



The following Rules and Regulations have been adopted by the Board of Directors of Doe Valley Association, Inc., (DVA) with guidance and input from the Advisory Council, as authorized by its bylaws and are binding upon the owners of all lots in DVA in Meade County, Kentucky, the occupants of all houses on all of such lots and their respective families, guests, tenants and any other classes of persons who may be using such lots or residences.

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## **DUES & FEE ASSESSMENTS**

**Dues:** Dues are set yearly by the Doe Valley Board of Directors. They are billed with the water and sewer expenses for a given month. If the dues are not paid for 90 days the homeowner's RFID auto sticker is shut off by the office and a lien process letter initiating the house lien is sent. If the water bill is not paid for 30 days, a letter is sent to the homeowner and service is shut off.

**Assessments:** Assessments are passed for special needs of DVA that are not payable out of general funds, such as a new sewage treatment plant or purchase of the lake and golf course. The Board prorates the assessment cost among the DVA lot owners at the time of the assessment. Assessment non-payment is handled the same as dues, above.

## **HOME INSURANCE**

Home insurance is required for all homes built in DVA. If a home is not covered, and the home is destroyed, the owner is responsible for the cleanup of the lot. If DVA conducts the lot cleanup, the homeowner will be charged.

## **RENTALS**

**Long-term rentals:** Long term rentals are permitted. DVA must be notified of the name, address, and emergency contact of the renter, as well as the beginning and end date of the rental.

**Short-term rentals:** Rentals shorter than one month (30) are not permitted.

## **PROPERTY MAINTENANCE**

### **Easements & Fencing**

**Easements** for utility service to residential lots are provided as shown on plats filed for each section of DVA. Each lot has front, rear, and side building setback requirements. No structure may be constructed or erected in these areas without permission. Easements may be kept natural (i.e. no lawn grass) if desired for privacy.

Permits are required from the DVA office prior to placement of **fencing**. Permits may be granted for fence construction in setback areas, but DVA reserves the right to remove portions of such fences in order to service utilities. DVA may, but is not required to, repair sections of fences it removes. Containment fences shall not exceed six feet (6') height, must be placed at a minimum of one foot (1') inside the property line, and cannot extend beyond the front of the house.

**General Maintenance.** Property must be maintained consistently. Broken mailboxes,



garage doors, windows, etc., must be fixed within a three-month time period. Roof damage and similar disaster damage must be fixed within a six-month time period. Lawns, hedges, bushes, and any other landscaping on the property must be trimmed as well as upkeep and necessary maintenance the home and of any outbuildings. Lawn grass should not exceed 6" in length. Homes/garages/sheds shall be routinely cleaned, painted, and repaired to ensure a clean and orderly appearance. Due to the varied topography of sinkholes, cliffs, and valleys, informal, i.e., natural landscaping is permitted.

**Trash, debris, and other misc. items should not be visible from the roadway.** This includes automobile parts including intact but non-running vehicles, furniture (excluding specifically designed patio furniture), and yard waste.

**Driveways/paths/parking pads/lake access roads** will be maintained to ensure not only a clean and orderly appearance, but also to ensure they are capable of safe use and they do not present a liability concern.

No **cutting of live trees** larger than 8" in diameter without permission from the DVA office.

**Outdoor fuel tanks (LP gas)** must not be visible from the roadway and/or concealed from view by shrubbery or wooden fencing approved by the DVA Architectural Committee.

### **SAFETY FIRST**

Do not **excavate** on your land in such a manner as to cause an adjoining property owner(s) land to subside, collapse, retain water or alter the natural flow of water so it flows or backs up onto the adjacent property.

**Swimming pools** must be secured within a fence or within a mechanism that prohibits children from accessing the pool without permission. (Discuss with your insurance agent.)

**Signage** necessary for safety conditions ("Child at Play," "Deaf/Handicapped Child", "Construction Area", etc.) must be approved by DVA.

**Hunting** of any type is not permitted on any property in Doe Valley.

**Outdoor burning** on DVA lots is prohibited unless contained in a screen covered portable burn receptacle. The fire in the portable pit must be continuously monitored and properly extinguished when finished. This includes campfires by the water. Yard debris [brush, leaves, and trees] may be brought to the burn area in Brandenburg.

**Contained firepits** should not be placed within 20' of a residence, wood fence, shed, tree limbs, electrical wires, or under an awning. There should be at least 5' of non-flammable material surrounding the firepit. A water hose or fire extinguisher should



be placed close at hand. A screen to limit flying embers should be used. After using the firepit, the wood material in the pit should be raked till thinly distributed and then doused with water and covered with a solid cover.

**Fireworks** must be supervised at all times permitted. Permitted times are Independence Day and New Year's Eve. They are prohibited if a county no-burn order is in effect. Appropriate safety equipment (garden hose, fire extinguisher, etc.) must be on hand.

### **BE A GOOD NEIGHBOR**

Notify neighbors if **fireworks** are to be used so they may be aware and prepare family members/pets for the noise. They may be used on the celebrated Independence Day (changing day/date) until 11 p.m. and New Year's Eve from midnight till 1 a.m.

No **encroachment** of any kind on adjoining property including piling of brush, access by equipment, storage of materials and/or trash is allowed.

