

**THE CARDINAL OAKS CONDOMINIUM ASSOCIATION  
AMENDMENT TO THE RULES AND REGULATIONS**

This Amendment to the Rules and Regulations for the Cardinal Oaks Condominium Association, Inc. (“Association”) is made and entered into this \_\_\_ day of \_\_\_\_\_, 2016 by the Association.

**WHEREAS**, the Association is a condominium regime organized and existing under the laws of the State of Kentucky and that certain Master Deed for Cardinal Oaks Condominium Units dated January 31, 1975 which is of record in Deed Book 4772, Page 342 and the exhibits attached thereto, and all amendments thereto (the “Master Deed”) in the office of the Clerk of Jefferson County, Kentucky; and,

**WHEREAS**, the Association has duly adopted certain Rules and Regulations (the “Rules and Regulations”) of the Cardinal Oaks Condominiums which are of record in Deed Book 9769, Page 13 in the Office aforesaid and the Association desires to amend the Rules and Regulations as set forth herein; and,

**WHEREAS**, this Amendment has been duly passed by the Association’s Board of Directors and by an affirmative vote of a majority of the unit owners pursuant to section (11) (s) of the Master Deed and pursuant to KRS 381.9167 (1) (k).

**NOW THEREFORE**, the Cardinal Oaks Condominium Association, Inc., by and through its Board of Directors hereby amends the Rules and Regulations to adopt the Fine Policy attached hereto which shall be effective and enforceable according to its terms on and after April 15, 2016.

**IN TESTIMONY WHEREOF**, this Amendment is hereby approved and adopted by the Association on the day and year first above written.

THE CARDINAL OAKS CONDOMINIUM  
ASSOCIATION, INC.

By: \_\_\_\_\_  
Title: President

STATE OF KENTUCKY  
COUNTY OF JEFFERSON

Subscribed and acknowledged before me by \_\_\_\_\_ as  
President of the Cardinal Oaks Condominium Association, Inc. on this \_\_\_\_ day of \_\_\_\_\_, 2016 on  
behalf of the Association.

My Commission Expires: \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
KENTUCKY STATE AT LARGE

THIS INSTRUMENT PREPARED BY:

GOLDBERG SIMPSON, LLC

\_\_\_\_\_  
Mark J. Sandlin  
9301 Dayflower Street  
Prospect, Kentucky 40059  
(502) 589-4440

**FINE POLICY**  
**CARDINAL OAKS CONDOMINIUM ASSOCIATION, INC.**

**VIOLATION.** Should any Owner, or any person who occupies the unit, violate or any provision of the Master Deed, the Bylaws, or the Rules and Regulations for the Cardinal Oaks Condominium Association such violation shall be grounds for the assessment of monetary fines against the Owner by the Association's Board of Directors ("Board"). A continuing violation shall be a violation that occurs each successive day the Owner continues to create or cause a violation. "Owner" shall have the meaning as set forth in the Master Deed and Bylaws of the Association. If there are more than one owner of a unit then all owners of the unit shall be jointly liable for any fine assessed. The Owner shall be responsible for the occupants of the unit and if the fine is for a violation by the person or persons occupying the unit the Owner shall be responsible for any fine levied. Before any fine may levied for any violation the following procedures shall be followed.

**NOTICE OF VIOLATION.** A Notice of Violation shall either be hand delivered to the Owner or mailed via US Mail first class postage prepaid to the address that the Association has on file for the Owner giving the Owner an opportunity to be heard by the Board before any fine is levied. The Notice shall describe the nature of the violation, the amount of fine that could be levied, and the date and time the Board will consider whether to levy a fine. The Owner may appear at the meeting to oppose the levy of a fine. Such hearing date shall not be less than 10 days and not more than 30 days from the date of the Notice.

**HEARING.** Upon appearance by the Owner before the Board and presentation of evidence in defense by the Owner or after the Owner having an opportunity to be heard and not appearing to be heard the Board may decide whether a violation has occurred and what fine will be levied by a majority vote of the Board with a quorum present. The Board's decision shall be final.

**FINE SCHEDULE.**

1. The fine for the first violation shall be \$50.
2. The fine for a second violation shall be \$250.
3. The fine for a third violation shall be \$500.
4. The fine for a continuous violation after the fine for the first violation shall be shall be \$100 for each day thereafter the violation continues.

**REMEDIES.** The Association shall have all the rights and remedies to enforce and collect any fine or fines levied hereunder under the terms of the Association's Master Deed, Bylaws, and under applicable law. Any fine levied herein shall constitute a lien on the applicable Unit and the Association may record a notice of such lien in the appropriate office.