

SYCAMORE SQUARE HOMEOWNERS ASSOCIATION

Sycamore Square Homeowners Association, Inc.
C/O David Richardson Property Mgmt.
600 Park Plaza Dr. Ste 4
Owensboro, KY 42301
270-684-7927

Sycamore Square Condominium Association Rules for Owners and Lessees

The following rules are a summary and a part of the “**Master Deed and Declarations**” and a **By-Law Amendment** in which all residents must abide. Homeowners should keep these rules with their master deed.

1. Residents shall not make or permit problems including, but not limited to: disturbing noises (including loud music or domestic disturbances) disposal of refuse, parking and use of common areas or do anything that will interfere with the rights, comforts, and quiet enjoyments of other residents and neighbors. No garage /yard sales are allowed on the property/premises of the Association.
2. All residents shall store trash toters in the designated area at all times. Each week on trash pick up day, please roll the toter to the street for trash pick up and return the toter to its proper storage area that same day.
3. If lessee/tenant is allowed one pet by the owner, it shall weight less than 25 pounds. All residents must keep pets on a leash when outside in the commons areas and a pet is **not** allowed in the pool deck area or the pool. Pet owners must clean up after their pets properly and promptly. Do not leash, board, or feed pets in the commons areas.
4. Residents shall keep all garage doors closed at all times, except for the movement of motor vehicles to and from said unit’s garage. All vehicles shall be operational with current licenses and shall not take up more than one parking spot. No long-term parking is allowed, over 30 days. No recreational

or commercial vehicles, or utility trailers, are allowed extended parking beyond forty eight hours.

5. Common areas or patio/decks cannot be used as storage or for hanging clothes. Areas shall be kept clean at all times. No items can be attached to the structure of the building, including plant hangers, flagpoles, satellite dishes, antennas, decorative/holiday lighting or wreaths, wires or other appurtenances. No signs of any type are permitted on the property or in the Unit windows.

6. Residents may not plant items in the mulch beds or yard areas without written permission from the board of directors or their managing agent. No fencing is allowed.

7. Residents shall keep their Unit adequately heated during winter to prevent frozen pipes or other damage caused by lack of utilities. Lessee will report any water leaks to their landlord immediately. Lessee and owner shall be held responsible for any damage to the commons areas or neighbor's Unit caused by the occupant/resident. **Lessee shall have renter's insurance.**

8. Any cost incurred by the Association caused by an owner or owner's lessee or caused due to their property, will be charged to the owner, including, but not limited to: cleaning, yard work, attorney fees, water damage, Association's insurance deductible (if claim is caused from owner's Unit or property) and any costs associated with collection of amounts owed. Any amount due shall be paid in full within 30 days of the billing date. It is the owner's responsibility to pay all assessment dues, special assessments and billed cost and expenses.

9. The exterior outside water faucet may be used only for the residents.

10 Pool rules are attached and must be followed. After two violations of the pool rules, the violating Unit will be suspended from the pool.

11. In emergencies or with reasonable notice, lessee gives the landlord or his agent permission to enter the Unit for the necessity of repairs to said unit.

12. Sycamore Square Condominium Association is a crime free housing community. Landlord shall evict any lessee, if lessee, family member or guest is arrested for a felony involving drugs or a violent criminal act or for

any breaches of the Master Deed & Declarations, Rules & Regulations, Covenants, and By-Laws when given more than one written notice. Owner shall evict said lessee within seven (7) days of written notification. Any act of the lessee requiring the summons of law enforcement officers to the Sycamore Square Condominium Association's premises shall be reason for immediate eviction proceedings within forty eight (48 hours) of law enforcement officers' arrival on site.

13. Owners shall sign and attach said Rules to Lessee's lease agreement. A copy of the signed rules, the lease agreement, and the lessee's name and phone number must be mailed to the Board of Directors, or their Agent, within 10 days of lessee occupancy. A lessee/tenant is defined as any person or entity that is not on the recorded deed.

14. Owners, lessee, or their guests or family members agree to hold harmless the Association, it's Board Members, it's Agent, or it's membership for any damage, personal injury or damage to any property occurring on the premises no matter how caused.

