

Harrodsburg Square 2020 Annual Business



The 2020 annual meeting will be replaced by the distribution of this information packet that is disseminated each year. In addition, there will be a Question-and-Answer (Q&A) conference call session on September 14th from 6:30 to 7:30. The conference call number is 415-527-5035 and the participant code is 909 291 651.

Harrodsburg Square Condominiums

2020 Annual Business

Packet Contents:

Introductions / Conference Call Ground Rules

Harrodsburg Square sales in the last 12 months

2006-2020 Maintenance Highlights

2020 Financial Standing (Reserve Funds, Operational and Assessment Accounts, Delinquent Accounts)

2020 Capital Projects: Planned versus Actual

2021 Monthly Dues and Special (Capital Project) Assessment

Discuss Motions

Voting

Introductions

Board Member / Team Member *	Office / Area of Responsibility
Tom Bertrand	President / Operations, Landscaping and Grounds, Legal Affairs, Financial Institution Correspondence, Community Communications, Insurance, Recurring Contracts, Website Maintenance
Vacancy	Vice President
Matt Hellmann	Treasurer / Bookkeeping & Co-Owner Accounts
Terry Magee	Secretary / Co-Owner Information, Community Communications
April Gumbert	Member at Large / Social Committee Chairwoman
Adrian Elder	Member at Large
Vacancy	Member at Large
Donnie Rardin*	Project Manager & Maintenance Coordinator
Linda Storey*	Clubhouse Rentals

The annual meeting will be replaced by the distribution of this standard information packet that is disseminated each year. In addition, there will be a Question-and-Answer (Q&A) conference call session on September 14th from 6:30 to 7:30. The conference call number is 415-527-5035 and the participant code is 909 291 651.

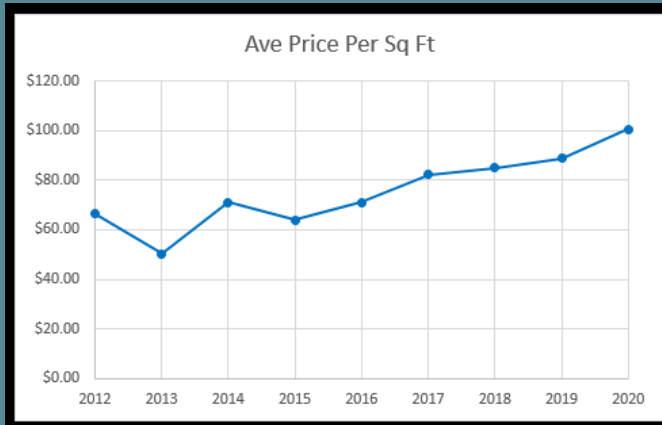
Conference Call Ground Rules

- Call Facilitated by President Tom Bertrand
- Remaining Board / Team Members In Support
- Discussions will be pertinent to the entire community
 - Topics will pertain to annual planning, not monthly or personal business
 - Individual issues will be deferred to a later date
- Attendance will be taken at 6:30. If you join late, please text your name and unit number to 859-619-1508.
- **Please Mute Your Phone When Not Speaking**

Condos Sold In the Past 12 Months								
Row #	BRs	Baths	Sq Ft	Month Sold	Days On Market	Final List	Sold For	SP/LP %
1	2	2	1,028	June 2019	0	\$95,000	\$92,000	96.84%
2	2	1	1,039	June 2019	2	\$104,900	\$107,000	102.00%
3	2	2	1,154	July 2019	63	\$100,000	\$97,000	97.00%
4	2	2	1,292	August 2019	38	\$114,900	\$103,000	89.64%
5	3	2	1,702	September 2019	74	\$125,900	\$125,000	99.29%
6	2	1	1,028	November 2019	4	\$115,900	\$116,000	100.09%
7	2	2	1,028	February 2020	21	\$115,000	\$112,500	97.83%
8	2	1	1,039	April 2020	92	\$113,900	\$111,500	97.89%
9	3	2	1,702	April 2020	2	\$149,900	\$135,000	90.06%
10	2	2	1,028	May 2020	1	\$130,000	\$130,000	100.00%
11	1	1	795	May 2020	11	\$98,000	\$94,500	96.43%
12	2	1	1,154	July 2020	0	\$135,000	\$135,000	100.00%
13	2	1	1,039	August 2020	3	\$111,000	\$111,000	100.00%
Ave	2.1	1.5	1,156		24	\$116,108	\$113,038	97.47%

