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## HISTORY OF THE BUILDINGS

The Willow Terrace, an eight story stone, brick and concrete structure was built in 1922. Joseph and Joseph, pioneer Louisville architects, designed the 62 unit building at 1412 Willow Avenue. The apartments contain three to eight rooms.

Five years later, in 1927, the Dartmouth was built on the corner of Willow and Baringer Avenues at 1416 Willow, also on plans by Joseph and Joseph. There are twenty apartments in that building, each with eight rooms. Construction cost for the building in 1928 was \$450,000.

The Matz Realty Company, founded by Sam Matz, purchased the Willow Terrace in 1924 for \$712,000 and later acquired the Dartmouth. In May of 1941 the properties were taken over by Fidelity & Columbia Trust Company. A story in The Louisville Times dated May 23, 1941, said that William Brown, formerly of The Mayflower Apartments, on West Ormsby in Louisville, would manage the complex.

Nine years later a new corporation, Dartmouth-Willow Terrace Inc. submitted a winning bid at an auction held by the Citizens Fidelity Bank & Trust Company. Officers of the new corporation were Robert Kaiser, president; John Rankin, vice president; Wood Hannah, treasurer; and Arthur Grafton, general counsel. The bid was for \$700,000 and the mortgage debt.

Later, John Rankin became the sole owner. Through the years careful maintenance helped to retain the original character and charm of the properties. In the early years of the building, a beauty shop for residents and the public in the Willow Terrace had a brisk business. The series of small rooms in the Willow Terrace basement were living quarters for servants. Eventually those were turned into storage rooms. Small rooms in the Dartmouth and in some of the two bedroom apartments of the Willow Terrace were designed as rooms for maids and butlers. A cedar lined vault on the ground floor of the Dartmouth was designed to hold furs. Dining rooms in both buildings had foot pedals which the host or hostess could press to request service from the kitchen.

During these years, the lobby of the Willow Terrace took on a more contemporary look. The fireplace was painted a neutral color like the walls, and mirrors covered the art deco finish of the two pillars. A large

Oriental rug once covered the center of the marble floor and a grandfather clock stood watch. Red and gold carpeting stretched the length of the terrazzo corridors of the Willow Terrace. Large murals of a sylvan scene filled the French panels opposite the elevator doors to each floor. Two years after the death of John Rankin, his widow sold the property to Brown Noltemeyer who in turn sold it to Roger Davis. To satisfy fire regulations at the time, stairwells were enclosed and smoke detectors were installed. Removal of the mirrors around the pillars revealed the untouched art deco finish. The fireplace was restored to match the pillars.

The statuary on the grounds remained but the fountains in front of both buildings became colorful flowerbeds. Large oak trees were planted along Willow Avenue. The hemlocks between the buildings continue to flourish. The grassy lawn was once an English rose garden.

A group of Knoxville, Tennessee, investors purchased the property in 1980, and employed the Paul Semonin Company to convert the apartments into condominiums. During an interim period the Federal Deposit Insurance Cooperation took over the buildings which later passed into the hands of the co-owners on October 1, 1983. Members of the first Board of Administration were Allen Buchanan, president; Ann Mitchell, secretary-treasurer, and Kaye Bowles, Ben Small and Keith Eiken. Today, a seven member Board of Administration continues to provide direction for the condominium association.

In late 2004, a group of Dartmouth residents, led by Larry & Judy Franklin, asked the Landscape Committee to consider their proposal for a new fountain, revised landscaping and additional lighting for the grounds of the Dartmouth. The plan included an irrigation system for both properties. The Board accepted the plan on October 17, 2004, for completion in early 2005.

## **YOUR NEIGHBORHOOD**

The Dartmouth-Willow Terrace is located in the Eighth District of Metro Louisville. It is also located in the neighborhood known as Cherokee Triangle. Cherokee Road and Grinstead Avenue bound the neighborhood, one of 69 in Louisville, on the north and east, on the west by Bardstown Road, and on the south by Eastern Parkway. Adjoining neighborhoods are Bonnycastle, Tyler Park, Deer Park and the Original Highlands.

The Cherokee Triangle is a Historic Preservation District. The Historic Landmarks and Preservation Districts Commission must approve changes to exteriors in the district in an effort to maintain the historic character of the community.

