

Rules for Owners/Occupants of South Hill Station Lofts

South Hill Station Lofts Condominium Association

C/O Assurance Realty & Property Management

3320 Clays Mill Road, #108, Lexington, KY 40503

859-296-4663

1. **Registration:** All units must register new residents/owners, **Initially and Annually in August**. You may register online through the website at www.SouthHillStationCondos.com or call the management office for the prescribed form required to register as a new owner or tenant. All required documents must be completed, current key must be on file and accounts must be current for a complete annual registration.
2. **Occupancy:** No more than 2 persons for a 1-bedroom unit and 4 persons for a 2-bedroom unit are permitted.
3. **Parking Registration:** Up to date registration must occur before parking permits may be issued. One parking permit is given per bathroom. One Epermit registration invite will be sent for the adjacent lot permit. If your condo qualifies for two parking permits, a SHSL hangtag parking permit will be assigned in the overflow lot located at 245 Bolivar Street. Each Permit is \$25.00, due **Initially and Annually in August** at registration.
4. **Fobs:** Door fobs are required to enter the building. Current registration and ID on file required for initial and replacement Fobs. Fee \$25.00 per Fob. One Fob per registered resident/owner. For the security of all residents, Do not copy Fob. Do not share Fob with unregistered persons. Report lost FOB promptly to management.
5. **Leasing:** The unit owner of each unit is permitted to lease their unit providing that written notice to the fact of the lease, the identity of the lessee and the term of the lease is disclosed to the Council or managing agent or manager of the Condominium Project in writing prior to commencement of the term of the lease.
6. **Pets:** All pets who occupy the building must be registered with the management at the time of occupancy. Only one pet per unit is permitted and all pets must not exceed 30 pounds. 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 carried and be under the direct control of the Owner at all times. Dogs cannot run at-large or under voice command in the building or on the property. All Pets must be cleaned up after. Any person having custody or control of any animal are required to immediately remove and clean up any feces or urine left by their pet inside or outside the building and dispose of it in a sanitary manner into the dumpster. Disposing of pet waste in trash receptacles by entry doors is prohibited. Crying, barking, scratching, fleas and relieving themselves in areas of the condo building are reasons for expulsion. Pet owners will be held responsible for personal injuries and /or property damage caused by their pets. A \$200 pet fee for a dog or a \$50 pet fee per cat is due **Initially and Annually in August** from the Owner.
7. **Security:** Security is for everyone's safety. Doors must be kept locked for the security of the entire building. If you are moving in or out, please have someone to remain with the door being held open. Do not let people into the building without checking to see whom they are visiting and make sure that is where they are going. Propping open any entry door into the building for more than temporary moving assistance is prohibited.
8. **Insurance:** Sprinkler Heads shall not be blocked with any unapproved material. Notice of annual sprinkler inspection will be given when scheduled, and access is required. 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.
9. **Plumbing:** Toilets and other appliances are to be used only for purposes for which they are designed. Occupants are cautioned against using excessive soap or detergents. Costs of repairing damaged from misuse will be borne.
10. **Utilities:** Water, Sewer, trash and internet services are provided by the Homeowners Association. Residents should make every effort to make repairs within their condominium promptly has not to waste those provided utilities, please report any excessive running water sounds. The internet service is provided through Spectrum. Each owner needs to provide their own router to gain access.

11. **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.
12. **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 sufficiently reduced at all times 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 Please call Premier Security for emergency noise Violations of these rules after normal office hours at 859-514-5982 or you may email for nonemergency issues to SHSL@premier-security.us.
13. **Hallways:** No gathering, playing or lounging shall be permitted, nor shall any baby carriages, bicycles, wagons or toys, benches, chairs, or other articles of personal property be left unattended in common areas of the building, stairwell, building entrances, parking areas, sidewalks or elsewhere on or within the common elements. Please be quiet in the hallways.
14. **Smoking/Vaping:** No smoking or vaping is allowed in the Building Common Areas.
15. **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 in adjacent or overflow lot (245 Bolivar St) and not displaying proper documentation will be towed or booted at the expense of the vehicle owner. Please pull in as far as possible to allow easy passage behind your vehicle.
16. **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.
17. **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 management for entry, there will be a \$50 lock out fee charged and said fee must be paid prior to entry. A copy of valid ID that shows occupancy of the unit will be required prior to allowing entry.
18. **Additional Rules and Regulations-** All owners/residents are subject to the Bylaws and Master Deed.
19. **Fines for Rules Violations**

Any occupant who violates any of the rules outlined above for South Hill Station Lofts is subject to the following fines:

- (1) First Offense- Warning
- (2) Second Offence - \$100
- (3) Third Offense - \$200 Fine
- (4) Subsequent Offenses - \$400 fine plus possible legal action

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

Owner Signature	Printed name	Unit #	Date
Owner Signature	Printed name	Unit #	Date
Tenant Signature	Printed name	Unit #	Date
Tenant Signature	Printed name	Unit #	Date
Tenant Signature	Printed name	Unit #	Date
Tenant Signature	Printed name	Unit #	Date