- Two properties sold for **more than** list price.
- Ten of the 13 sales were for \$100k or more.
- Seven of the 13 condos were on the market less than a week.
- All of the sales were purchased as “owner occupied” or a family member is occupying the condo.

Bottom Line: Harrodsburg Square condo values are up and they are selling fast.



Report Year	# Sold	Ave Price Per Sq Ft
2012	8	\$66.38
2013	9	\$50.15
2014	16	\$71.07
2015	12	\$63.81
2016	9	\$71.06
2017	8	\$82.13
2018	20	\$84.91
2019	9	\$88.72
2020	13	\$100.60
Ave	11.6	\$75.43



Average price per square foot is up **~\$12** and is at its **highest point** since the HOA began tracking the metric. Eight condos sold for over \$100 per square foot. One condo sold for \$126.46 per square foot.

Raw data provided by Jeana Taylor Bertrand

Maintenance Highlights 2006-2020

- 2006 & 2007 –
 - Fire Alarm System (~\$90,000) **Insurance Savings**
 - Milled and Striped Parking Lot (~\$25,000)
 - Electrical System Upgrade (~\$80,000 **Insurance Savings**)
- 2008 –
 - Rebuilt 2 Chillers (~\$40,000) **Utilities Savings**
 - Rebuilt End of Bldg 4 (~\$12,000)
 - Sealed and Striped Parking Lot (~\$15,000)
 - 4 Bldg Guttering and Fascia Repair (~\$20,000)
 - Finished Electrical Upgrade (~\$10,000) **Insurance Savings**
- 2009 –
 - 3, 5, 10 Roof Repair and Guttering (~\$64,000)
 - Underground Piping Upgrade for HVAC (~\$25,000)
 - 3 Main Drain Replacements (~\$20,000)
- 2010 –
 - Bldg 4 Firewalls (~\$12,000)
 - Scrape and Paint portions of 2,3,7,8 & 10 (~\$15,000)
 - Bldg 6 Gutters and Fascia (~\$8,000)
 - Various Deck and Balcony Repairs (~\$25,000)
- 2011 – Boiler Repair and Replacement (~\$150,000) **Utilities Savings**
- **2012 – Exterior Maintenance Including Siding Repair, Painting, Guttering, and Lighting (~\$100,000)**
- **2013 - Exterior Maintenance, Parking Lot Resealed and Striped, Bldg 3 roofs, Stairway Repair and Paint, Pool Repairs, Sidewalk Repairs, New Pool Side Deck, Drainage Landscaping, ~\$150,000 expended on exterior maintenance in 2013 and funding remains to do more**
- **2014 – Finished painting (including breezeways), Replaced / repaired 19 decks, Renovated Clubhouse (\$45k), Replaced front-facing flush mounted lights, Two roof sections, \$55,000 in exterior repairs and maintenance through May, \$30,000 in landscaping (ongoing), \$32,000 for unforeseen HVAC repair.**
- **2015 - \$30,000 in landscaping, \$10,000 entry sign, \$10,000 entry gates, \$10,000 decks and balconies**
- **2016 - \$35,000 in landscaping, \$15,000 parking lot, \$10,000 pool upgrades, \$15,000 handrails, \$10,000 entryways**
- **2017 - \$80,000 for new chiller, \$30,000 in landscaping, \$25,000 for siding work, \$25,000 for roof work**
- **2018 - \$75,000 for new chiller, \$15,000 for landscaping, \$50,000 for siding work, \$25,000 for roof work, \$40,000 for Hot Water Holding Tank**
- **2019 - \$52,000 for siding work, \$25,000 for roof work, \$29,000 in decks and balconies, \$15,000 to resurface / restripe the parking lot, \$40,000 for hot water holding tank replacement**
- **2020 - \$40,000 for siding work, \$25,000 for roof work, \$17k in decks and balconies, \$16k tree removal, \$8k for landscaping and lighting in front of clubhouse**



