



## **RIGHTS AND RESPONSIBILITIES**

These Rights and Responsibilities are authorized by the Bylaws of the Condominium Association and have been adopted by its Board of Directors for the maintenance, use, conservation, and beautification of the condominium property, and for the health, comfort, safety and general welfare of Unit owners and their Occupants.

## **RIGHTS AND RESPONSIBILITIES**

The Waterfront Park Place Condominium Association exists to protect, preserve, and enhance the community. The Association's leadership will act and build upon the ideas and needs of its residents. These rights and responsibilities are designed to protect all residents and visitors to the property. They are designed to limit the liability and exposure of the community, its residents, and its association.

Rights and responsibilities will be enforced regularly and fairly by the Association's Board of Directors. Additionally, there will be open communication with residents before, during, and after the enforcement process to make sure everyone understands what was done and why it was in the community's best interest. Consistent communication will ensure that everyone knows what is required and why.

It is not the responsibility of residents to discipline other members or visitors. Infractions of these rights and responsibilities should be reported to the front desk or property manager using the Service Report Form.

Violators of these Rights and Responsibilities will be subject to fines as determined by the Board of Directors. For non-parking violations, a first offense will usually result in oral notification by Property Management, with a written notice as follow-up. In the case of a flagrant first offense, or for second and subsequent violations, the minimum fine will be \$100 plus the costs of management's time and any material or repair costs required to rectify the matter.

These rights and responsibilities will be modified to support the community interests in the best ways. An annual review, prior to the December annual meeting, will be conducted to reevaluate whether these rights and responsibilities continue to make sense. If so, they will remain the same and enforced. If not, the Rights and Responsibilities Committee will identify the changes to support the changing needs of the community and make recommendations to the Board of Directors.

## **VISION FOR WATERFRONT PARK PLACE**

*Residents of Waterfront Park Place expect to enjoy a clean, comfortable, safe, and beautiful environment. They contribute association fees to ensure this kind of residence. Along with the right to this kind of residence come certain responsibilities. It is the successful fulfillment of these responsibilities by each and every resident that will create the desired atmosphere essential to our living in harmony and mutual respect.*

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## BUILDING

- 1) Exit doors and access to exits will be kept clear at all times. Corridors, elevators, stairwells or other public places will not be blocked. The storage of freight, merchandise, displays or showcases in the Building's common areas is not permitted.
- 2) The Lobby on the first floor is for use by residents and guests. Use of this lobby for special events requires Board approval.
- 3) The use of gas or charcoal grills, patio fire pits, or any open flames on balconies and terraces is prohibited by the Louisville Metro Fire Department. A Grilling Station is available on the ground level. Residents are responsible for cleaning it after using it.
- 4) Furniture, plant containers and other decorative items on balconies and terraces will be of sufficient weight so as to not be dislodged by high winds. Nothing should be thrown, dropped or shaken from balconies or terraces.
- 5) When cleaning their balconies residents will use vacuums or damp mops/cloths only. They will refrain from sweeping, or using water in such quantity as to cause dirt and/or dirty water to fall onto balconies below. Planting containers on balconies will be large enough to prevent the overflow of dirt and water, and any hanging planters will be hung on the inside of balcony railings.
- 6) Signs, advertisements, graphics or notices visible in or from public corridors or from outside the Building are not permitted.
- 7) Significant movement in or out of the Building of furniture, office equipment, or any other bulky or heavy materials that would unreasonably interfere with other residents is

**BUILDING (con't)**

restricted to the service elevator. Use of the service elevator will be scheduled by the Property Manager (584-7393). For additional information contact the Property Manager.

