

Prospect Point Homeowners Association Rules & Regulations

Front Door Application with Colors

PETS

1. Pets are permitted provided they are not kept, bred or maintained for commercial purposes.
2. Compliance with all applicable City of Villa Hills & Kenton County ordinances related to pets.
3. Dogs and cats must be kept within the confines of the owner's lot.
4. Dogs and cats must be on a leash at all times when outside the owner's lot.
5. Dogs and cats cannot be staked or tied whether on the owner's lot or on common property.
6. Dog houses are not permitted.
7. Dogs and cats are prohibited from the swimming pool area, tennis courts and clubhouse.
8. All residents are required to clean up after their pets.
9. In response to a written complaint of non-compliance with these rules, the Board may suspend the voting rights and the rights to use of the common areas and community facilities of the offending person. Under Association rules a \$25.00 fine can be levied for each violation.

SIGNS

1. All signs must be installed by the Association or its agent except as discussed in #2 below regarding *rent or real estate for sale*.
2. One temporary sign not exceeding five square feet to advertise real estate for sale or rent is permitted.

MOTOR VEHICLES

1. Each homeowner unit is entitled to one (1) automobile parking space in the designated parking area closest to the homeowner's unit (designated driveway or parking pad).
2. Boats, campers, trailers, trucks of more than 3/4 ton and recreational vehicles must be parked only in the RV storage area for which an application must be submitted and approved by the Property Management Committee in advance. The fee is \$10.00 per month.
3. No repair or mechanical work is to be performed on any vehicle unless conducted within a garage.
4. At no time will junk vehicles be allowed to remain on the street or parking areas.
5. All motor vehicle parking must be confined to parking areas or driveways. Parking of motor vehicles, either completely or partially, on any street in Prospect Point is prohibited. No parking on grass.
6. All motorized vehicles, including mini-bikes are restricted to the streets and parking areas. All vehicles operating on the streets or parking lots are subject to the laws of the Commonwealth of Kentucky insofar as operating qualifications are concerned.
7. All parked vehicles without current license plates will be towed at the owner's expense.

OTHER

1. All units shall be used for private residential purposes only, and no trade or activity shall be carried out on any lot or in any dwelling which constitutes an annoyance or nuisance to the neighborhood or other homeowners.
2. Burning of trash and any accumulation or storage of litter or trash is forbidden.
3. All garbage containers shall not be permitted to remain in public view except on days of trash collection. Garbage containers may not be set out prior to dusk the day before collection & must be stored by dark on collection day.
4. No tree may be removed from any lot without authorization of the Association.
5. No structures, plantings or other materials are permitted which interfere with easements for installation or maintenance of utilities.

6. Outside TV and radio antennas are expressly forbidden. Satellite dishes are allowed as follows: Installation of a satellite dish, after approval of an installation & damage waiver, to PPHOA prior to the installation of any satellite dish that is attached to any part of a homeowner's unit. No drilling into siding, no wiring on or outside of building.
7. Garages may be used only for parking of motor vehicles and other customary purposes.
8. Clotheslines, outbuildings and other temporary structures are expressly forbidden.
9. No basketball backstops, swing sets, recreational or exercise equipment or other game equipment shall be installed on or near any building, driveway or parking area.
10. Awnings, patios, patio enclosures, sun roofs, outdoor carpet or similar additions must be approved in writing by the Property Management Committee.
11. Method of TV cable installation must be one of the following: a) The cable must enter the unit from outside, no higher than two feet off the ground or, b) it is permissible to follow existing air conditioning wiring from the outside.
12. Pool rules are published annually in the newsletter.
13. Annually, all property owners are to provide "proof of insurance" within 30 days of the policy renewal date. This document is to be supplied by either the insurance company insuring the property or the insurance agency representing the company insuring the property. The document is to be delivered by mail, facsimile or in person to the Property Management company. Failure to comply with this rule will result in a \$25.00 per month penalty. Each month not in compliance an additional \$25.00 penalty will be assessed. The total amount of the penalty shall be added to and become part of any and all other assessments to which the lot is subject.