

Churchill Downs Homeowners Association

Rules, Restrictions, and Fine Policy

Rules & Restrictions

1. Nothing shall be stored in or upon the common elements without prior consent of the Board, except in designated storage areas.
2. No waste shall be committed in or on the Common Elements.
3. Each unit owner shall provide and maintain garbage and trash receptacles.
4. No unit owner or occupant shall disturb or annoy other occupants of the Condominium Property nor shall any occupant or unit owner commit or permit any nuisance, noxious, offensive, immoral, or illegal act in his unit or on the Property.
5. No sign of any kind shall be displayed to the public view on or from any unit or the common elements without prior consent; except "For Sale", "For Rent", or political signs during the political season.
6. All parts of the Property shall be kept in a clean and sanitary condition and no rubbish, refuse, or garbage allowed to accumulate.
7. No outdoor drying of clothes, towels, bedding, or similar items.
8. No boat or other trailers, RV's, campers, etc. shall be parked or stored on the Property.
9. Garage doors shall be kept closed.
10. Parking of vehicles shall be in driveways and garages.

Fine Policy

The following fine policy applies to violations of the Rules and Restrictions:

- First Violation: Courtesy Notice- Owner/Tenant has 14 days to bring Property into Compliance.
- Second Violation: Fine Notice- \$50 fine will be imposed
- Third Violation: Second Find Notice- \$100 fine will be imposed
- Fourth Violation: Subsequent Fine- \$250 fine will be imposed
 - Continuing Violations: \$250 fine will be imposed and will be sent to the Association's Attorney for Legal Action.