The Cherokee Triangle has a strong neighborhood association. In April it sponsors the Cherokee Triangle Art Fair along the Cherokee Parkway next to Willow Park. The two day weekend fair features a selection of fine arts and crafts booths, food and entertainment. The money raised is used to help maintain Willow Park and other neighborhood projects. In the summer and fall, they usually sponsor free musical entertainment in Willow Park. For more information about joining the association, contact the office for a name and number.

Our buildings are next to the condominium known as 1400 Willow, and one block away from Cherokee Park. The park is one of 16 in Louisville designed by Fredrick Law Olmstead, the architect who designed Central Park in New York City. His plans called for parks to be connected by a road system. Cherokee Park's roadway is Eastern Parkway, and all right of way on the street is dedicated parkland. Cherokee Park was once partially farmland from the Bonnycastle estate and undeveloped wooded lands. Plans for the park system were drawn up in the 1890's, and were known for its large trees that line Eastern Parkway leading visitors into and through the park. In April of 1974, a tornado toppled many of the large trees near the entrance to the park from Eastern Parkway and in the area near that entrance. A group called the Friends of Olmstead, formed in 1986, helps preserve the beauty and history of the parks.

# **DARTMOUTH-WILLOW TERRACE GUIDE TO RULES AND REGULATIONS**

## **BOARD OF ADMINISTRATION**

Dartmouth-Willow Terrace Board of Administration is elected by the co-owners of the buildings to direct the operations of the buildings and to set policies. Elections take place in November of each year with results announced at the annual meeting. Other general meetings are held as needed. The Board meets bi-monthly or more often as needed. A current list of board members is available, upon request, in the office. In addition, various committees are formed by the Condominium Association to address the needs of the buildings. Owners are invited to serve on these committees. Contact any member of the Board of Administration for more information.

### **1.0 COMMON ELEMENTS**

The COMMON ELEMENTS are owned in common by all co-Owners and include, but are not limited to, such areas as the structural features of the building, the central service systems for power, light, and water, the grounds, porches, lobbies, garages, and all other public type facilities. Each member of the Dartmouth-Willow Terrace community has access to those areas and shares in the responsibility for their upkeep.

Common Elements should be kept free of personal belongings except as approved by the Standards Committee or except in designated storage areas. Personal items not allowed in common areas include, but are not limited to, plants, large decorative items, and sports equipment. See FITNESS ROOM for information about exercise equipment and what is allowed. Bicycles are allowed in designated areas only in the garage. Personal items allowed are small tables, lamps and art in halls leading to units and must be approved by the Standards Committee.

Residents are welcome to use the couches and chairs in the lobbies and the furniture on the porches and grounds. However, as a courtesy to other residents, noise should be minimal and furniture should not be moved.

Smoking is prohibited in all common areas, including both inside and outside common areas.

The dusting and shaking of mops or cleaning materials out of windows or upon the grounds of the common elements is prohibited. No signage, flags, banners or seasonal decorations are permitted on the exterior of the building and grounds.

## **1.1 ELEVATORS**

Each building has one passenger elevator and one freight elevator. The freight elevator **MUST BE OPERATED BY STAFF MEMBERS ONLY** and should be used to transport large items that could inconvenience other occupants of the passenger elevator. When staff is available, please use the freight elevator to transport items such as laundry, pets, groceries, the luggage cart and other large items. See Moving In/Out for further information.

## **1.2 LAUNDRY ROOM**

The laundry room for both buildings is located in the basement of Willow Terrace. There are four coin-operated washing machines and dryers.

A limited number of Board approved washer/dryer hook-ups for privately owned equipment is available in the laundry room. The office maintains a washer/dryer waiting list. A washer/dryer space is assigned on a first come, first served basis, and is allocated on an individual, rather than dwelling unit basis. Washer/dryer spaces are not transferable from unit owner to unit owner, unit owner to unit renter, unit renter to unit renter or unit renter to owner.

## **1.3 FITNESS ROOM** (Revised 1/22/14 and approved by the Board at the March, 2014 meeting)

There is a fitness room located adjacent to the laundry room in the basement of the Willow Terrace. The equipment in this room has been purchased by the Condominium Association, is maintained under contract by Scheller's Fitness and Cycling, and is for the **EXCLUSIVE USE OF RESIDENTS OF THE DARTMOUTH-WILLOW TERRACE**. Overnight guests of Association residents may use the equipment. Please advise your guests of the policies associated with using the fitness room equipment. You may use a personal trainer to assist you with your fitness program in the room as long as you are present and the trainer is not using the equipment for his or her own personal training. No animals are allowed in the fitness room or on the equipment.