- 8) No dollies are allowed through the main entrances of the building or on passenger elevators without the prior approval of Property Management.
- 9) Residents will comply with all security procedures necessary to promote and ensure the safety of all. This includes the exercise of good judgment in the use and distribution of keys and key FOBs to the building, and the prompt reporting of any lost or misplaced keys or FOBs. Copies of keys (or combinations) to each unit and storage locker will be held by Building Management for safety reasons. Paint may not be stored in storage lockers, and a clear area of 18" from the top of sprinkler head must be maintained to comply with the building's insurance coverage and the Fire Code.
- 10) Residents will not interfere with other residents' (or their visitors') quiet enjoyment of the premises nor shall there be any "rough housing" on the premises.
- 11) Out of consideration for other residents and visitors, and for safety reasons, residents will dress appropriately in all common areas of the building. Appropriate clothing includes shirts, pants, shorts, dresses, skirts and footwear. Suitable clothing covering and shoes are sufficient when residents and guests go to and from the pool.
- 12) Canvassing, peddling, soliciting and distributing handbills in the Building is not permitted.
- 13) Smoking is not permitted in the restrooms, stairwells, elevators or common areas (including the pool and roof garden areas) of the building.
- 14) Residents will not install, leave or store equipment, supplies, furniture or wall hangings in hallways or other common areas of the Building. Residents may hang decorations on the doors to their units in observance of religious or seasonal holidays or events. Such decorations may be hung for a reasonable period of time.

Owners may install doorknockers or doorbell buttons, and peep holes in or on their entry doors, provided these are in keeping with the décor of the building, and subject to the prior approval by Management.

Door Mats of designs approved by Management may be used.

No decorations, flags, banners, signage or advertisement will be inscribed, imposed or

projected from terrace or balcony windows and doors without the approval of the Board

### **BUILDING (con't)**

- 15) of Directors. The exterior surface of any curtains, shades or other window coverings visible from outside the building will be white or beige tones unless otherwise approved by the Board.
- 16) In order to respect and preserve the rights of all, condominium owners accept the required liability insurance coverage on the property within the walls of their unit(s). Such insurance will serve not only to protect the owner's investment, but also the investments of neighbors living above, next to, or below the owner's unit(s). Specific details about type, amount, and proof of insurance required may be obtained from Property Management.

### **THE FITNESS CENTER**

The Fitness Center is for the exclusive use of residents, their immediate family members, and guests. A telephone is located next to the Aerobics Room with a direct line to the Courtesy Desk.

- 1) Food is not permitted in the Fitness Center and beverage containers must be non-breakable.
- 2) Parents or guardians will supervise children under the age of 12 using any equipment.
- 3) Guests may use the Fitness Center without having their host(s) present, however in so doing they are to advise the Courtesy Desk of their intentions.
- 4) All supplies and equipment will be used in accordance with instruction manuals, posted notices and diagrams. Equipment will be wiped down after use with the disinfectant sprays/wipes provided. Equipment is not to be removed from the Fitness Center.
- 5) If exercising alone, the Emergency Response Device should be used.

### **THE CLUB ROOM**

The Club Room, on the second floor, is a community room/common area for the exclusive use of residents, their immediate family members, and guests.

- 1) There is a limit of ten (10) guests per resident household, unless approved by the Property Manager or Management Office.

- 2) Immediate family members and guests, age 14 or older, may use the room without a resident in attendance after checking in with the Courtesy Desk.

**THE CLUB ROOM (con't)**

- 3) It is the responsibility of the resident to leave the facilities in an "as-found" condition after use.

**THE TERRACE ROOM**

This party and meeting facility on the third floor is provided for Waterfront Park Place-sponsored events as well as private entertaining for residents. The room can be rented to residents for exclusive functions. Contact Property Management for additional information.

**THE SWIMMING POOL**

The Swimming Pool is for the exclusive use of residents, their immediate family members, and guests. The pool area is open (seasonally) from 9:00 a.m. to 9:00 p.m. Additional hours, for adults only, are 6:00 a.m. to 9:00 a.m. and 9:00 p.m. to 11:00 p.m.

- 1) There is a limit of three (3) guests per resident household. A resident must accompany guests.
- 2) Parents are responsible for their children and child guests at all times. Children 14 years old and under must be supervised by someone 16 or older.
- 3) Alcoholic beverages are not allowed in the pool area. Other beverages in plastic or paper containers are permitted. Food is not permitted (however food is permitted in the adjacent Garden area).
- 4) Pets are not allowed in the pool area.
- 5) Due to the 4 foot depth of the pool, diving is not permitted.
- 6) When lightning has been sighted or thunder heard, all residents and guests must immediately clear the pool and deck area and move inside the building. The pool area is to remain vacated until 20 minutes after the last sighting of lightning or sound of thunder.
- 7) Appropriate swimwear is required in the pool area. Swimmers not "toilet trained" must wear a swim diaper approved for swimming.
- 8) Because of the limited space of the pool and its surrounding area, water "toys" and floats are not permitted.
- 9) Radios, music players and the like are to be used with headphones.