15. Owners and lessee agree to abide by all Master Deed and Declarations, Rules, and By-Laws of Sycamore Square Condominium Association, Inc. whether promulgated now or hereafter promulgated . Should these governing documents of the Association be violated, the Owner will be notified in writing. After delivery of notice of a violation as set forth herein, subsequent violations(s) of any rule, regulation, and /or restriction of the Master Deed and Declaration and/or By-Laws shall result in a fine of \$50.00 per violation for each month that said Unit Owner or Unit is in violation and in addition the Unit Owner and/or Unit shall be assessed and responsible for the payment of any other cost and expense, including attorney fees, court costs, and service, incurred in connection with the remediation and/or abatement of the violation and enforcement of any term or condition of this Master Deed and Declaration, Rules, and/or By-Laws and /or other applicable rules and restrictions.

By signing, lessee acknowledges receiving a copy of the Rules and agrees to be bound by said Rules of Sycamore Square Condominium Association, Inc. If Unit owner occupies the premises, please keep Rules with your Master Deed. The Rules do not need to be signed or returned to the Board for owner occupied Units.

Lessee

Date

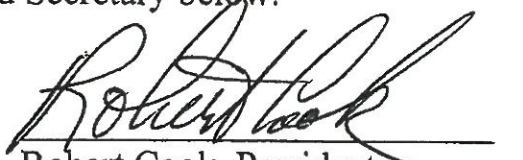
Landlord

Date

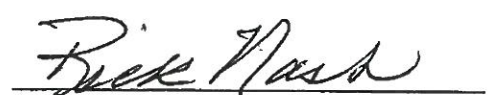
Rules revised and effective 5-2-11 and sent to all members.

CERTIFICATE OF ADOPTION

Pursuant to Article VIII, (B), (5) of the Bylaws of Sycamore Square Condominium Association, Inc., the aforesaid Rules for Owners and Lessees was adopted by the Board of Directors at a meeting held May 2, 2011, as evidenced by signatures of the President and Secretary below.



Robert Cook, President

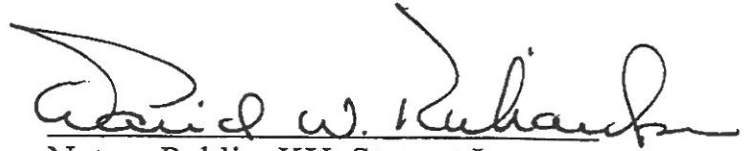


Rick Nash, Secretary

STATE OF KENTUCKY)

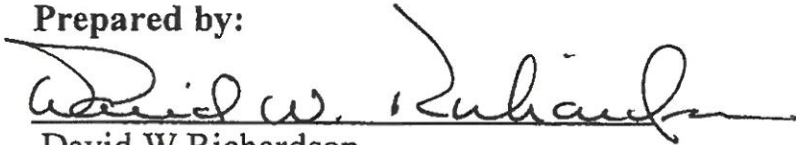
COUNTY OF DAVIESS)

Subscribed, sworn to, and acknowledged before me, a Notary Public,
by Robert Cook, President, and Rick Nash, Secretary, of Sycamore Square
Condominium Association, Inc., on this the 30 day of July, 2011.



Notary Public: KY, State at Large
My Commission Expires: 1-29-2013

Prepared by:



David W Richardson
David Richardson Property Management
600 Park Plaza Drive, Suite 4
Owensboro, KY 42301

Mailed to:

DOCUMENT NO: 1383345
RECORDED: August 31, 2011 10:13:41 AM
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COUNTY CLERK: DAVID OSBORNE
DEPUTY CLERK: JANET EVANS
COUNTY: DAVIESS COUNTY

BOOK: D894 PAGES: 198 - 194

FIRST AMENDMENT TO
MASTER DEED AND DECLARATION
Establishing
SYCAMORE SQUARE
As a Condominium Project

08799

BOOK 662 PAGE 335

Clark-Howard Development, Inc., a Kentucky corporation, as the developer of Sycamore Square, a Condominium Project, being a horizontal property regime established under the provisions of Kentucky Revised Statutes 381.805 through 381.910, pursuant to the power reserved to the developer in the Master Deed and Declaration Establishing Sycamore Square as a Condominium Project, dated September 27, 1995, which appears of record in Deed Book 653, page 532, in the Office of the Clerk of Daviess County, Kentucky, hereby amends said Master Deed and Declaration as shown in the Certificate of Professional Engineer attached hereto and made a part hereof as Exhibit 1, this 6th day of June, 1996.