No personal equipment of your own may be located in the fitness room without permission received from the Management Company and Fitness Committee (appointed by the Board). Any approved equipment must be labeled with your name and unit number. Scheller's will not maintain your approved equipment. If you do not maintain your equipment you will be asked to remove the equipment.

We ask you to observe some basic policies: **USE OF THE FITNESS ROOM EQUIPMENT IS UNDERTAKEN AT YOUR OWN RISK. SIGN IN ON THE SHEET LOCATED BY THE ENTRANCE. PLEASE CHECK YOUR SHOES AND CLEAN OFF MUD OR DEBRIS BEFORE USING THE ROOM. TURN OFF LIGHTS OR FANS YOU MAY HAVE TURNED ON WHEN USING THE EQUIPMENT AND CLOSE ANY WINDOWS OPENED. PLEASE USE THE WIPES TO CLEAN THE EQUIPMENT AFTER USING. PLEASE ENJOY THIS ADDED BENEFIT OF THE DWT SAFELY AND OFTEN!**

## **1.4 STORAGE**

Cages for storage are located in the Willow Terrace basement free of charge and are assigned by the office upon request. Twenty separate storage rooms are also available for monthly rental. All storage areas are for use by both buildings.

Assignment of storage space is limited to no more than one cage or storage room per dwelling unit. The office maintains a cage/storage room waiting list, operates on a first come, first served basis, and is allocated on an individual, rather than dwelling unit basis, so storage spaces are not transferable from unit owner to unit owner, unit owner to unit renter, unit renter to unit renter or unit renter to owner.

The Association shall not be held liable for any damage or theft of personal property held in any storage area. Hazardous materials, such as paints, and other highly flammable or toxic materials are prohibited in the storage areas. Storage of materials outside of the designated storage areas is strictly prohibited.

## **1.5 GARAGES**

There are currently 20 cars being parked in the Dartmouth which is one per unit. There are currently 28 parking spaces in the Willow Terrace Garage serving dwelling units. Refer to fee schedule in Appendix A.

The office maintains a Willow Terrace garage waiting list, which operates on a first come, first served basis. Parking spaces are allocated on an individual, rather than dwelling unit basis, so parking spaces are not transferable from unit owner to unit owner, unit owner to unit renter, unit renter to unit renter or unit renter to unit owner. Because there is such limited parking space, and such high demand for parking, currently, there is a limit of no more than one parking space per unit. Guests may not make use of the parking spaces in the garages.

Garage door openers are available in the office for users of the parking garages. A deposit is required for each opener. The deposit will be refunded upon return to the office of a working opener.

## **1.6 DARTMOUTH ROOF GARDEN**

The Roof Garden is designed as a LIMITED COMMON AREA for the use of the Dartmouth residents and their guests only; it is not maintained with Dartmouth-Willow Terrace operating funds. The Roof Garden and Lobby Committee collects an annual fee per unit. These funds are used to provide maintenance, plantings, capital improvements and cleaning service for the roof garden, as well as furnishings and improvements for the lobby. The roof garden can be reserved for private parties except during fireworks displays: Thunder over Louisville, Memorial Day, Fourth of July, etc. Mark the event on the roof garden calendar by the garage office at least seven days in advance.

## **2.0 SECURITY**

### **2.1 ENTRY**

A keyless entry system is in place at all entry doors to the buildings. An activator placed close to a reader plate will open the doors. An activator is either a card or a key fob. The activator mechanism cannot be changed or destroyed; however, the DWT computer can make them unusable with the touch of a key. Make sure the door is solidly closed behind you. If you lose a card or fob, notify the office at once.

The Association requires a refundable deposit of \$10 per card / \$15 per fob to obtain a workable card/fob. When a resident moves out, their cards/fobs will be immediately deactivated. There is no passing of cards permitted as they will be deactivated. Cards/fobs should be returned to the office, with a forwarding address to receive a check for the deposit. Only two cards/fobs will be issued per unit. A resident may request additional cards/fobs by contacting the Board or Management Company with an explanation for the necessity.

The keyless entry system utilizes your telephone to enable you to provide entry to visitors. Upon receipt of a call from the door, simply press 9 on your phone and the entry door will unlock. Please, advise staff if you are expecting visitors or a delivery; should your phone line be busy at the time of arrival, staff can provide admittance.