2012



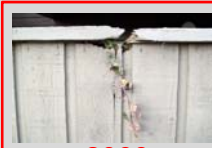
2009



2015



2020



2009



2014



2009



2009



Financial Standing (Reserve Funds and Monthly Income)

Reserve Funds are monies set aside for emergency purposes. Reserve Funds are derived from Monthly Dues or Special Assessments.

Monthly Income comes from dues provided by each co-owner. The amount of dues each owner pays varies based on the square footage of their condominium.

Financial Summary as of 31AUG20: ~\$308,000

The screenshot displays the 'OVERVIEW' section of a banking portal. It includes a header for 'BANK OF THE BLUEGRASS A TRUST CO.', a sub-header 'OVERVIEW', and a filter for 'Next 7 days'. Under the 'ACH' section, it shows '0 Items Requiring Attention' with a green checkmark icon. The 'MY ACCOUNTS (4)' section lists four accounts with their respective balances and details.

Account Name	Account ID	Balance	Additional Info
CD	*3474-7514223474	\$52,020.00	Term: 24M Rate: 1.9500% Maturity: 02/15/2022
Operating	*4483	\$139,427.53	Balance: \$139,024.53
Special Assessment	*4416	\$14,889.16	Balance: \$14,889.16
CD Holding	*4547	\$102,120.30	Balance: \$102,120.30

- The CD and the CD Holding Accounts make up the total reserve amount.
- August's Kentucky Utilities Payment of \$21,000 hadn't hit the Operating Account at the time this packet was published.
- Assessment Account: August not yet factored. ~\$56,000 to be collected August – December

Harrodsburg Square Condominium Assoc.

PROFIT AND LOSS YTD PRIOR YR COMPARISON

January - June, 2020

	TOTAL			
	JAN - JUN, 2020	JAN - JUN, 2019 (PY)	CHANGE	% CHANGE
Income				
4010 Condominium Fees	334,728.70	311,240.65	23,488.05	7.55 %
4020 Special Assessment	79,527.60	85,452.37	-5,924.77	-6.93 %
4110 Laundry		59.75	-59.75	-100.00 %
4150 Clubhouse Rental	100.00	475.00	-375.00	-78.95 %
4155 Rental Fee		525.00	-525.00	-100.00 %
4200 Late Fees	2,078.77	2,086.81	-8.04	-0.39 %
4250 Interest	916.88	532.92	383.96	72.05 %
4700 Miscellaneous Income		0.01	-0.01	-100.00 %
Unapplied Cash Payment Income	-16,790.48	5,735.91	-22,526.39	-392.73 %
Total Income	\$400,561.47	\$406,108.42	\$ -5,546.95	-1.37 %
GROSS PROFIT	\$400,561.47	\$406,108.42	\$ -5,546.95	-1.37 %
Expenses				
Administration				
5800 Bank Service Charges	210.00	210.00	0.00	0.00 %
5820 Liability Insurance	22,245.85	27,983.60	-5,737.75	-20.50 %
5860 Professional Fees	6,144.95	5,445.00	699.95	12.85 %
5870 Legal	57.17	-2,884.03	2,941.20	101.98 %
5880 Tax & Licenses	15.00	15.00	0.00	0.00 %
5910 Management Fees	23,481.00	23,532.00	-51.00	-0.22 %
5920 Office Expense	484.62	1,869.44	-1,384.82	-74.08 %
5930 Postage and Delivery	22.00	64.70	-42.70	-66.00 %
5970 Website Expense	192.85	292.80	-99.95	-34.14 %
6000 Hospitality	78.59	507.98	-429.39	-84.53 %
Total Administration	52,932.03	57,036.49	-4,104.46	-7.20 %

