

# L A U R E L W O O D

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## Property Owners Association

### RULES AND REGULATIONS

April 2, 2024

The rules and regulations contained herein have been developed by the Laurelwood POA Board of Directors to ensure the safety and security of all Laurelwood members and guests as well as the prevention of nuisances, etc. They are intended to preserve the neighborhood aesthetics, protect and enhance property values, and reinforcement of the covenants and bylaws. Each lot owner and guest (s) of the owner shall be subject to the rules and regulations listed below. The POA Board of Directors may periodically modify these Rules and Regulations.

#### **1) Nuisance**

Activities identified as a nuisance (person, thing, or circumstance causing inconvenience or annoyance) are prohibited on any lot, and owners and guests shall not engage in any activity that interferes with the safety, security, quiet enjoyment, comfort and health, etc. of Laurelwood members and/or their guests.

#### **2) Gate Security**

Each lot owner may obtain a unique gate security code for personal use by contacting the POA Board of Directors.

Each lot owner must use discretion when providing a code gate code to nonmembers.

Each lot owner may obtain a remote gate opener, at owner's expense, by contacting the POA Board of Directors.

Gate codes for personal use are to be kept **CONFIDENTIAL** at all times for the security and safety of the community.

Should a personal gate code be compromised or otherwise needs to be changed, the lot owner is required to contact the POA Board of Directors.

The POA Board of Directors supplies service companies with a gate code that changes occasionally to maintain security.

The POA Board of Directors provides unique gate codes to UPS and FedEx for deliveries.

The gate has a siren activation mechanism for emergency vehicles.

### **3) Firearms and Weapons**

Possession of firearms and other deadly weapons is permitted in accordance with Federal Firearms Regulations and Kentucky CCDW KRS 237.110.

Displaying any weapon (s) in a threatening or angry manner on the premises is prohibited.

Discharging any weapon is prohibited on the premises, except when necessary in defense of oneself or another individual.

Weapon owners are legally and financially responsible for any incident that may arise from their possession and/or use of weapons.

### **4) Personal Conduct**

Disorderly, disruptive, or excessively noisy activity of any manner that could reasonably be expected to interfere with another member's enjoyment of the property is prohibited.

Quiet hours shall be observed from 12:00 AM to 7:00 AM daily

### **5) Pavilion area**

The pavilion is for the exclusive use and enjoyment of our owners and guests, with no reservations necessary. Public use is prohibited.

Property owners are responsible for their minor children and their guests who use the common area.

Pavilion users must clean up area after themselves by removing trash; turn off lights, and extinguishing hot embers in grill.

### **6) Boat Storage Lot**

The boat storage lot is private and for use by Laurelwood members and their guests while they are here as a member's guest.

The lot is to be used for storage of boats and personal watercraft with trailers only.

Any item stored in the storage area is stored at owner's risk. The POA is not responsible for stolen or damaged of personal property stored in the Boat Storage lot.

## 7) Parking

Parking by all owners and guests must not block normal access of other owners, guests or **emergency vehicles**. Parking in any turnaround, or on any street, or in any other area where traffic would be impeded, is prohibited, and violators may be towed at the vehicle owner's expense.

No parking in common area grass.

No overnight boat parking at the Pavilion. Temporary loading and unloading of boats is permitted. Please limit your temporary parking to a maximum of 2 hours.

Any vehicle parked on an owner's property must be operational and not unsightly. Inoperable vehicles shall be stored inside of enclosed garage or removed from Laurelwood.

Vehicles must have a valid current registration unless such vehicles are kept inside a garage.

Vehicles are limited to one-ton weight capacity and must be parked on the owner's property. A truck, parked on owner's property, must be a pickup truck or van and not a flatbed truck, dump truck, or panel truck. Exception to this would be trucks and equipment used in the construction process of an owner's home on a limited basis.

No boats, boat trailers, jet skis or RVs are permitted to be parked on any lot or driveway within Laurelwood or The Village for longer than 7 consecutive days.

If a reasonable complaint is filed, by another member, that a truck, piece of equipment, or other vehicle is a nuisance, then the vehicle must either be put into a garage, moved to an out of sight location, or removed from the subject's property.

## 8) Motorized Vehicles/Speed Limits/Weight Limits

Motorized vehicles include, but are not limited to, all automobiles, motorcycles, motor scooters, golf carts, dirt bikes, and all-terrain vehicles.

Under no circumstance shall any motorized vehicles be operated in any common grass area, except for service vehicles performing work at the direction of POA Board of Directors. Trail riding is prohibited.

The speed limit on the premises for all motorized vehicles is twenty (20) miles per hour.

**40,000 lbs. WEIGHT LIMIT**, Concrete 5 Yards, No Semi Trucks, No 3 Axle Trucks

All persons operating motorized vehicles must observe all traffic laws and be an operator per Kentucky KRS Chapter 189.

Lot owner will assure that all guests operate a motorized vehicle in a safe manner, and shall be legally and financially responsible for any accident, injury, or property damage that may result from the person's operation of such vehicle.

## 9) Trash/Dumpster

Only everyday consumable trash is to be taken to POA supplied dumpster next to our storage area. Securely bag your trash.