In addition, security cameras are in place at all entry points. The film is kept for a designated period unless further needed. Do not open the outside door for anyone other than your own visitors. If a visitor is unable to contact the individual unit, then they will be advised by the console to contact the appropriate staff service number.

### **2.2 DELIVERIES, WORKERS AND GUESTS**

All deliveries and workers must use the service entrances of each building. The Dartmouth service entrance is located on the side of the building on Baringer Avenue. The Willow Terrace service entrance is located on the side of the building on Edgeland Avenue.

All visitors to the building are required to use the entry system located at the two entrances of both buildings. If you plan to be absent but still wish to admit personnel to your unit, you must advise the staff, in writing, prior to admittance of a visitor or worker.

### **2.3 EMERGENCIES AND EVACUATION**

#### **POLICE, FIRE, MEDICAL EMERGENCY – CALL 911**

If you are calling the police, fire department or EMS, call staff too, as staff assistance may be needed to operate freight elevator, advise others of danger or other action.

#### **FOR ALL OTHER SITUATIONS NEEDING IMMEDIATE ATTENTION:**

Willow Terrace Service	643-6534
Dartmouth Service	643-6536



## **2.4 EVACUATION PROCEDURE**

**CAUTION:** Do not use the elevators if there is a fire!

Dartmouth: Take the rear steps down and enter the garage. Then exit the building through the garage entrance door and go to the sidewalk in front of the building.

Willow Terrace: Residents south of the passenger elevator take the stairs at the south end of the building to the main floor. Exit the building through the side entrance door next to the garage. Residents north of the passenger elevator enter the stairs at the north end of the building into the main floor. Then exit the building through the main lobby.

EVACUATION ASSISTANCE: The office maintains a list of residents in need of assistance in an emergency evacuation. If you need assistance, please contact the office to ensure your name is on the list.

## **3.0 SERVICES**

### **3.1 OFFICE**

At least one staff member is on duty from 7:00am – 11:00pm, seven days a week. From 11:00pm – 7:00am a security guard or a staff member is on duty. The staff member(s) on duty have responsibilities throughout the buildings. He or she can be reached by calling 502-643-6534 (Willow Terrace) or 502-643-6536 (Dartmouth).

While you are out of town, leave a note with the dates you will be gone, as well as an emergency phone number in the office or Dartmouth garage and how you wish your mail handled.

Please remember the staff has many duties. Chatting with staff, for extended periods, may keep them from fulfilling other responsibilities. Residents are fortunate to have the help of a maintenance staff. However, residents should realize that responses cannot always be immediate. Requests for help can be made directly to the staff or by contacting the management company. Duties of the staff include helping with groceries, laundry and luggage on the freight elevators, parking cars in the Dartmouth garage and maintaining the common elements.

### **3.2 GUEST ROOM**

The guest room in the Willow Terrace is available for rent. Any resident of the DWT can reserve the guest room. The reservation is made by going to the website ([Dartmouth-willowterrace.com](http://Dartmouth-willowterrace.com)) and filling out the form. They are accepted on a first come, first served basis. Any reservation not cancelled 24 hours in advance will be billed to the resident. The fee may be paid in advance or billed to the monthly statement. See Fee Schedule in Appendix A.

The guest room is a NON-smoking room and pets are NOT allowed at any time. Pets of overnight guests are boarded off condominium property or housed in the host's unit. The guest room has a small refrigerator and coffee pot. If you wish to provide a guest with coffee, tea or cold drinks, please place them in the room. All charges must be paid by check to DWT. Check in time is 4:00pm and check out time is 11:00am.

### **3.3 TRASH AND RECYCLE**

Garbage should be taken in sealed bags to the trash area on your floor. It is removed regularly from those areas. Recycle materials should be placed in designated recycle bins. Cans, bottles, and jars should be rinsed out before placing in bins. A list of acceptable recycle materials can be obtained from the city waste collection department. (MetroCALL at 311)

### **4.0 MISCELLANEOUS**

#### **4.1 INSURANCE**

Owners are required to maintain Home Owner's Insurance and supply proof of such insurance to the management company. Refer to by-laws for details.

#### **4.2 NOISE**

Avoid loud conversations in the hallways and maintain a reasonable volume level when playing televisions, radios, stereos, musical instruments, etc. If you anticipate extra noise in your unit for an extended time, please tell your immediate neighbors ahead of time. Renovation or maintenance work, such as floor waxing, repairs and moving of furniture should only take place during Dartmouth-Willow Terrace regular working hours, 8:00am – 4:00pm, Monday through Friday. Vacuuming should be done between the hours of 8:00am – 8:00pm.

