

Aintree Condominiums

Rules, Regulations, and Related Fines

Updated September 30th, 2025

General Rules and Policies (Accordance with Aintree Bi-laws Section 8-10)

1. Owner shall not post advertisements or posters of any kind.
2. No Clothing, laundry, rugs, or wash can be hung from or spread from the exterior.
Limited common areas such as patio's or decks should be maintained in an appropriate manner. Items such as trash, interior furniture, toys motorcycles/other motored devices, and appliances are prohibited. Patio boxes or umbrellas are acceptable in a solid neutral color.
3. Owners or residents should use extreme care to avoid unnecessary noise or the use of musical instruments, radios, televisions, and amplifiers that may disturb other co-owners. Failure to do so is a violation of our master deed and local ordinances.
4. No Owner or resident shall install wiring for electric, telephone, antennae, satellite, machines, or air conditioning units which protrude through the walls or on the roof of the building or are visible from the exterior of the community. All window coverings such as draperies or blinds that are visible from the exterior of the buildings should be white backed. All satellite dishes must be free standing and 24 inches or smaller.
5. No elements of the condominium may be used for unlawful, immoral or improper purpose.
6. No nuisance shall be allowed on the condominium property, nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the Condominium by its residents.
7. No improper disposal of trash (i.e. leaving trash in hallways or on patios or decks).
Construction items cannot be disposed of in the dumpsters. All construction materials should be removed by the contractor at the end of each day. Special pick up items such as furniture can be taken to the middle dumpster. Tires, electronics or glass is prohibited.
8. Bicycles, or other personal belongings are not to be stored in hallways or on patios or decks. The public hallways shall be used for no other purpose other than normal transit through them.
9. Charcoal or Gas Grills cannot be used on decks or patios in multi-dwelling residences in accordance with Lexington Fire department guidelines. Fire Pits are strictly prohibited.
10. Owners shall abide by all valid laws, ordinances, and zoning and other governmental Regulations affecting the same and all applicable rules and regulations adopted by the Board.
11. Owners shall grant a right of access by providing a key to his unit to the managing agents and/or other persons authorized by the board.

12. Owners may lease their unit provided the term is for one year and a fully executed Copy of the lease agreement is delivered to the board or managing agent. See Rental Policy Resolution #08-04-09R
13. The cost of plumbing stoppages to free up clogged sinks will be the responsibility of Owner. If Aintree Association assists in contracting the plumbers, then the cost of of said repair with be split between all owners involved (2 or 3 depending on number of floors). Effective 6/24/2005
14. The cost of condensation line stoppages between floors shall be the responsibility of the Owner. If Aintree Association assists in contracting the plumbers, the cost of said repair will be split between the owners involved. (2 or 3 depending on number of floors) Effective 7/17/2013.
15. No owner shall make any alterations to any portion of the condominium property which is to be maintained by the Council or remove any part or portion thereof nor shall any Co-owner make any addition to anything which would or might jeopardize the safety or soundness of the structure, water, gas, heating, electrical, plumbing or air conditioning. Owners may not make improvements/modifications to the exterior an any item that is viewed from the common area without the prior written consent of the board. Applications should be submitted with a proposal from a licensed contractor and proof of insurance attached. All repairs and replacements shall be substantially similar to the original construction and installation. This includes entrance doors, windows, decks, paint and/or stain and numbering.
16. Owners may not make modifications to established landscaping without board approval. This includes but is not limited to planting shrubs, trees or a vegetable garden. Owners may display flowers on their patio or in established mulched areas near their condo at their own maintenance. Items such as furniture, flags, and bird feeders cannot sit on the lawn.
17. Any alterations or modification that is made without board approval to the common areas, limited common areas that affect the safety or soundness of the structure shall be subject to fines & cost to restore back to original condition. Owners who make modifications or create damages to the sprinkler system will be responsible to reimburse the association to restore the system back to its original condition.
18. Deck & Window repair, maintenance and replacement are the responsibility of the owner. Owners must submit a written request with a plans/proposal from a licensed and insured contractor before replacing their deck or windows. The plans must be approved by council before making any exterior repairs. Decking materials must be treated wood and stained Canyon Brown. Decks must be replaced according to current code. Windows must be white in color.

19. Exterior Awnings - Exterior awnings will no longer be permitted on patios. Awnings that were approved prior to this date may remain but may not be reinstalled if removed. The HOA will not actively seek to remove current awning absent complaint. Owners are responsible to maintain and insure their own awning. They are also responsible for the care, upkeep, and any damages created to their unit or other units or the structure of the building created by their awning. If an awning has been installed and the owner above wishes to replace his deck, the owner of the awning is responsible for the cost for removal of the awning, and the awning will not be permitted to be reinstalled.
20. HOA dues are due without demand on the 1st day of each month payable to Aintree Condominiums, 3320 Clays Mill Road, #108, Lexington, KY 40503. If payment is not Received by the 10th of each month, on the 11th a \$75 late fee will be assessed. If a Check is returned for insufficient funds a \$25 returned check fee will also be assessed.