...continued

	TOTAL			
	JAN - JUN, 2020	JAN - JUN, 2019 (PY)	CHANGE	% CHANGE
Repairs & Maintenance				
5300 Grounds Contract	10,730.46	10,437.62	292.84	2.81 %
5320 Grounds Improvement	5,809.40	8,544.22	-2,734.82	-32.01 %
5330 Tree Removal/Trim	14,637.20	1,590.00	13,047.20	820.58 %
5340 Snow Removal	1,555.56	3,222.40	-1,666.84	-51.73 %
5400 Cleaning Service	4,270.04	2,427.91	1,842.13	75.87 %
5440 Pool Contract		3,638.08	-3,638.08	-100.00 %
5460 Pool Operations	152.00	864.68	-712.68	-82.42 %
5480 Pool Repair		207.50	-207.50	-100.00 %
5540 Maintenance Supplies	836.42	7,528.36	-6,691.94	-88.89 %
5550 Exterior Paint	1,819.84	76.02	1,743.82	2,293.90 %
5560 Building Repair	21,299.83	34,500.23	-13,200.40	-38.26 %
5570 Electric Repair	1,187.25	60.85	1,126.40	1,851.11 %
5620 Pest Contract/Expense	1,647.30	1,839.52	-192.22	-10.45 %
5670 Fire Alarm	3,710.20	4,010.48	-300.28	-7.49 %
5675 Security	943.74	882.00	61.74	7.00 %
5700 HVAC Piping	4,469.48	8,782.36	-4,312.88	-49.11 %
5730 Plumbing	5,179.76	26,082.68	-20,902.92	-80.14 %
Total Repairs & Maintenance	78,248.48	114,694.91	-36,446.43	-31.78 %
Utilities				
5100 Gas	38,391.00	39,053.00	-662.00	-1.70 %
5120 Trash Removal	4,118.22	3,989.40	128.82	3.23 %
5140 Electric	79,105.00	72,688.47	6,416.53	8.83 %
5160 Water/Sewer	52,134.14	54,388.90	-2,254.76	-4.15 %
5200 Telephone/Internet	2,209.82	2,057.64	152.18	7.40 %
Total Utilities	175,958.18	172,177.41	3,780.77	2.20 %
Total Expenses	\$307,138.69	\$343,908.81	\$ -36,770.12	-10.69 %
NET OPERATING INCOME	\$93,422.78	\$62,199.61	\$31,223.17	50.20 %
NET INCOME	\$93,422.78	\$62,199.61	\$31,223.17	50.20 %