#### **4.3 MOVING IN AND OUT**

**All moves must be scheduled at least one week in advance with the management company.** A contract covering damage and loss must be signed, and a nonrefundable moving fee paid. If damage to the elevator or building occurs, additional charges will be made. (See Appendix for Fee Schedule) Resident will pay for freight elevator operation. (Two hour minimum charge – See Fee Schedule for hourly rate) **ONLY** staff members or management may operate the freight elevator, but will not help resident move. **PASSENGER ELEVATOR CAN NOT BE USED FOR MOVING.**

Moving Hours: Monday through Friday, 8:00am – 4:00pm

Moving STOPS at 4:00pm, Monday through Friday, Freight elevator stops and movers leave premises, be they professionals or friends. Movers will be denied access to buildings on other than designated moving days and times.

No moving on Saturdays, Sundays holidays and holiday eves, including New Year's Day and New Year's Eve, Derby Day and Kentucky Oaks Day, Mother's Day, Memorial Day (three day weekend), Father's Day, Fourth of July and day preceding, Labor Day (three day weekend), Thanksgiving Day and preceding day, Christmas Day and Christmas Eve.

Boxes and cartons must be flattened for disposal in dumpster. No empty boxes or other moving debris is to be left outside of floor garbage containers or dumpster.

#### **4.4 PETS**

Common household pets may be kept. Residents are required to register their cat or dog with the association and make a deposit against damage. Cat and dogs must be neutered. **Residents, unit owners and property management are entirely responsible for making themselves aware of all requirements and rules for each building.** Refer to Appendix D for pet rules and regulations.

#### **4.5 PURCHASE OR RENTAL UNITS**

The office of the Dartmouth-Willow Terrace maintains a list of units for sale or rent. Information available includes the name and phone number of the real estate agent or contact person for each unit listed. An open house is permitted; however, no signage of any kind or lock box is ever permitted on the property.

#### **4.6 PEST CONTROL**

Monthly pest control service is provided in both buildings. Contact office for details and see Appendix A for Fee Schedule.

#### **4.7 RENOVATIONS, REMODELING, AND UNIT MAINTENANCE**

Any co-owner wishing to make alterations to the water, sewer, heating, electrical, plumbing, or ventilation systems, or make any structural addition, alteration, or improvement in his or her unit must have prior written consent from the Board of Administration. Work must be completed by licensed or certified professional contractors. Contractors must be insured and proof of insurance must be provided to the

management company.

The Board has the obligation to answer any written request by a co-owner within 30 days after such a request. Failure on the part of the Board to respond within 30 days shall constitute consent to the proposed addition, alteration, or improvement. (By-Laws, Article IV, Pages 27-28)

**Common areas, including but not limited to, hallways, carpeting and walls must be protected during renovations.**

Plumbing which requires building water supply to be turned off must be scheduled in the office a minimum of 7 days in advance. A shutdown is permitted only once a month, unless an emergency occurs. Only a licensed plumber is allowed to perform work which requires water turn off. It is required that each owner have installed and maintain water supply turn-off valves at each sink, tub, shower, etc. See WORK IN UNITS in Appendix C.

#### **4.8 UNATTENDED UNITS**

All residents who leave their units for extended periods should make arrangements for someone to visit their unit while they are away. The Association is seeking to prevent problems that may occur because of running water, dry traps or drains and sewage backups. These problems occur occasionally, causing damage to your unit and others. If someone checks the unit, a disaster could be prevented. Please check the following:

- Check sinks and toilets for water dripping or running.
- Run water in tub and sinks to keep traps filled with water.
- Flush toilets.
- Check drains for possible backups and notify office.
- Turn off lights, appliances and air conditioners which waste electricity.
- Turn off water supply to washing machine, ice maker, etc.
- If requested, the staff is available to perform these duties.

While residents are out of town, please leave a note with the dates one will be gone and an emergency phone number with the office or Dartmouth garage and how the mail should be handled.

