

CATALPA SPRINGS HOMEOWNERS ASSOCIATION

MAY 2010

Dear Catalpa Springs Residents:

We would like to inform you of some recent developments concerning the neighborhood and the CSHA Board of Directors.

- New Board Member: Keith Poynter was appointed to the Board to replace Dustin Mulligan who resigned after serving above and beyond his original three year commitment. Although Dustin will certainly be missed, we look forward to working with Keith. Keith will serve the three year term vacated by Dustin.
- Officers of the Corporation have been elected and they are:
 - Lee Archer, President, leearcheratty@yahoo.com
 - Keith Poynter, Vice President, mkeithpoynter@yahoo.com
 - Craig Mills, Treasurer, Mills_sc@msn.com
- Fencing: We are pleased to report that the Board has resolved two fencing issues that have been pending for some time. One owner (foreclosing bank) has committed to replacing the existing fence with fence that complies with the Deed Restrictions in the near future. The other owner reached an agreement with the Board to remove his white, vinyl fence, and it has been removed.

Please note that the Deed Restrictions require Residents to submit any and all improvements to a house/lot to the Board for approval BEFORE any work can be started. Pursuant to the express provisions of the Deed Restrictions, the Board may be taking action in the coming months to enforce the Deed Restrictions. Some of the Restrictions at issue are listed on the back of this letter. Please review the Deed Restrictions (available online in PDF format – see below), and contact us if you have any questions.

Please check us out online at:
www.neighborhoodlink.com/louisville/catalpasprings/

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Listed below are some of the Restrictions, which we are frequently asked. These restrictions are only a portion of the Declaration of Covenants, Conditions, and Restrictions. We strongly recommend the homeowner review the document in its entirety including the Amendment which generally restricts leasing/rental of property. No lot shall be used except for private single family residential purposes.

- All homeowners are required to contract with the waste removal contractor that has been selected by the Association. Please call Industrial Disposal at 638-9000.
- No exterior antennae, satellite dishes, etc. are permitted unless approved in writing by the Association prior to installation.
- Exterior play equipment to be placed on any lot shall be subject to prior written approval by the Association.
- No structures, temporary or otherwise, such as sheds, outbuildings, trailers, tents, shacks, etc. are permitted on any lot.
- No above ground swimming pools are permitted.
- No boats, trailers, motorcycles, campers, inoperable vehicle etc. shall be parked on any lot unless garaged.
- No boats, trailers, or other vehicle, except an operational automobile, shall be parked on any street in the subdivision and no operational automobile shall be parked on any street for more than 24 hours in any calendar year.
- All construction and or landscaping plans must be approved, by the Association, in writing prior to installation.
- No hedge, fence, or wall may be erected, placed, planted, or altered on any lot until construction plans are approved in writing by the Association. Approved fencing shall be maintained to preserve an attractive appearance from the exterior of each lot and shall be of French Gothic style, constructed of Western Red Cedar, which must be retained in its natural finish. If approved, fence height shall be either four (4) or six (6) feet, boards shall be either solid or spaced. If spaced, the spacing between each board shall not exceed two (2) inches. Wire and chain link fences will NOT be approved. Only the rear yard shall be fenced and fence materials may not extend toward the front or street side property line beyond the rear or side wall of the house. No fence shall be constructed or placed on any lot that is contiguous to Pennsylvania Run Road, including lots 1, 2, and 56.
- Mail and paper boxes must be uniform and in accordance with the Associations specifications.
- Each owner is to keep the lot neat and attractive in appearance.

If you have not received a copy of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS please contact the Association, as one will be provided for you.

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