Delinquent Accounts

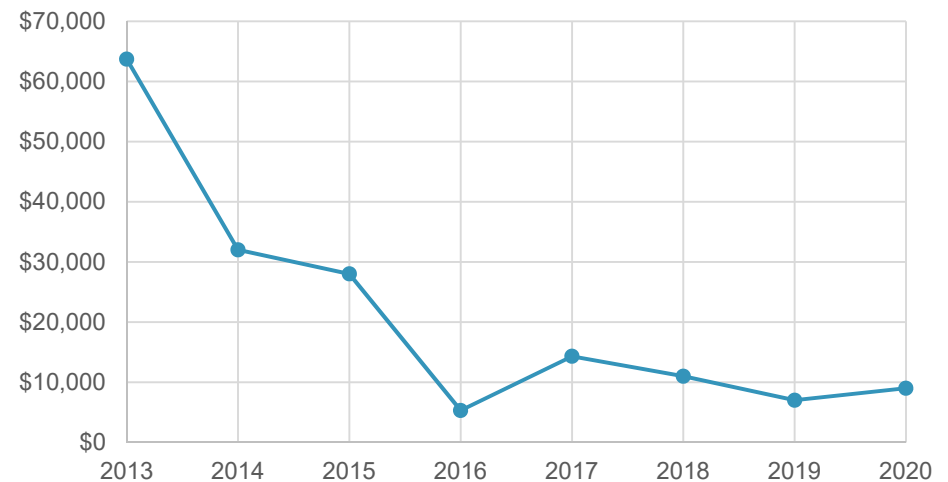
• History

- From May 2013 to April of 2019, the HOA paid \$4,600 a year for a paralegal to aggressively manage debt collection efforts
- The paralegal spent 20-30 hours per month reviewing account details, sending delinquent notices, filing liens, and coordinating with the HOA's attorney.
- When the paralegal resigned, the number of delinquent accounts was manageable enough to allow the Treasurer and President to take over the duties (saving the HOA \$4,600 per year).

• Current balance is ~\$9,000

- 3 co-owners are delinquent more than 90 days
- In 2019 balance was ~\$7,000
- In 2018 balance was ~\$11,000
- In 2017 balance was ~\$14,300
- In 2016 balance was ~\$5,300
- In 2015 balance was ~\$28,000
- In 2014 balance was ~\$32,000
- In 2013 balance was ~\$63,700

Delinquent Accounts 2013-2020



2020 Capital Project Assessment

All Projects Complete or on Target

		Co-Owner Portion
2020 Capital Assessment Projects (\$1,020)	\$169,320	
Siding Projects (including back of buildings)	\$40,000	\$241
Parking Lot Savings Account (2021 Remilling/Resurfacing)	\$40,000	\$241
Roofing Repairs (4 Sections)	\$25,000	\$151
Landscaping Projects	\$15,000	\$90
Tree Removal (5) and Pruning (33)	\$20,000	\$120
Painting Decks and Balconies	\$17,000	\$102
5 Back Deck Balcony Replacements	\$9,000	\$54
Reactionary Funds / Reserve Contribution	\$3,320	\$20

2021 Monthly Dues Same as 2020

Monthly Income comes from dues provided by each co-owner. The amount of dues each owner pays varies based on the square footage of their condominium.

Unit Type	# of Unit Types	2021 Monthly Dues	Total Monthly Dues By Unit Type	Total Annual Dues By Unit Type	Utility Portion of Monthly Dues (58%)	Average left over for Maint and Ops
1 Bedroom	20	\$255	\$5,103	\$61,236	\$148	\$107
2 Bedrooms (Plan B)	30	\$300	\$9,009	\$108,108	\$174	\$126
2 Bedrooms (Plan A)	36	\$302	\$10,886	\$130,637	\$175	\$127
2 Bedrooms (Plan C)	30	\$314	\$9,419	\$113,022	\$182	\$132
2 Bedroom Townhomes	10	\$334	\$3,339	\$40,068	\$194	\$140
Maisonettes (Lofts)	30	\$391	\$11,718	\$140,616	\$227	\$164
3 Bedroom Townhomes	10	\$433	\$4,326	\$51,912	\$251	\$182
	166		\$53,800	\$645,599	\$31,204	\$22,596

To account for COVID-related costs, the Board is going to direct an additional \$4,000 to the 2021 pool budget so that it can be opened in May of 2021 without voting on the action.

2021 Operational Budget

(total amount is the same as 2020)

Operational Budget comes from Monthly Dues:

Moved a total of \$4k to Pool Ops from General Repair and Exterior Painting to cover potential COVID costs in 2021.