## APPENDIX A: FEE SCHEDULE

<u>SERVICE</u>	<u>AMOUNT</u>	<u>TERMS</u>
1. Guest Room- Double	\$60.00	per night
Thanksgiving & Christmas – 3 night minimum	\$80.00	per night
Derby – 3 night minimum	\$100.00	per night
2. Guest Room- Single	\$50.00	per night
Thanksgiving & Christmas – 3 night minimum	\$80.00	per night
Derby – 3 night minimum	\$100.00	per night
3. Move In/Out Fee (nonrefundable)	\$50.00	per move
4. Move In/Out Elevator Operating Fee (2 hour minimum)	\$35.00	per hour
5. Parking Space	\$42.00	per month (WT)
	\$20.00	per month (WT hill)
	\$47.00	per month (D)
6. Penalty for Operating Freight Elevator	\$300.00	per occurrence
7. Pest Control	no charge	
8. Pet Deposit (Willow Terrace Only)	\$150.00	per dog
	\$50.00	per cat
9. Private Storage	\$25.00 - \$100.00	per month

## APPENDIX B: MOVING GUIDELINES

\*Move will be scheduled at least one week, in advance, moving contract signed with fee paid.

\*Fees: \$50.00 moving fee to be retained by Association. Any damages incurred by a move will be assessed by the building manager and billed to the owner. In the Willow Terrace, protective pads must be in place on the wooden floor of the back lobby. Resident will pay for freight elevator use of \$35.00 per hour with a two hour minimum charge. **ONLY** staff members may operate freight elevator, they will not assist with moving. There is a penalty of \$300.00 if someone other than DWT staff runs freight elevator. **Passenger elevator cannot be used for moving.**

\*Moving Hours: Monday through Friday 8:00am – 4:00pm

\*Moving STOPS at 4:00pm Monday through Friday.

Freight elevator stops and movers leave premises, be they professionals or friends. Movers will be denied access to buildings on other than designated moving days and times.

\*No moving on Saturdays, Sundays, holidays and holiday eves, including: New Year's Day, New Year's Eve, Derby Day, Kentucky Oaks Day, Mother's Day, Memorial Day (Three day weekend), Father's Day, Fourth of July, Third of July, Labor Day (three day weekend), Thanksgiving Day, Preceding day to Thanksgiving, Christmas Day and Christmas Eve.

\*Disposal of Cartons and Boxes. Please flatten boxes and cartons for easier disposal in dumpster.

\*To obtain the Move In/out form, go to the website [dartmouth-willowterrace.com](http://dartmouth-willowterrace.com) and under "Resident Services" there is a printable form. If you do not have access to a printer, you may obtain a form from the office.

**The completed form and fee should be returned to Evans Property Management prior to the move.**

## APPENDIX C: RULES & GUIDELINES FOR WORK IN UNITS

Renovating and decorating in the Dartmouth-Willow Terrace residential community is a unique experience due to the age and complexity of the systems of these buildings constructed in 1927 and 1922, respectively. Work performed incorrectly can cause costly damage to the unit and to the property of neighboring co-owners and can unnecessarily disrupt other residents. These Rules & Guidelines will help make the renovation and redecoration process easier and more pleasant for everyone, and apply to all work performed in both buildings by contractors, co-owners or residents.

1. **APPROVAL OF PLANS-** Co-owners must submit detailed plans of proposed alterations of the unit (other than painting, wallpapering and carpeting) to the Board of Administration at least 2 weeks in advance of the scheduled work. The board has the right to seek the input of qualified engineers or other experts at the co-owners expense. Allow more review time for projects involving wall demolition or electrical or plumbing work. The Board will not approve plans that include changes that may cause undue stress on common utilities. The board may, at any time and without notice, stop work that is being performed without approval.
2. **PERMITS/INSURANCE-** The co-owner is responsible for obtaining all necessary government permits and inspections and must provide copies of certificates to the office. All contractors must be insured and must provide proof of insurance to the office.
3. **CONTRACTOR COPY-** Each co-owner must provide a copy of these Rules to each contractor who is to perform work in the co-owner's unit PRIOR to starting the work. The office will assume that contractors are familiar with these Rules.
4. **HOURS-** Work may be performed Monday through Friday, between 8:00am and 4:00pm. Out of respect for all residents, workers will not be admitted prior to 8:0am and will be asked to leave at 4:00pm. No work is allowed on weekends and the following holidays (or the day before the holiday): New Years Day, Memorial Day, July 4, Labor Day, Thanksgiving Day and Christmas Day.
5. **CONTRACTOR ENTRANCES-** The contractor entrance for the Dartmouth is through the Dartmouth garage on Baringer Avenue; the contractor entrance for the Willow Terrace is through the service entrance off Edgeland Avenue.
6. **IDENTIFICATION-** Each contractor must identify him or herself, the company name and the unit number for entry to the building. Co-owners must inform staff of names of workers and expected arrival times.
7. **ACCESS TO UNITS-** Contractors are to use the rear stairways or freight elevators ONLY. Only DWT personnel may operate each freight elevator (contact by calling (wt) 502-643-6534 or (dart) 502-643-6536). Contractors should advise the elevator operator when he will be needed, as he has other duties and may not be available on demand.
8. **WORK AREA-** All work must be performed INSIDE the unit. NO work is to be done in hallways, garages, basements, roof areas, loading zones or any other common areas. Common areas, including hallways, carpeting and walls, must be protected during renovation.

