

INDIAN SPRINGS POLICY AND PROCEDURE FOR REMODEL PROJECTS AND GREEN SPACE ACCESS

Pursuant to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Indian Springs Community Association, Inc. and Indian Springs Green Space, LLC (“CCRs” and “Indian Springs”), the Board hereby adopts the following policy and procedure for remodel projects and controlled access to the Green Space:

To monitor and provide for compliance with the CCR’s by homeowners and contractors for home remodel, installation, removal, and other like projects;

To monitor and provide controlled access to the Green Space by motorized vehicles; and

To minimize the damage to the cart paths in the Green Space and to otherwise ensure the cart paths are maintained and repaired by those who are operating equipment in the Green Space,

The following process must be complied with by Indian Springs homeowners and their contractors:

Any homeowner in Indian Springs that desires to remodel the exterior of their home, or install or remove anything major in their yard (including, without limitation, fences) needs to first check the CC&Rs for any potential deed restrictions. The CC&Rs are posted on the Indian Springs website. Homeowners are also responsible for complying with any applicable Metro Louisville rules and regulations for any proposed project.

The homeowner must also prepare or obtain detailed plans of the proposed project to present to the Board for approval.

If access to the Green Space is proposed as part of the plans, the homeowner must also obtain the contractor’s authorized signature on the document entitled “Contractor-Access agreement with Ex A map” that is under the heading “ISCA Contractors Access and Indemnity Agreement,” which is located under “Governing Documents” on the Indian Springs website. The homeowner also needs to find out the size of the expected equipment proposed to access the Green Space. The homeowner should then present the proposed plan to the Indian Springs Board for approval. The plans must be approved by the Board before initiation of the project.

The Board may, in their sole discretion use the following criteria in their decision to approve or deny the proposed plans and may also require the following additional information and/or documents:

1. Ensure the plans comply with the CC&RS.
2. If access to the Green Space is requested, the Board will review the contractor’s signed access agreement, proposed plans, and proposed equipment that will access the Green Space.
3. Following such review, the Board may also require proof that the Contractor is insured, require the Contractor to name Indian Springs as an additional ensured, and/or require a bond or escrow agreement for any potential damage to the Green Space from the equipment. If a bond or

escrow agreement is required, the contractor must take pictures of the Green Space before and after the project is complete.

4. If approved, the homeowner shall pay a fee of \$250 for each motorized vehicle that accesses the Green Space, which shall be for maintenance of the cart paths and nonrefundable.

5. If approved and all conditions are satisfied, the Board shall give permission to Mr. Houser to move the rocks blocking the path for access to the Green Space. The homeowner does not have authority to direct Mr. Houser in any action,

6. The return of the escrow, if any, shall be governed by the process described in the escrow agreement.

7. Effective date: July 1, 2021

Approved: June 8, 2021