- 10) The pool cannot be reserved for private events.

**PARKING**

- 1) Residents will register with Property Management all vehicles parked in the garage.
- 2) A resident parker who is driving a vehicle on a temporary basis will provide Property Management the following information:
  - A. License number
  - B. Color
  - C. Make

The temporary vehicle will be parked in the resident parker's regular assigned space.

- 3) Residents will park their vehicles only between the designated lines of parking for their assigned space(s). Such spaces are for parking only; any cleaning, maintenance or vehicle service work is not permitted.
- 4) Boats, trailers, mobile homes, campers and similar vehicles are not permitted anywhere on the Waterfront Park Place property.
- 5) Pick-up trucks, vans and other similar vehicles are permitted as are any other vehicles used as an individual's primary source of transportation.
- 6) Parking garage access cards are not transferable.
- 7) A \$30.00 replacement fee will be charged for each lost or damaged access card.
- 8) The speed limit in the garage and its ramps is 10 M.P.H.
- 9) Parking on the first level is reserved for:
  - A. Residents in assigned spaces;
  - B. Other Residents' loading and unloading (60 minute time limit);
  - C. Visitors/Guests. Visitors and Guests using the Parking Garage are to register at the Courtesy Desk when entering the building.
  - D. Residents' service providers.

Parking violators will be fined and/or their vehicles will be towed.

In the event that there is no parking space available for guests and domestic help on the first level, residents may notify the Courtesy Desk Staff, who will attempt to find a parking solution in another location. Advance notice to the Courtesy Desk of anticipated Visitors/Guests will facilitate this process.

**PARKING (con't)**

- 10) Waterfront Park Place provides a "Bicycle Storage Room" for bicycles, carts, non-motorized scooters, and wagons on the first level of the garage next to the service elevator. All items stored in this room are to be registered with Property Management. Unregistered items left in this room and not claimed will be removed.

**PETS**

Pets are welcomed at Waterfront Park Place.

- 1) The Master Deed and Declaration of Condominium Ownership for Waterfront Park Place (paragraph 13.9) places certain restrictions on pets:
  - A. Pets must be domesticated, are limited to two (2) per residence, and are not to be kept for breeding or commercial purposes.
  - B. A maximum weight (50 lbs) for each pet.
- 2) All pets will be kept within the boundaries of the owner's residence at all times, except when entering or exiting the property. During such times the pet must be on a leash, or in a carrier or cage (as appropriate), and under the control of the person escorting the pet.
- 3) Residents may choose to get on an elevator with a pet and its escort or wait for the next elevator.
- 4) Pet owners/escorts will clean up any messes caused by a pet under any circumstance. (Cleaning supplies are available at the front desk. Bags are available at the dog station, located at the ground floor garage entrance.)
- 5) Owners/escorts who are unable to fully control their pets will use the service elevator.
- 6) Pets will be taken off Waterfront Park Place property for the purpose of exercise and other functions.
- 7) Pet owners will abide by all Louisville Metro ordinances relating to licensing, security and health maintenance.

**RESIDENT MOVES**

- 1) All resident moves will be pre-scheduled with the Property Management office to coordinate times, establish method of delivery or pick-up and reserve use of the service elevator.
- 2) All residents and moving contractors will ensure that proper care is taken to protect the building at all times during the move.



### **RESIDENT MOVES (con't)**

- 3) The elevator lobbies, building corridors and doors will be protected with cardboard, plywood or other materials pre-approved by Property Management.

### **SERVICE REPORT FORMS**

- 1) Residents are to use Service Report Forms to help resolve any situations that may arise in the building. These will be returned by Management for “sign-off” when the matter has been resolved.