Unit Type	# of Unit Types	2021 Monthly Dues	Total Monthly Dues By Unit Type	Total Annual Dues By Unit Type	Utility Portion of Monthly Dues (58%)	Average left over for Maint and Ops
1 Bedroom	20	\$255	\$5,103	\$61,236	\$148	\$107
2 Bedrooms (Plan B)	30	\$300	\$9,009	\$108,108	\$174	\$126
2 Bedrooms (Plan A)	36	\$302	\$10,886	\$130,637	\$175	\$127
2 Bedrooms (Plan C)	30	\$314	\$9,419	\$113,022	\$182	\$132
2 Bedroom Townhomes	10	\$334	\$3,339	\$40,068	\$194	\$140
Maisonettes (Lofts)	30	\$391	\$11,718	\$140,616	\$227	\$164
3 Bedroom Townhomes	10	\$433	\$4,326	\$51,912	\$251	\$182
	166		\$55,800	\$645,599	\$31,204	\$22,596

2021 Monthly Dues Chart from the Previous Page...

It should be noted Harrodsburg Square operates on a Common Utility Structure (CUS). Because of the centralized plumbing, boilers, chillers, and trash receptacles, co-owners do not pay utility bills to service providers. Instead, the cost of water, gas, electric, and trash pickup is factored into their monthly dues. Though the association receives additional funding from co-owners for the payment of the aforementioned utilities, this income (~\$31,000 per month) is not factored into the HOA operational budget because it is viewed as 'pass through' monies.

Harrodsburg Square Condominiums 2021 Operational Budget

	Monthly	Annually
Income from Dues (excluding utility funding)	\$22,596	\$271,152
General Repair	\$4,500	\$54,000
Grounds	\$1,200	\$14,400
Exterior Painting	\$965	\$11,580
Plumbing	\$1,000	\$12,000
Maintenance Management	\$3,500	\$42,000
Bookkeeping	\$900	\$10,800
Insurance	\$4,000	\$48,000
Electrical Work	\$1,000	\$12,000
Cleaning Services	\$200	\$2,400
Snow Removal	\$500	\$6,000
Pest Control	\$100	\$1,200
Legal	\$500	\$6,000
Pool Ops	\$935	\$11,220
HVAC Repairs	\$1,000	\$12,000
Reserve Contribution	\$2,296	\$27,552

Special / Capital Assessment Funds are those monies earmarked for specific projects on common property. Unlike Monthly Dues, Special Assessments are currently 'flat amounts', equal for every co-owner regardless of the size of their condominium.

2021 Special / Capital Project Assessment

Because the fire alarm monitoring system has to be upgraded and exterior work remains, the Board is proposing no change to the 2020 Capital Project Assessment of \$1,020.

If no motions are presented that change the Board's opinion, the Capital Project Assessment will remain \$1,020 (\$85 per month) in 2021.

2021 Capital Project Assessment Allocation \$1,020 (same as 2020)

2021 Capital Assessment Projects (\$1,020)	\$169,320	Co-Owner Portion
Fire Alarm System Upgrade	\$20,000	\$120
Siding Projects (focus on the back of buildings)	\$40,000	\$241
Parking Lot Savings Account (2022 Remilling/Resurfacing)	\$40,000	\$241
Roofing Repairs	\$15,000	\$90
Landscaping Projects	\$15,000	\$90
Tree Pruning	\$10,000	\$60
Painting Decks and Balconies	\$11,000	\$66
8 Back Deck Balcony Replacements	\$15,000	\$90
Reactionary Funds / Reserve Contribution	\$3,320	\$20

The cellular communication devices in our fire alarm system have to be upgraded to be compatible with the latest cellular network.

Third year of contributing \$40,000 to reserve account for the \$140,000 milling and resurface job that will occur in 2022.

Dues and Assessments Must Be Paid through Automatic Withdrawal in 2021

The amount of time the HOA treasurer / bookkeeper has to spend checking the clubhouse mail and drop boxes for dues and assessment payments has become unmanageable. Not only does it take time to physically check for and log the payments, but it is also extremely time consuming to figure out what happened when a payment doesn't make it to the clubhouse. This scenario happens a few times each month and often prohibits the treasurer / bookkeeper from completing timely financial statements and other accounting tasks. On occasion, co-owners submit cash or money orders to pay dues and assessments, adding even more overhead to an already time-consuming set of tasks. Using automatic withdrawals (aka ACH, or Automated Clearing House), the money is deposited on the first of the month and a transaction ID is available to trace the funds if anybody has questions. Both the co-owner and the HOA treasurer are notified if there are not sufficient funds to pay dues or assessments, eliminating all doubt as to what went wrong. ACH forms can be found on the website and co-owners can establish the automatic withdrawals at any time. Fill out one form for dues and another for assessments, then place them in the clubhouse drop box or mail them to 750 Shaker Dr (Attn: Clubhouse), Lexington, KY 40504. **Beginning in January of 2021, any co-owner paying by means other than ACH will be charged \$10 each month.**