CLARK-HOWARD DEVELOPMENT, INC.

By: Charles Benny Clark, President
Charles Benny Clark, President

ATTEST:

Mary Anne Howard
Mary Anne Howard, Secretary

STATE OF KENTUCKY
COUNTY OF DAVIESS

The foregoing First Amendment to Master Deed and Declaration Establishing Sycamore Square as a Condominium Project was acknowledged before me this 6th day of June, 1996, by Charles Benny Clark and Mary Anne Howard, the President and Secretary, respectively, of Clark-Howard Development, Inc., a Kentucky corporation, on behalf of said corporation.

Carolyn M. Hayes
Notary Public, Ky. State #11-2000
My commission expires: 9-8-96

Prepared by:

W. Jeffery Foreman
FOREMAN, WATSON, CRONE & SHELburne, LLP
416 West Third Street, Suite 1-A
Owensboro, Kentucky 42301

6-10-96 O.A. to: Foreman Law Firm

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CERTIFICATE OF PROFESSIONAL ENGINEER
PURSUANT TO KENTUCKY REVISED STATUTES 381.835

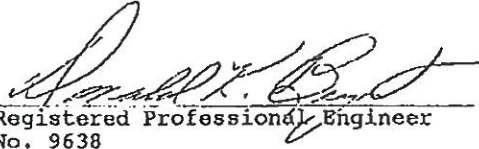
The undersigned Registered Professional Engineer, in and for
the Commonwealth of Kentucky, hereby certifies: RPK 662 PAGE 336

1. That Exhibit "B" to the Master Deed and Declaration Establishing Sycamore Square as a Condominium Project, dated September 27, 1995, of record in Deed Book 653, page 532, in the Office of the Clerk of Daviess County, Kentucky, as modified and shown on Exhibit "A" attached hereto, fully and accurately depicts the location, unit number and dimensions of Building No. 4 and the units located therein which are more particularly shown on the plat dated April 30, 1996 by Bryant Engineering, Inc., Professional Engineers, of record in Plat Book 25, page 137, in the Office of the Clerk of Daviess County, Kentucky, a copy of which plat is attached hereto and made a part of this Certificate as Exhibit "A", which plat is hereby certified as fully and accurately depicting said building and units therein in their "as built" condition.

2. The floor plans of Unit Nos. 1, 2 and 3 of Building No. 4 are completely new floor plans, and are more particularly shown on Exhibits "B-1" and "B-2" attached hereto and made a part hereof.

3. The undersigned, Registered Professional Engineer, does hereby certify that Exhibits "B-1" and "B-2" hereto fully and accurately depict the "as built" condition of Units 1, 2 and 3 in Building No. 4 of the Sycamore Square Condominium Project.

4. For additional information the building elevations for Building No. 4 are shown on Exhibits "C-1" and "C-2" attached to this certificate.