These items are prohibited: flammable or toxic materials, furniture, appliances, auto/marine batteries, building materials, etc. Please contact The Pulaski County Recycling for disposal of such items. They are located at 218 KY-80 BUS, Somerset, KY 42503. Their phone number is (606) 677-0320.

Please break down empty boxes.

## 10) Maintenance

The POA is responsible for maintenance of undeveloped lots. The lot owner is responsible for maintenance of developed lot (s) and buildings in a reasonable manner according to:

***Developed Lots: If the lot has been improved (built upon), then the lot owner of the improved lot shall maintain their lot(s) to a neatly kept and mowed and trimmed condition.***

Undeveloped Lots: If a lot owner chooses to exclude a lot(s) from POA maintenance, the lot owner shall become responsible for maintenance of lot(s) to the same or better conditions as lots maintained by POA.

All landscaping shall be maintained in reasonably good condition. Shrubbery, plants, and trees on owner's lot(s) shall not intrude into roadways to such a degree that they come into contact with passing vehicles.

Every lot shall be kept free of debris, clutter, building materials, etc.

All downed trees, brush piles and debris shall be removed from owner's lot(s) or hidden from site from street. Tree stumps are to be cut off at ground level.

Firewood needs to be neatly stacked to the rear of owner's lot.

## 11) Trade/Commerce

Trade, commerce, or other activities, which may be considered a nuisance to the neighborhood, are prohibited on any lot. It is permissible to operate a home-based Internet business, provided that deliveries to home do NOT exceed two UPS, FedEx, or similar carrier per day. No trade materials or inventories may be stored upon lot and/or trailer and no delivery type vehicles may be stored or regularly parked on any lot. A home-based Internet business shall be allowed to store small inventories within the residence or enclosed outbuilding located on the owner's main residence home lot.

Laurelwood Property Owners Association, Inc. prohibits rental of any property as it poses a safety and security risk, along with being considered commerce among other issues. This

includes all property in Laurelwood and The Village of Laurelwood. Note: The State of Kentucky also considers rental property as commerce.

## **12) Pond**

The pond is for use by owners and guests. There shall be NO swimming, ice skating or boating of any kind in the pond.

Fishing is permitted and we encourage “catch and release”.

## **13) Hunting**

For the safety of our members and guests hunting is strictly prohibited in Laurelwood. This includes streets, common areas and owner’s lot (s).

## **14) Solicitation/Sales**

Soliciting of any kind is prohibited on the premises.

Garage sales and yard sales are prohibited on the premises unless approved by POA Board of Directors as a planned community activity.

Individual garage sales are prohibited as they present a gate security issue.

## **15) Signs**

Owner signs may be erected on owner’s lot and are limited to: name, address, and “for sale” signs. Signs must be affixed to wooden or metal frames. Plastic and flimsy signs are prohibited.

Vendor or trade signs are prohibited along with any political, racial or ethnic signs that may be offensive to members and their guests.

Signs shall not be attached to a tree. Only one sign per lot is permitted.

Contractors may place one general contractor builder’s sign per lot. Once the job is complete, the contractor must remove their sign within one week of completion. The sign cannot remain as an advertisement for an extended period.

## **16) Fireworks**

***All fireworks of any type are prohibited during State and/or County burn bans.***

Fireworks are prohibited on owner’s lots. Fireworks that DON’T GO UP OR BLOW UP are permitted at Pavilion area as long as owners have operating fire extinguishers with them during their event. Owners agree to be responsible for all damage caused by said fireworks. NO fireworks of any kind after 10:00PM.

## ***Enforcement (All Categories)***

Upon noted violations, the POA Board of Directors shall give the owner written notification of the deficiency (ies) via email and/or US Postal Service mail. The owner will be given fourteen (14) calendar days to comply or appeal to the POA Board of Directors. Upon 15<sup>th</sup> day thereafter, the POA will provide a second written notification to the owner, which will include an additional (7) days to correct the deficiency (ies). If the lot owner has neglected or refuses to correct the deficiency (ies), the POA Board of Directors, at the owner's expense, will take such remedial action as may be necessary. **This would include \$100 initial fine for each deficiency. Failure to correct could result in additional fines at the POA Board of Directors discretion. Violations after the initial written notification sent to owner could result in immediate fines issued without additional notices. This would include reoccurring violations. The POA Board of Directors at their sole discretion, may file a lien as necessary to remedy the deficiency (ies).** Appeals should be sent to [LaurelwoodPOA@gmail.com](mailto:LaurelwoodPOA@gmail.com).

The failure of the POA Board of Directors to enforce any provision of the Rules and Regulations, or any provision of the other POA documents, shall not constitute a waiver of the provision, nor of the POA Board of Directors right to enforce the provision in the future.

The invalidity of any provision of the Rules and Regulations shall not impair or affect in any manner the validity, enforceability, or effect of any other provision of the Rules and Regulations.

The Rules and Regulations are intended to comply with the Laurelwood POA documents. In case any provision of the Rules and Regulations conflicts with the aforementioned POA documents, the provisions of the aforementioned laws or documents shall prevail.

Please contact the POA Board of Directors with any questions or concerns.

Sincerely,

Laurelwood POA Board of Directors