

COMMUNITY RULES & REGULATIONS OF PERRY PARK RESORT OWNER'S ASSOC. December 2024

1. MEMBER (see section 7.c., 4-1-2)

- a. A Member is the Property Owner with one (1) voting right regardless of the number of lots, houses, trailers, condominiums, townhouses or any combination of these owned by the property owner.
- b. Conduct – Property Owners are responsible for their personal conduct and the actions of their guests.
- c. No person may use another property owner's property without written permission from the property owner.
- d. Members must adhere to all State and County rules and regulations, PPROA Community rules, Deeds of Restrictions, Articles of Incorporation, Agreed Order and By-Laws.
- e. All property in Perry Park Resort, owned by members, is for the owner's use and not for lease or rental, except for rental of the Community Center.
- f. Property Owners are responsible for the neat and orderly maintenance of their home and property.

2. LAKES

- a. Includes Lake Holiday, Lake Inverness & Big Bass Lake.
- b. Fishing
 - 1) When fishing in the lakes, each person fishing must have a valid fishing license in their possession and all Kentucky fishing regulations apply.
 - 2) Fishing is limited to two (2) guests, not including children under 16 and must be accompanied by the property owner. Immediate family members (parents, grandparents, brothers, sisters, children, and grandchildren) of a property owner may fish on the lakes without being accompanied by the property owner. A family member may not take a guest fishing without being accompanied by the property owner.
 - 3) Fishing is not permitted on the golf course.
 - 4) Fishing is not permitted on property owner's lakefront property without the property owner's written permission.
- c. Boats
 - 1) Use of gasoline engines on boats is not permitted. Gasoline engines may ONLY be used on the lakes for Emergency purposes and to aid in general maintenance such as the removal of trees from lakes.
 - 2) Boats must be stored on the boat owner's land or may remain in the water at the owner's risk.
- d. Swimming – Swimming in the lakes is not permitted.
- e. Lake Safety – Walking on frozen lakes in the winter is prohibited.
- f. Leaves – Blowing leaves or grass clippings in the lakes or roadway is prohibited.

3. HUNTING

- a. PPROA members and their guests are not allowed to hunt in the residential areas of the resort.

4. FIREARMS

- a. Discharge of firearms or bow and arrow within the residential area of the Resort is prohibited.

5. TREES

- a. Cutting trees from undeveloped property or lots owned by others is prohibited without the written permission of the property owner.
- b. Should a tree from a property owner's lot fall into one of the lakes, the property owner is required and responsible for the removal of the tree from the lake.

6. BURN SITE

- a. Only natural growth trees, tree limbs, brush, weeds, leaves and grasses are allowed. Dumping of garbage, water heaters, glass, metal objects, appliances, televisions, building materials of any kind, furniture, cardboard boxes, etc. at the Burn Site area of the resort is strictly prohibited. Written instructions are available at the Burn Site.
- b. Contractors are prohibited from dumping **anything** at the Burn Site.
- c. Owen County Dump is located in Owenton and will accept any item you wish to dump that is not burnable at our Burn Site. The last Saturday of each month is free. You may contact their office at 502-484-2427 with any questions.
- d. The burning of garbage is strictly prohibited anywhere within the resort.
- e. **OPEN BURNING BANS** instituted by Owen County must be observed.

7. SECURITY, PROPERTY OWNERS AND GUEST PRIVILEGES

- a. Security guards are on duty 24 hours a day, 7 days a week. The telephone number to contact the guards is **502-462-0018**.
- b. PPROA property owners have the unimpaired right to enter and exit their property.
- c. PPROA property owners, **in good standing**, (defined as a property owner who has no outstanding assessments or fees within 2 months of actual billing or is current with a monthly payment agreement and/or who is not in violation of any rule or article of the PPROA) have the unimpaired right to have guests, repair men, servicemen, deliveries, etc. enter the resort.
- d. The property owner must notify the security guards when they are expecting guests, repairmen, servicemen, or deliveries. Without proper notification by the property owner, the guests, etc. may be denied entry to the resort by the security guards.
- e. PPROA property owners, **not in good standing**, (defined as a property owner who has outstanding assessments or fees within 2 months of actual billing and/or who is in violation of any rule or article of the PPROA) will have all guests, repairmen, servicemen, deliveries, etc. **denied entrance** to the resort.