Registered Professional Engineer
No. 9638

STATE OF KENTUCKY

COUNTY OF DAVIESS

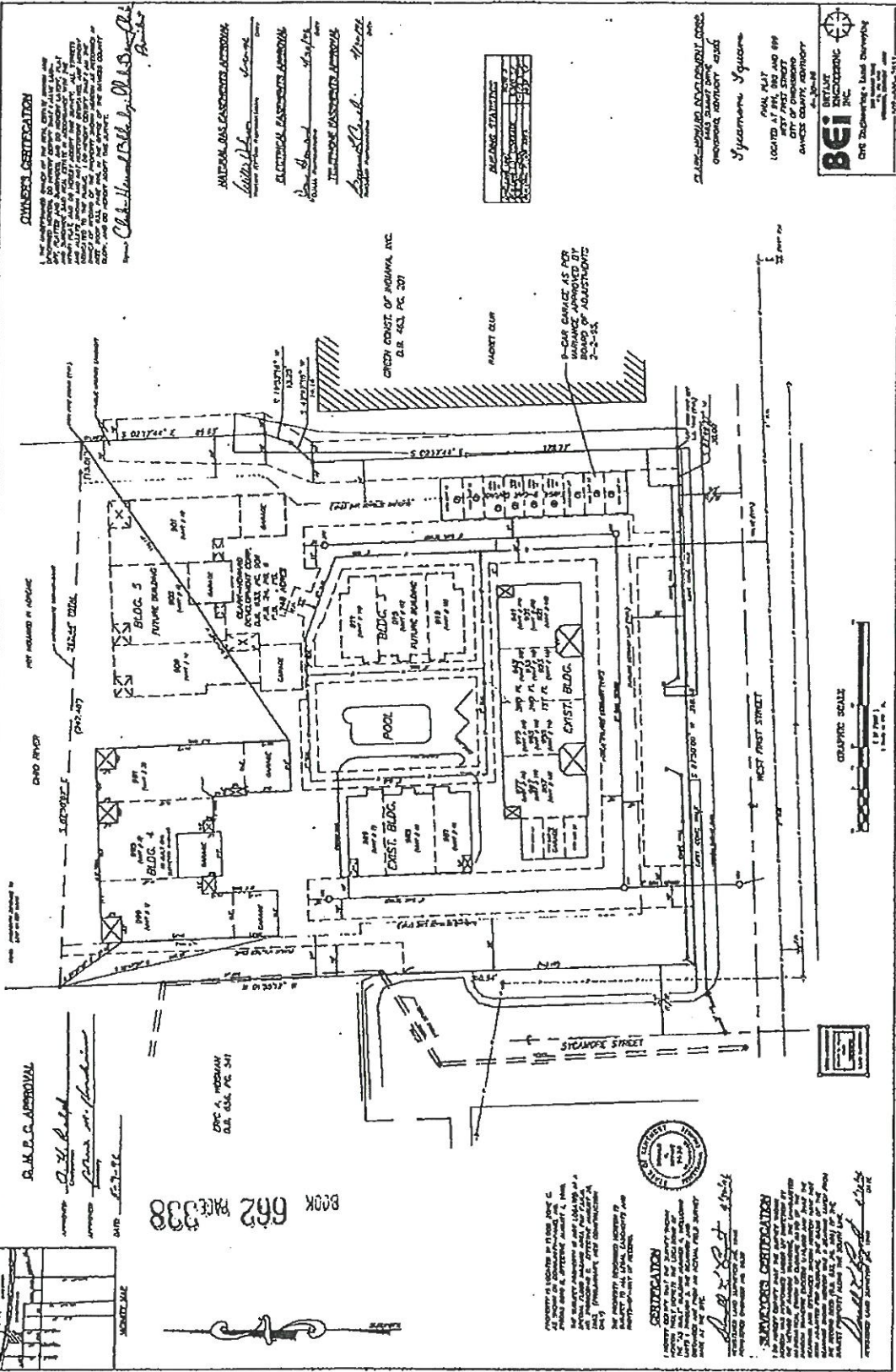
Subscribed and sworn to before me by Donald K. Bryant,
Register Professional Engineer #9638, this the 6th day of June,
1996.

Robert D. [Signature]
Notary Public, Sec. 1 Law
My commission expires: 5-15-99

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EXHIBIT 1 TO FIRST AMENDMENT OF MASTER DEED
AND DECLARATION ESTABLISHING SYCAMORE
SQUARE AS A CONDOMINIUM PROJECT

EXHIBIT "A"



OWNER'S CERTIFICATION

I, the undersigned, owner of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared by a duly qualified professional person, the name of whom is set forth below, and that the same has been prepared in accordance with the requirements of the zoning ordinance of the City of Oklahoma, Oklahoma Statutes, Title 11, Section 2-1-1, and the rules and regulations of the Oklahoma State Board of Architectural Examiners, and that the same has been prepared in accordance with the rules and regulations of the Oklahoma State Board of Professional Engineers, and that the same has been prepared in accordance with the rules and regulations of the Oklahoma State Board of Professional Land Surveyors, and that the same has been prepared in accordance with the rules and regulations of the Oklahoma State Board of Professional Planners, and that the same has been prepared in accordance with the rules and regulations of the Oklahoma State Board of Professional Engineers, and that the same has been prepared in accordance with the rules and regulations of the Oklahoma State Board of Professional Land Surveyors, and that the same has been prepared in accordance with the rules and regulations of the Oklahoma State Board of Professional Planners.

Charles Howard Dobb
Charles Howard Dobb, Inc.