Co-owners must be in good financial standing (i.e. zero balance) in order to vote or to submit motions.

By Law Amendment, Motions, and Voting

- Co-owner motions

- Prohibit Short Term Rentals: A motion has been submitted to prohibit short term rentals (e.g. AirBnB's as well as any other rental agreement under 180 days). This motion calls for a change in the By Laws which means 84 votes to prohibit short term rentals have to be received by October 31st, 2020 (45 days from the date our annual meeting was to occur). Send your vote to hbsquarecondos@gmail.com and please include your name and unit number.
- Any co-owner who wishes to propose an additional motion must do so by 5:00 pm Friday, September 11th. Send motions to hbsquarecondos@gmail.com and please include your name, unit number, motion and rationale.

- Board Member Elections

- Three Board Members' terms are up for re-election: Tom Bertrand, Matt Hellmann, and April Feltner-Posvandzic. Two Board members' sold their condos and resigned (Alicia Vinson and Matt Bunch). Neicey Holland and Rick Clem have already been nominated for Board positions.
- Anyone else interested should submit a nomination to hbsquarecondos@gmail.com by 5:00 pm on September 11th. If we have more than five people interested in serving on the Board, then voting will be conducted in separate correspondence once all nominations have been received.

Harrodsburg Square Condominiums

Voting Proxy

I, _____ Co-Owner of Unit _____, hereby appoint the Board of Directors to be my proxy, to vote in my place and on my behalf as though I were voting on 2020 Annual Business.

I, _____ Co-Owner of Unit _____, hereby appoint _____, Co-Owner of Unit _____, to be my proxy, to vote in my place and on my behalf as though I were voting on 2020 Annual Business.

Co-Owner Signature

Proxies can be mailed to Harrodsburg Square Clubhouse, 750 Shaker Drive, Lexington KY, 40504 or placed in the drop box at the clubhouse. Or email hbsquarecondos@gmail.com stating your proxy preference.

Co-owners must be in good financial standing with the HOA (zero balance) to cast a vote in person or via proxy.

Co-owners must be in good financial standing (i.e. zero balance) with the Harrodsburg Square HOA to serve on the Board.

2020-2021 Board

Three Board Members' terms are up for re-election: Tom Bertrand, Matt Hellmann, and April Feltner-Posvandzic. Two Board members' sold their condos and resigned (Alicia Vinson and Matt Bunch). Neicey Holland and Rick Clem have already been nominated for Board positions.

Anyone else interested in running for the Board should submit a nomination to hbsquarecondos@gmail.com by 5:00 pm on September 11th.

If we have more than five people interested in serving on the Board, then voting will be conducted in separate correspondence once all nominations have been received and the Q&A session has been conducted.



Harrodsburg Square Condominiums Homeowner's Association

PET REGISTRATION

When complete, please place in clubhouse drop box or mail to:
Harrodsburg Square Condominiums, 750 Shaker Drive, Lexington, KY 40504

CIRCLE ONE: CO-OWNER OR RENTER

Date: _____

Unit #: _____

Name: _____ **Phone** _____

Emergency Contact (in case you are not available to address a situation with your pet):

Name _____ **Phone:** _____

Animal:

Circle One: Cat or Dog Breed: _____ **Weight:** _____

Veterinarian: _____ **Latest Vaccination Date:** _____

***PLEASE ATTACH PROOF OF VACCINATION FORM.**

Your signature is required as acknowledgment of pet registration rules.