## **APPENDIX D: PET RULES AND REGULATIONS**

We live in a vertical village, in community, and the personal choices we make tend to affect us all. The therapeutic value of common household pets is undisputed; so is the fact those same pets may cause discomfort in neighbors who fear or are allergic to them, and pet owners should respect their right not to come in contact with animals. Let these policies serve our mutual well-being and guide our decisions.

### **DARTMOUTH PET POLICY**

All residents of the Dartmouth treat pet-related problems privately in a case-by-case fashion. They rely on good sense and good manners rather than regulations, a committee chair, or any intermediary.

1. No pet rules are codified outside the Dartmouth-Willow Terrace Condominium Association Master Deed, By-Laws or Metro Louisville law with the exception of these two Board enforced Association policies:
  - A. Animals are never allowed in the guest rooms in the Willow Terrace.
  - B. Staff is not available for pet-related tasks of any kind during their shift. They can be hired privately, however, to tend pets before or after their shift. Residents may contract with and pay individual employees for such care if need arises and the employee agrees.
2. Complaints are handled personally through a signed Dartmouth-Willow Terrace Pet Owner violation Report. In any other form, complaints are ignored.

### **WILLOW TERRACE PET POLICY**

**FUNDAMENTALS:** Pet owners automatically become members of either the Dog or Cat Committee, depending on the animal owned. A committee chair is appointed each year to receive any complaints from residents. Animals other than dogs or cats are subject to general pet regulations but not deposits. Pet owners and their surrogates take responsibility for policing one another's compliance with the rules. Pet Committee Chair-person co-ordinates the specific pet committees and is their liaison with the Board and pet-less neighbors.

Owners must register all animals with the Association by submitting the deposit and the Pet profile for the record. Forms are available in the office. With the exception of Regulation 4 below, residents may not pet-sit or board animals from outside the Condominium Association. Residents who are allergic to or fear dogs must register with the office. Thereafter, affected pet owners and their surrogates will make special efforts to avoid these neighbors. Residents and their surrogates, who neglect or abuse pets, will be reported to the authorities. Staff is not available for pet-related tasks during their shift. They can be hired privately, however, to feed or walk animals before or after their shift. Residents will contract with and pay individual employees for such care if need arises and the employee agrees. Non –resident co-owners, their guests or surrogates who bring pets onto Association property are subject to all provisions of this document.

### **REGULATIONS:**

A: Regarding animals and their owner, in general



1. Before occupying a unit, new residents must submit a signed Compliance Statement, affirming they know and will abide by all pet rules. Forms are available in the office.
2. Co-owners and tenants of record are permitted to house no more than two pets per unit, two cats OR one cat and one dog OR two small dogs neither of which exceeds 10 inches from ground to top of shoulder joint. Companions, friends, relatives, or partners who might be abiding guests of these residents are forbidden to bring animals with them.
3. A Pet Deposit is required for all cats and dogs, and is refundable when the animal moves or dies. When an offending pet owner cannot be identified and charged directly for repairing damage or removing soil, this fund will be used. Obviously, the goal of this policy is never to use the fund.
4. Pets of overnight guests are boarded off Condominium property or housed in the host's unit; animals are NOT allowed in the guest room.
5. Pet owners or their surrogates are responsible for damage or soil anywhere on Association property – inside or out – and will clean up or make repairs immediately.
6. Foul odors are not tolerated.
7. Pets are leashed or carried when outside their unit.
8. Pets are bathed in the garage wash bay only.
9. The Willow Terrace front door is off-limits to all animals at all times. While waiting for the passenger elevator or passing through, pets are permitted in the lobby. If the service entrance is crowded, pets may use the main floor entrance near Units 28 and 29.