- NATIONAL GAS PASSENGER APPROVAL
John D. Smith
- ELECTRICAL PASSENGER APPROVAL
John D. Smith
- TELEPHONE PASSENGER APPROVAL
John D. Smith

ALZING - TRAINING	DATE	BY

PLANNING APPROVAL CODE
 OK Statute Title 11, Section 2-1-1
 OK Statute Title 11, Section 2-1-1

City of Oklahoma
 City of Oklahoma
 City of Oklahoma
 City of Oklahoma
 City of Oklahoma

BEI INC.
 BEI INC.
 1000 North Lincoln Avenue
 Oklahoma City, Oklahoma 73102
 Phone: (405) 235-5511

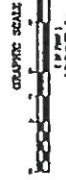
O.K.C. APPROVAL

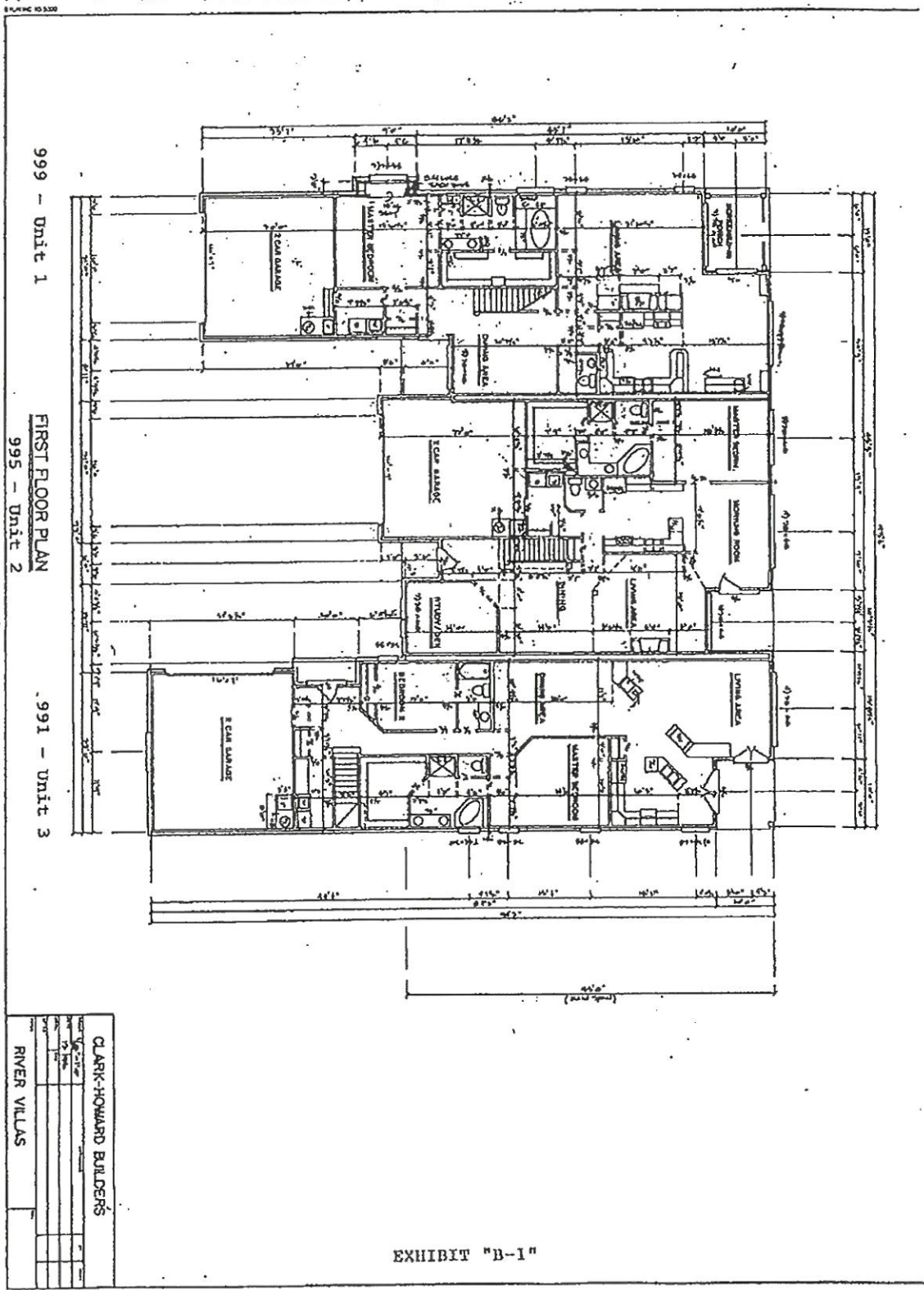
D. H. Hald
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 O.K.C. APPROVAL
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 O.K.C. APPROVAL