Signature _____ **Date** _____

All residents (co-owners and renters) must register their pet each year.

IMPORTANT BY-LAW INFORMATION

Excerpt from Appendix B
Harrodsburg Square Condominium Rules 2009 By-laws

PETS: All residents and visitors shall abide by the pet ordinance of Lexington-Fayette County passed by the Board of Commissioners in December 2007.

In addition:

1. No animal, other than common household pets, shall be kept or maintained in any Unit.
2. Residents may not keep or take care of more than one pet per unit at any time.
3. Pets shall not be kept, bred or maintained for commercial purposes in any Unit.
4. No pet shall be allowed or kept in any Unit or upon the Property which has a weight in excess of 25 pounds.
5. All pets shall be kept clean and healthy and must have current vaccinations from a certified veterinarian.
6. No pet shall be brought into the Clubhouse or pool area.
7. Pets shall not be allowed to bark, howl, or disturb other residents in any manner.
8. No dog may be walked on the Property without being constrained at all times on a leash.
9. Dogs may not urinate on the trees, shrubs or flowers or defecate on any portion of the General Common Property. Any excrement accidentally emitted by a dog on the Property (including Restricted Property) must be picked up immediately by the dog's owner or keeper, placed in a plastic bag, tied securely and put in the trash.
10. Used cat litter should be placed in a plastic bag, tied securely and put in the trash.
11. Should any pet become a persistent problem to other residents, the Board may rescind the Co-Owner's or tenant/lessee's right to keep the pet. Such right may be terminated by a 10 day written notice.
12. All pets must be registered with the HOA through the Board of Management.

LEXINGTON-FAYETTE ANIMAL CARE AND CONTROL

In Fayette County, all dogs and cats must be licensed annually starting at 6 months of age and rabies vaccinated at 4 months.

Proof of rabies vaccination is required for the city license.

Licenses are valid for 12 months from the last day of the month the license was issued.

(e.g. license issued on December 1st, valid until December 31st of the following year.)

Dogs must wear their license and rabies tag at all times. Cats must wear their license tags at all times.

Leash Law for Dogs: All dogs must be on a leash, behind a fence or on the dog owner's property under the owner's supervision at all times.

Pooper Scooper Law: Cleaning after your pet is the law.

Beginning in 2021, Newsletters will not be printed and delivered / mailed to co-owners. Every co-owner must have an email address registered with the HOA. From this point forward, email will be the only means to deliver Newsletters and other correspondence to co-owners. If you have only been receiving printed copies, please submit a co-owner information sheet to our Secretary, Terry Magee, at terrnmagee@gmail.com. This co-owner information sheet can also be found in the documents section of the HOA's website, hbsquare.com.



Harrodsburg Square Condominiums Homeowner's Association
Co-owner/Occupant Information Sheet

When complete, please place in clubhouse/office drop box or mail to:
Harrodsburg Square Condominiums, HOA Secretary, 750 Shaker Dr., Lexington KY 40504

This contact information is not published or shared, but used in the case of an emergency by the HOA.

www.hbsquare.com

Date: _____

Unit #: _____ Name of Owner: _____

Telephone Numbers: Home _____ Cell _____

Mailing Address: _____

Primary Email Address: _____

Secondary Email Address: _____

*****IF OCCUPANT IS DIFFERENT FROM OWNER*****

Name of Occupant(s): _____

Occupant(s) Telephone Numbers: _____

Occupant(s) Email Address: _____

Vehicle(s) Parked at Harrodsburg Square:

Vehicle 1

Make: _____ Model: _____ Color: _____ Plate (state / number): ____/____

Vehicle 2

Make: _____ Model: _____ Color: _____ Plate (state / number): ____/____

Vehicle 3

Make: _____ Model: _____ Color: _____ Plate (state / number): ____/____

Does occupant own a pet? Yes _____ No _____ If Yes, Dog _____ Cat _____

Pet registration form is attached to this presentation and available on our website www.hbsquare.com