

# COVENANTS AND BYLAWS

**The Churchill Downs Covenants and Bylaws as recorded in the Fulton County plat book 18189 have been changed as a result of a vote of the general membership of the Churchill Downs Homeowners Association on October 26, 1997 as follows:**

***Article VI Section 3, Page 298 now reads:***

*Section 3. Signs.*

No sign of any kind shall be erected by an Owner or Occupant within the Community without the written consent of the Board. The homeowners association shall provide the only signs for "garage sale", "home for sale" and/or "home for lease" at the front of subdivision or any common property area. Homeowners may place only (a) such signs as may be required by legal proceedings; and (b) not more than one (1) "For Sale", "For Lease" or Garage Sale sign consistent with the Community-Wide Standard on their lot.

***Article VI, Section 4, Page 298 now reads:***

*Section 4. Parking of Homeowner Automobiles, Recreational Vehicles and Trailers.*

Regular parking on the street of homeowner automobiles is prohibited with the only exception being temporary extenuating circumstances. Other exceptions must be approved by the Board of Directors. Owners and occupants are encouraged to park their vehicles inside their garages. Parking of commercial vehicles must be approved by the Board of Directors.

The Architectural Control Committee, in reviewing the plans and specifications for any proposed structure, may require that special parking areas be made available for recreational vehicles. No trailer, trailer house, boat, or recreational vehicle shall be parked on any Lot, except on such parking areas as specified; by the Architectural Control Committee pursuant to this Section or within enclosures or behind screening erected in accordance with plans and specifications submitted to and approved by the Architectural Control Committee.

***Article VI, Section 5, Page 298 now reads:***

*Section 5. Occupants Bound.*

Owners who lease their property must include a copy of the subdivision restrictive covenants with their lease. Tenants must sign an agreement to abide by the terms of the restrictive covenants. This agreement must be submitted to the Board of Directors.

All absentee homeowners must provide their current and permanent address and phone number to the Secretary of the Board of Directors.

All provisions of the Declaration and of any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide sanctions against Owners shall also apply to all Occupants of any Lot even though Occupants are not specifically mentioned. Fines may be levied against Owners or Occupants. If a fine is first levied against an Occupant and is not paid timely, the fine may then be levied against the Owner.

No more than 10% or seven (7) homes may be rented at one time within the Subdivision of Churchill Downs.