B: Regarding Cats, in particular

1. Two cats per unit are permitted. The cat deposit is \$50 per animal.
2. Only commercially prepared filler is acceptable for litter boxes. Litter waste is double-bagged and tightly tied before deposited in a garbage can.
3. All cats are sterilized.

C: Regarding Dogs, in particular

1. One average or two small dogs per unit are permitted (Please refer to regulation A-2 above.) The dog deposit is \$150 per animal.
2. Residents who wish to keep a dog exceeding 20 inches from ground to top of the shoulder joint will apply in advance for special permission. The deposit for such a dog is double the usual amount. Approval should not be taken for granted.
3. Dogs must wear tags carrying their names and confirming current vaccinations.
4. A no-bark collar is available to curb excessive barking.
5. Residents or their surrogates whose dogs eliminate anywhere on Condominium property will clean up after them immediately. The Association provides an outdoor waste barrel and a dispenser for plastic grocery bags. Dog owners keep it stocked.
6. All residents have the right not to be menaced, licked, jumped on, or sniffed by any dog, or disturbed by barking dogs.
7. All dogs must be neutered.

**ENFORCEMENT:**

Residents who find a neighbor in violation of any pet regulation will submit a confidential, signed Violation Report (available in the office) to the Pet Committee Chair. Unsigned complaints are ignored. Oral complaints are ignored. The Pet Committee chair submits to the Board a written request for appropriate action against a persistently non-compliant pet owner. The Association By-Laws empower the Board to require a non-compliant pet owner to remove the animal promptly from Condominium property.

## APPENDIX E: GARAGE POLICIES

### DARTMOUTH GARAGE

Twenty cars share seventeen spaces. Be certain to provide the staff with ignition and car door keys so cars can be moved as needed. Keys will be kept in a locked box. When you enter the garage, pull the car forward as far as possible so others will be able to pull in behind you. Take your keys with you. If you have parcels and no attendant is available, use the red phone on the wall to call for assistance. When you need your car, call 502-643-6536 at least 15 minutes ahead of departure, so it can be accessible. Inform the staff if you will be out of town for more than several days so your car can be stored out of the way. Always close doors carefully when entering and/or departing the garage and never prop the door open. Personal items (excluding bicycles) may not be stored in the garage.

### WILLOW TERRACE GARAGE

1. The wash bay is an open area and is **NOT** used as a parking spot.
2. Residents who park on the street are permitted to load and unload in the garage lane or wash bay when not in use. Keys must remain with the staff. The wash bay may be used by residents who park on the street to wash their cars if the bay is not in use by the staff. They must provide their own supplies and use at their own risk.
3. No repairs may be performed in the garage.
4. Storage of personal items is not permitted with the exception of door protectors.
5. Spare keys to all vehicles in the garage must be provided to the office.
6. Animals may be washed in the wash bay if not in use.
7. Bicycle racks are provided. Residents should register with the office.
8. Only one vehicle per space is permitted.
9. Residents with assigned spaces who are away with their vehicle for extended periods should notify the office of space availability. The next-in-line on the garage list will be permitted to use that space on a temporary basis and will pay the garage fees directly to the resident whose space is available.
10. Three spaces on the hill outside the WT garage are reserved for the top three people on the garage waiting list.

## **MANAGEMENT COMPANY**

Evans Property Management, LLC  
2003 Eastern Parkway, Ste. 1  
Louisville, KY 40204  
Office: 502-410-4190  
Chad Evans – Owner/Broker  
chad@evans-property.com  
Donna Bodi – Property Services Manager/Realtor  
donna@evans-property.com

Evans Property Management has served as managing agent for the DWT Condominium Association since June 2013. Responsibilities include management and supervision of the condominiums consistent with the policies of the Condominium Board of Administration and in accordance with the highest standard of professional management.

## **BUILDING MANAGEMENT INFORMATION**

The building's office is located off the WT lobby. A staff member or attendant is always present to control access to the buildings and assist residents. There is a maintenance request box located in the Dartmouth garage office and the Willow Terrace mailroom.

Donna Bodi of Evans Property Management, LLC – Staff Supervisor/Office Administrator – 502-410-4190

**WEBSITE:** [www.dartmouth-willowterrace.com](http://www.dartmouth-willowterrace.com)

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