

Rules for living at Campus Downs

1. No garbage of any sort may be left in any common area. Common areas in this case are the breezeways and all other locations outside your actual unit – except the dumpsters. You will be fined \$25.00 per piece of garbage per day for any violation.
2. Nothing, which detracts from the uniformity of the project, may be left on the decks or patios. This includes kegs, garbage cans, etc. Nothing which violates this rule may be displayed from your windows. There will be a \$5.00 per day fine for this violations. It is expected that unit occupants will keep the blinds in good condition and have them suspended neatly. All window treatments are to have a white lining that is seen from the outside of the unit. There is to never be any type of foil or colored paper placed on any window.
3. No loud noises should come from your unit. This includes noise from stereos. The city has an ordinance that covers this and is enforced with a \$500.00 fine. We will initiate such enforcement if necessary.
4. Parties must be contained within your unit. This refers to sounds as well as “spill over” crowds. No partying is allowed in the breezeways or in the parking lot area. The residents will be responsible for damage and littering of common areas that result from their parties.
5. Towing of cars without proper stickers will be enforced at all times – including popular party times. In no case may a resident use an owner’s hang tag. Cars displaying such improperly used tags will be towed and the tags will be confiscated.
6. Cars may not be stored in any parking area. A car, which is not used for a period of two weeks, will be towed. Disabled or visually damaged cars may not be parked on the lots. Motorcycles or bicycles are not allowed to be parked in breezeways at any time.
7. Furniture or appliances are not to be left in the dumpster area at any time for pick up. Such discarded items should be placed on the curb of Simpson Ave. Then call Solid Waste Department of Fayette County (859) 425-2255 for a pickup.
8. Do not walk pets where their droppings will be picked up by residents who happen to walk on a lawned area. Of course none of us like to *see* or *smell* such items. If you must have a pet, exercise it off the property or use a pooper-scooper.

9. No animals, livestock or poultry of any kind shall be kept or maintained on the property or common, access and parking areas, except for dogs, cats or other household pets. At the homeowners discretion dogs, cats or other household pets may be kept or maintained within the unit, provided that they are not kept for a commercial purpose and provided that they are not at any time kept, tied, chained, leashed or restrained in any such manner outside the unit.
10. All satellite dishes are to be mounted on the right side of balconies only.
11. It is the responsibility of each resident to check the smoke detector inside the unit and the self-closing door for proper operation. Both of these items are fire regulations and the responsibility of each owner.

12. No brainers:

Do not throw cigarette butts or other trash around property. This reflects on all of us. Also, in the past, it has caused fires in landscaped areas.

Do not use the mailboxes as convenient places for bottles or butts. That is disgusting.

This is our home and neighborhood. We should all act so we can continue to be proud of it. If you have any questions, or concerned with violations, please call the management company.