

Chapter 2

Answers to Commonly Asked Questions

1. **What does the Homeowners Association Control?** The Association controls the exterior of all condos (excluding unit owner modifications) as well as driveways, streets, lawns, landscaping, pool and community center. Basically, you control the inside of your condo and the patio areas, where applicable.
2. **Who controls the Association?** The owners of the condominium control the Association as specified in the bylaws. Every unit, whether one or more owners, has one vote in determining Association policies and procedures. Once each year all owners will be invited to the “Annual Meeting.” At this meeting owners will elect a Board of Administration (THOA Board) who will oversee the operation of the Association as specified in the bylaws.
3. **What services are provided by the Association?**
 - * Public water and sewer
 - * Maintenance of the exterior of your condo (window cleaning excluded)
 - * Insurance for structures, excluding the interior of your unit and exterior changes made by the homeowner as well as the residents’ personal belongings
 - * Private trash collection service
 - * Lawn care including grass cutting, weed & feed, mulching, shrub trimming and edging
 - * Landscape maintenance including trimming and fertilizing and seasonal flowers at the community center
 - * Reserves for future roofing and/or general repairs and replacements
 - * Snow removal for roadways and driveways (see annual fall newsletter for specifics)
 - * Operation and maintenance of the community center and pool
 - * Lighting at the entrance and streetlights
 - * Professional management of the Association
4. **Who determines the amount of the Association fees?** Under the 2011 KY Condo Act Bill, revised on March 29, 2012, the budget presented by the Board is automatically approved and no vote is required by the unit owners unless the increase is greater than



15%. In the event the increase is 15% or more, the proposal will be presented at the annual meeting and there must be a majority (60) of unit owners who vote 'NO' to defeat the budget approved by your board.

5. **How do I pay my Association fees?** You can mail your monthly check to the property management company or you may fill out the documentation for automatic withdrawal from your bank on a monthly basis. Contact the property management company for additional details. Association fees are due the 1st of each month and should be made payable to Troon Homeowners Association.
6. **What am I allowed to change on the outside of my condominium?** Nothing! No change may be made to the structure or the common area surrounding your home without the prior written approval of the THOA. Review Exhibit A in the Project Rules and Attachment B in the Troon Forms chapters for additional information.
7. **Who do I call if I have questions or need to report a problem with my condo?** Contact the property management company. See your latest phone directory or Chapter 3 for property management contact information.
8. **Am I allowed to take guests to the Community Center and pool?** You may bring up to 4 guests to the community center and pool. All guests must be accompanied by an owner or resident at all times. The exercise equipment and room is reserved for **residents only**. The pool may not be used for private parties. If you wish to have a private party in the Community Center, contact a member of the board for rental information, cost and reservations. See Attachment A, Troon Community Center Rental Agreement located in Troon Forms, Chapter 9.
9. **What are the rules for pet owners?** All pets must be kept on leashes at all times. Residents are required to clean up pet waste immediately regardless of the location. There is a limit of two small pets or one medium to large size domestic pet.
10. **May I add a storm door at my main entry?** Yes, but you must make a request in advance and must comply with the style and color required by the Association. See Chapter 9, Attachment B for request form.
11. **May I add landscaping shrubs or trees?** No. You must make a request through the property management company to obtain permission to add any landscaping except flowers. See Chapter 5, Exhibit A for the rules and Chapter 9, Attachment B for a request form.
12. **May I use the guest parking areas located throughout the community?** You may not use those spaces for your personal parking. Parking in those areas is limited to guests for a short period of time. See Project Rules in Chapter 5.
13. **What documents outline the rules and laws for this community?** Four documents govern the administration of Troon. They are identified and briefly explained below. Unit owners should be familiar with their provisions.
 - **Kentucky Revised Statutes:** The Kentucky Condominium Property Law, Sections 381.805 through 381.910 and the Kentucky Condominium Act (KRS 381.9101 – 381.9207) effective in January 2011, contains the law for condominium properties in the

Commonwealth of Kentucky. In addition, the Horizontal Property Law statutes are also still in effect. Only certain sections of the Condominium Act apply to Condominiums that were in existence prior to the Condominium Act becoming enacted.

- **Master Deed and Declaration of Condominium Property Regime:** Under the provisions of the Kentucky Revised Statutes, this document establishes Troon Homeowners Association as a legal entity and describes its limitations, restrictions, covenants and conditions. This document, recorded in the Jefferson County Clerk's Office, is binding on all present and future owners, lessees and mortgagees of any part of the regime. See Chapter 7.
- **By-Laws of the Council of Co-Owners of Troon:** This document established by and for the Council of Co-Owners under the authority of the Master Deed, governs the Troon Homeowners Association. It describes the rules of membership, administration, organization and obligations of the unit owners. This document may be amended from time to time by formal vote of the unit owners. See Chapter 6.
- **Project Rules:** This document describes and regulates the continuing operation of Troon; operates within the framework of the Master Deed and the By-Laws; and is adopted by the Board to administer the Troon community. See Chapter 5.