BOOK 662 PAGE 338

CERTIFICATION
 I, the undersigned, certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared by a duly qualified professional person, the name of whom is set forth below, and that the same has been prepared in accordance with the requirements of the zoning ordinance of the City of Oklahoma, Oklahoma Statutes, Title 11, Section 2-1-1, and the rules and regulations of the Oklahoma State Board of Architectural Examiners, and that the same has been prepared in accordance with the rules and regulations of the Oklahoma State Board of Professional Engineers, and that the same has been prepared in accordance with the rules and regulations of the Oklahoma State Board of Professional Land Surveyors, and that the same has been prepared in accordance with the rules and regulations of the Oklahoma State Board of Professional Planners.

Charles Howard Dobb
Charles Howard Dobb, Inc.



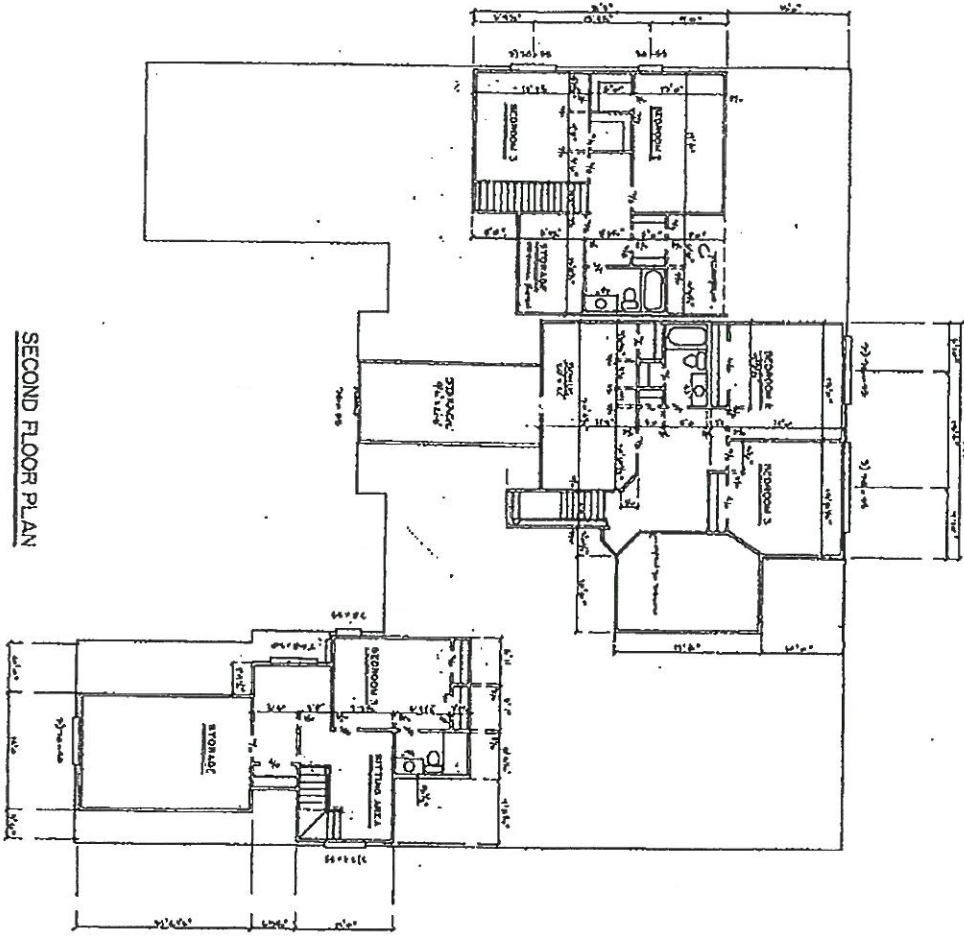


999 - Unit 1

995 - Unit 2

991 - Unit 3

SECOND FLOOR PLAN



CLARK-HOWARD BUILDERS	
DATE	10/2/10
BY	JH
CHECKED	
APPROVED	
SCALE	AS SHOWN
PROJECT	
NO.	

EXHIBIT "B-2"