leash laws and regulations. The use of an "invisible fence" an electronic fence device or any physical fence will not release the homeowners or tenants of liability for any damages or injuries as a result of the failure of the electronic

fence or physical fence. Homeowners and renters remain solely responsible for any and all damages and injuries as a result of the escape or their dogs or pets. The BEHOA shall not be responsible for damages or injuries resulting from any homeowner or tenant's pets and dogs.

- 22) Dogs and pets must reside inside the home or townhome within the Battlefield Estates community. No outside pets including but not limited to dogs, cats, birds or any other animals or livestock may be kept outside or housed on the property in any way to become a nuisance to neighbors and the neighborhood. Dogs and pets shall not be left outside daily when the owners are not home or allowed to freely exit the home or townhome when the owners are not home. Residents walking dogs on leashes in the community shall remove waste caused by the dog.
- 23) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, with exception of dogs, cats and other household pets (meaning the domestic pets traditionally recognized as household pets in this geographic area), provided that such pets are not kept, bred or maintained for commercial purposes, and provided that such pets be confined to the residence on that property and not permitted to run or stray upon other properties or remain confined outside daily as previously described herein. No kennels or runs for dogs are permitted, including chain link fences or the use of electronic livestock fencing devices to contain dogs.
- 24) No playground or recreational equipment or facilities of any type shall be erected in the front or in the side yard of any residence.
- 25) All swimming pools shall be in-ground pools. There shall be no above-ground pools permitted. The construction of swimming pools must be approved in writing, reviewed and all plans approved by the assigned HOA Board's architectural and construction review committee prior to the commencement of construction.
- 26) Each homeowner and tenant shall keep the grass properly cut, keep the property free from trash and debris, while keeping the property neat and attractive. If the homeowner or tenant fails to so maintain the property, BEHOA may take any action it deems appropriate to make the property neat and attractive, and the owner or tenant shall, upon demand, reimburse BEHOA for any expenses incurred, plus twenty-five percent (25%).
- 27) Each homeowner will be responsible for installing and maintain a four-foot wide concrete sidewalk, running the entire width of the lot. Each sidewalk will be placed in such a manner as to be compatible with existing driveways and uniform with joining sidewalks. No coloring of concrete sidewalks or driveways shall be permitted.