

IMPORTANT NOTICE

To All Reynolds Lofts Condominium Residents & Owners



Fines for By-Law and Master Deed Restrictions Violations

Your building and Association is managed by CRM, a professional management company. In order to keep Reynolds Lofts an upscale living community and one of the most desired places to live in Louisville, The Board of Reynolds Lofts Condominium Owners Association adopted a system of **Rules, Regulations & Related Fines** for certain violations that took effect on May 9, 2011. We would like to take this opportunity to remind everyone of the procedures and who to contact.

CRM will be the point of contact for any owner or resident which wishes to file a complaint in regards to violations of any of the rules listed below. All complaints will remain anonymous, but must be in writing. Please address complaints to Lhowe@crmco.com

Please do not hesitate to contact your building managers at CRM for any common area maintenance issue or emergency that may arise:

Violations & Complaints- Logan Howe 859.225.3680 Lhowe@crmco.com

Maintenance -Michael Digges (502) 664-7048 or mdigges@crmco.com

Parking -SECURE PARKING, LLC 502-515-3195 or rl@secure-parking.us

Cable and Internet-Rob Mcgoodwin (859) 621-3453 or ramcgoo@gmail.com

First offense warnings, where applicable, and notice of fines will be directed to both owner and resident whenever possible, with the unit owner ultimately responsible for compliance and payment.

Reynolds Lofts Condominiums - Rules, Regulations, and Related Fines

Pet Rules and Regulations

1. NO PETS ARE ALLOWED ON THE ROOF AT ANYTIME

2. All pets must be registered with the Management Company.
3. Dogs must be kept on a leash and under the owner's supervision at all times. Dogs cannot run at-large or under voice command in the building or on the property.
4. Pets must wear a current license and rabies tag at all times.
5. Any pet whining, barking, parasite infestation, or relieving themselves in areas of the condo building is grounds for fines, expulsion, and/or payment of property damages.
6. Any person having custody or control of any animal and failing to immediately remove and clean up any feces or urine left by any pet inside or outside the building and dispose of in a sanitary manner into the dumpster, (not in trash receptacles by entry doors or in bags in the parking lot) will result in fines.

Fines for above pet violations:

- First offense - \$50 fine
- Second offense - \$100 fine
- Third offense - \$150 fine per occurrence plus possible expulsion of pet pending Board review

General Rules and Regulations

7. There shall be no disruptive or excessive noise in common areas or from inside a residence that is disturbing to other residents. This is a violation of our master deed and local ordinances.
8. No improper disposal of trash (i.e. leaving trash in hallways, interior and exterior).
9. Requirement of management services to unlock a resident door due to resident error will result in a fine.
10. Entry doors are not to be propped open for more than temporary moving assistance.
11. There shall be no posting of any type of unapproved signage or posters, or storage of any items in any common area, including but not limited to doors, stairwells, walls, windows, mailboxes or exterior.
12. Door decorations, floor mats, or any other decoration or change to any common element, (i.e. door hardware) outside individual units is prohibited.

Fines for general violations:

- First offense – warning only
- Second offense - \$50 fine
- Third offense - \$100 fine
- Subsequent offenses - \$150 per occurrence plus possible legal action.