8. PETS

- a. It is not permissible to allow pets to roam unattended within the Resort.
- b. In accordance with the Declaration of Restrictions, no more than 2 pets of customary household variety (including birds) may be kept on any lot except upon the express written permission of the PPROA.
- c. Pets, other than medically prescribed service animals, are not permitted inside the community center.

9. ATV, UTV, GO-CART, DIRT BIKE AND GOLF CART OPERATION

*** Perry Park is a golf resort not a UTV or ATV amusement park. These vehicles are allowed for property owner use for maintenance on their property and lawful, peaceful enjoyment of the resort***** The "Trails" are privately owned property and you will be responsible for any mis-use, trespass or damage.

- a. **All Vehicles** – State laws (licensed drivers only) concerning the operation of motorized vehicles on public roads apply within the resort.
- b. ATV's and UTV's will be permitted to be used by the property owner only.

Operator must have a valid driver's license. Completion of a "Registration Form" for these vehicles, by the property owner, is required by the PPROA wherein the property owner acknowledges full and sole liability. (A Registration Form is provided by the Guardhouse and approved/signed by the PPROA President.

Refer to Member Handbook, Section 4, Pages 4-2 & 4-3).

- c. Guests are not permitted to bring ATV's, UTV's, Dirt Bikes or Go-carts into the Resort.
- d. Speed limits must be observed at all times.
- e. Property owners are responsible for all damage or injury caused by their vehicles.
- f. Property owners may use vehicles on their own property and plated roads only. Use anywhere else in the resort is prohibited without property owners written permission. Copy of Written permission should be kept in the vehicle for inspection. Repeated violation of noise ordinance, unauthorized use on others property, or failure to abide by Kentucky laws will result in property owner being banned from bringing vehicles into the resort and/ or a fine being levied by the association. See Section 13.
- f. Go-Carts are prohibited.
- g. Should it become necessary for the PPROA Board to hire off-duty or extra duty sworn law enforcement personnel to patrol the resort, they shall not hesitate in doing so.

10. CONSTRUCTION

- a. Only structures, remodeling and additions approved by the PPROA, complying with the Declaration of Restrictions on file at the Owen County Clerk's Office will be permitted to be constructed or placed on your lot.
- b. Building Permit – The property owner is required to submit a "Building Permit Application" to the PPROA for any new construction or additions to an existing Structure (Refer to Member Handbook, Section 6).
- c. Tanks – Any tanks for the use in any residence, including tanks for the storage of fuel, must be buried or concealed from the view of other residents.

11. SIGNS

- a. No signs, larger than 24" x 36" and no higher than 36" are to be placed on the property owner's lot. Signs cannot be placed on road sides or any place else, other than the owner's lot.
- b. No sign may be placed closer than eight (8) feet from the edge of the road.
- c. No signs advertising any business or services are permitted.
- d. Signs must be maintained in good appearance while posted.

12. NOISE

- a. PPROA members and their guests shall exercise extreme courtesy **AT ALL TIMES** when creating any noise **affecting** occupants of surrounding properties that cause a disturbance in their peace, quiet, comfort, or serenity in their home from the use of motorcycles, ATV's, musical instruments, or any device that plays music, including, but not limited to, radios, stereos, CD players, television, amplifiers, or PA systems. **Designated "quiet hours" are Friday and Saturday 1:00 a.m. to 8:00 a.m. and Sunday thru Thursday 11:00 p.m. to 8:00 a.m.** Residents can apply for a personal exception to this rule in writing to the current PPROA board president to be approved or denied by the board no later than 30 days prior to a special event. The Community Center is
- b. on public land and any activity held on these premises shall be exempt from this Rule and Regulation.