PARKING and TOWING RULES (Effective 1989)

1. Each resident has one reserved parking space. Extra vehicles must be parked in non-reserved parking spaces. If you park in someone else's reserved parking space, you can be towed at your own expense.
2. Designated "Guest / Visitor" parking spaces are temporary parking spaces. Vehicles parked there for over a 24-hour period of time are subject to being towed. Vehicles which must be parked for a longer period of time must be parked in either your reserved parking space or up by the first dumpster at the entrance.
3. Vehicles must be in street legal fully operational condition. If your vehicle has expired tags, flat tire, missing parts, etc., it is subject to being towed. A vehicle that appears to be used as a storage shed is also subject to being towed.
4. Vehicles must be parked in specifically designated parking spaces. Vehicles parked anywhere else are subject to automatic towing.
5. Aintree Condominiums parking areas are not to be used for storage of vehicles or a used car sales lot.
6. If you violate the rules and your vehicle is towed...You will have to call the towing companies to locate your vehicle and You will have to pay the tow bill and storage fee before you can get your vehicle back.
7. No truck, trailer, boat, camper, bus, mobile home or similar device other than non-commercial pickup trucks or vans or any piece of equipment can be parked in the parking areas.

Pet Rules and Regulations (Effective 1989, Update, 2007, 2009)

1. All cats and dogs must be on a leash and accompanied by its owner at all times when outside.
2. All cats and dogs must be walked around the perimeter of the property on a leash accompanied by its owner to go to the bathroom.
3. All pet owners must clean up any waste left by the pet.
4. No animal may be tied, chained or attached in any form or fashion to the building, trees, stakes or any other device.
5. No dog or cat may be left unattended on the grounds, patio areas or balconies.
6. No animal may be left unattended in the common area hallways.
7. Breeds of dogs that have been commonly recognized to have dangerous propensities, create noise or other nuisances; endanger the safety or quiet enjoyment of other residents in the community will not be allowed. Such breeds include, but are not limited to Rottweiler's, Pit Bulls, Doberman Pinchers, certain shepherds, and no snakes as pet of any kind.
8. No more than two pets per household and no pets other than common household pets shall be kept or maintained in any unit.
9. No common household pets may be kept or bred for commercial purposes in any unit.
10. Pets are prohibited from common areas such as the mailboxes, flowerbeds, clubhouse, and swimming pool.
11. Two Initial complaints from owners of the community is required before action can be taken by the board.
12. Violations are subject to fines, contact to the Lexington Humane Society and/or the Lexington Health Department

Pool Rules & Regulations (Updated 2009)

1. NO LIFEGAUARD ON DUTY- All patrons swim at their own risk. The Association and staff are not liable and shall be held harmless for any injuries associated with the pool.
2. Pool hours are 10:00AM-9:00PM (Pool hours will be strictly enforced.) This is for the safety of homeowners as well as a courtesy to the homes close to the pool.
3. All pool users are advised not to swim alone.
4. We reserve the right to close the pool for any safety or maintenance reasons without notice.
5. The association will be able to monitor your activity at the pool. In the event of vandalism, gate activity will be turned over to the police department and violators will be prosecuted.

6. Members are limited to no more than (2) guests.
7. The gate to the pool must remain closed at all times.
8. No pets allowed in the pool area!
9. Standard swimming attire only (NO cut off Pants!)
10. All guests must swim with residents present.
11. DO NOT! Use the pool when under the influence of alcohol, drugs or when sick.
12. All children must be accompanied by a responsible adult at all times.
13. No food, drink or glass of any kind in the pool area.
14. Please use the pool phone in an Emergency Only!
15. No running in the pool area or horseplay.
16. No spitting or spouting of water while in the pool.
17. All deliberate property damage caused by a member of his/her family or guest will be charged to the registered association member.
18. Lost and found articles will be placed in the office. Any unclaimed items will be donated to Goodwill at the end of every month.
19. The pool will be closed for 24 hours in the event of contamination to allow for proper cleaning and chemical treatment of the water. This is for your safety and it is also the county law.
20. The pool may not be reserved for a private function.

Fines Imposed for Rules & Regulation Violations

-First Offense-Warning Only

-Second Offense- \$50 Fine

-Third Offense-\$100 Fine

**-Subsequent offenses \$200 per occurrence plus
possible legal action**