13. YARD SALES AND/OR ON-LINE SALES

Yard Sales, garage sales, estate sales, or any other term used for an individual to sell items at their residential property, are not permitted in Perry Park. A Moving Sale will be permitted if the resident holding the sale is transitioning out of the Perry Park community. The Serenity Garden Committee will be

permitted to hold their Annual Yard Sale known as the Everything Sale, on Saturday of the Labor Day weekend.

Once a Year, every resident will have the opportunity to have one (1) yard sale at the Guard House Lot area. A form must be completed (available at the Guard House) and provided to residents upon request, plus a fee of \$20 is required 2 weeks in advance of the sale date. The fee will support the PPROA Community Fund. Sale hours are 9 a.m. to 3 p.m. with all leftover items removed by 5:00 p.m. Non-residents attending the sale are NOT permitted to enter the resort area after leaving the sale. Please be sure to provide ample parking for non-residents.

Individuals selling items through the Internet (on-line sales) for a pick-up on Perry Park property, must meet the buyer at the Guard House and have the buyer follow them to their residence. The property owner will then escort the buyer back to the entrance of the park. If the item being sold is small enough, the owner must deliver the item to the buyer at the Guard House parking lot area

14. POOLS

Above ground pools, either inflatable or hard-sided, over 18 inches tall must be placed in the rear (backyard) of the homeowner's property. Pools over 18 inches tall (inflatable or hard-sided) MUST be approved by the PPROA, Par Tee Management and meet all requirements per the Kentucky State PDS requirements for Swimming Pools. In addition, a detailed pool enclosure (fencing) drawing showing the type, height, and fence opening(s) must be included. Pools and the fencing must be at least 7 feet from the resident's rear and side property lines. A detailed building permit MUST be submitted and approved before construction may proceed.

The Property Owner is liable to provide their own Insurance for the pool and fencing.

15. ENFORCEMENT OF THE COMMUNITY RULES

- a. One notice will be sent by the PPROA to the property owner regarding the Rules and Regulations that are in violation as stated above. You have fifteen (15) days from receipt accepting or refusal to accept this Certified, Registered, or Priority Mail letter to respond.
- b. If the complaint is not corrected within fifteen (15) days from receipt accepting or refusal to accept this Certified, Registered, or Priority Mail letter the PPROA will assess a fee of \$100.00 per violation. Each subsequent complaint of the same violation within a twelve (12) month period will result in a \$100.00 fee (i.e. dogs loose, non-licensed drivers on golf carts, etc.) without additional notification. If the violation is of a nature that is being ignored (i.e. construction issues etc.) a **\$250.00** fee will be assessed monthly until it is resolved.
- c. Written notification from the property owner to the Compliance Committee stating how and when the violation will be corrected, must be received by the 15th day after the postmark of the violation letter to avoid future fees and restrictions.
- d. If the assessed fine is not paid within ten (10) days of the postmarked date and the violation is not resolved, the property owner will lose their privilege as a member-in-good standing and will remain such until the violation is resolved and the fine is paid in full. See Section 7E for restrictions of Members Not in Good Standing.
- e. Invalidation or non-enforcement of any one of these rules or regulations by judgment or Court Order, shall in no way affect any of the other provisions which will remain in full force and effect.
- f. When, in the opinion of the PPROA Board of Directors, a violation occurred that was deemed outrageous, reprehensible, a threat to the safety of PPROA members or guest, or complete and continued disregard to the Rules & Regulations, By-Laws, Deeds and Restrictions, or any other approved PPROA Manual or Handbook, then the Board of Directors have the authority to impose more strict forms of penalty that may include but are not limited to: greater fines, loss of more privileges, barred from future PPROA events for a particular period of time, and/or involvement with law enforcement.