No activities may be conducted on any lot that which may be determined to be, or become, an unreasonable **annoyance or nuisance** to any owner of another lot in DVA.

**Curfew:** No one under the age of eighteen (18) is allowed in any area of DVA from 11 p.m. to 6 a.m. unless under the supervision of an adult or at an approved activity of DVA.

**Quiet time** in all of Doe Valley shall be between the hours of 9 p.m. and 7 a.m. weekdays. On weekends the times are between 12 a.m. and 9 a.m. This includes, but not limited to, power equipment, loud vehicles, music, parties, or other activities residents deem to be annoying or disturbing the peace

Any **signage** other than "For Sale" is prohibited. "For Sale" signs may only be displayed on the property being offered for sale. Open house requests and associated signage must be approved through the DVA office. Signs may be displayed on a porch; no profanity/obscenity or inflammatory material. Political signs of any type and/or on any platform (vehicle, trailer, table, etc.) may not be displayed in a members' yard more than two weeks prior to an election and must be removed the day following the election.

**Yard decorations**, seasonal and holiday, should not remain in the member's yard indefinitely.

The owner of unoccupied lots shall assure **storm-damaged trees** impacting other's property are removed, or DVA will levy a reasonable charge against the property owner to accomplish removal.

Every household outdoor **receptacle for trash, rubbish or garbage** shall be kept in a place so as not to be visible from any street, the lake or other facilities with DVA at any time, except on the evening before or the day of refuse collections. Receptacles are to be



removed from the street and stored properly the day of pickup. If the member will be out of town for a period of time, arrangements should be made with neighbors to assist in removing them.

**Yard sales** open to the public are allowed with prior permission of DVA.

All **pet owners** are required to follow county regulations regarding licensing and leash laws. Dogs barking at night and/or disrupting other residents will not be allowed. Owners must immediately correct the problem. Nuisance barking during the day time hours will be looked at on an individual basis. Pet owners walking their dogs on leashes are required to pick up and dispose of their animal's waste. Domesticated wild animals or farm animals are not permitted. Pens for pets kept outside must not be visible from the street. Pets kept outside must have water at all times and shelter from the seasons. Please refer to the DVA Architectural Review Committee for a permit for any type of fencing. Refer to the Meade County Animal Control Ordinance for specific information. For-profit animal rescue/shelters are **prohibited**.

No **solicitation** is allowed in Doe Valley.

**Drone** operations in DVA must follow all federal, state and local laws of operation must be registered with the FAA, and have the registration number etched on the drone. The drone must NOT be flown lower than treetop level in DVA or 50 feet above the surface of the lake. DVA members should check with the DVA office prior to flying a drone.

**Abusive conduct toward employees is prohibited.** Complaints about employees should be directed to their supervisor the General Manager, but no member should reprimand an employee.

**Home business:** A business operated on member property must not disrupt the neighborhood with excessive vehicular traffic, noise, or noxious odors.

## GUEST ISSUES

Only members in good standing may **invite a guest** to use any of the facilities.

**Visitor passes** for guest vehicles shall either hang from the rear-view mirror or be placed on the dashboard so that they are visible at all times.

**Guests may use the facilities when accompanied by a member.** Because of space, a party of more than ten (10) guests to the pool, campground, tennis courts and beaches needs to be coordinated through the DVA.

A member **with lake access from their lot** is not limited to the number of guests who may use the lake for swimming or fishing in the immediate vicinity of the member's lot.



**Guests may use the facilities for the period of the visit when staying in a member's home.** A guest card may be obtained by informing the DVA Office, in writing. Items to include in the written document include the name of the guest, date of requested guest privileges and name of member making the request.

**Guest fees** are charged at the swimming pool and campground. Fees may be charged at other facilities at the discretion of the Board of Directors.

Guests are required to comply with the Rules of the Association By-Laws while in DVA. **The member shall be deemed to be personally responsible for the conduct of each of their guests and for any monetary charges which any guest may have incurred in connection with their activities on the lake or in the use of any of the facilities.**

**Guest** found in violation of Association Rules may be **banned** from DVA.

### VEHICLE/PARKING ISSUES

There are **four (4) categories** of member vehicles recognized by DVA: (1) **passenger/residential**: sedans, trucks, SUVs, vans, motorcycles; (2) **Recreational**: RVs, boats and boat trailers, canoe/kayak trailers; (3) **Commercial**: any vehicle that displays a commercial tag of any type; (4) **Utility**: utility trailers, cargo trailers (20) feet or less. *NOTE: A commercial vehicle that is also used as a personal vehicle, and is of the type listed above under passenger/residential description, shall be considered a passenger/residential vehicle.*

**In addition to a member's passenger/residential vehicles**, no more than two additional vehicles in commercial, recreational, and/or utility categories will be parked permanently or seasonally on a residential lot.

For any additional vehicle parked on a residential lot, they must be **parked on a hard-surfaced material, approved for placement by the DVA Architectural Committee**, and not located on a property easement. The vehicle must be in working condition and must display current registration. *Note: A boat on a boat trailer is considered one vehicle for purposes of this section.*

For members of DVA, **vehicles beyond the two-vehicle limit** in the categories of commercial, recreational, and/or utility, may be parked at DVA designated overflow parking areas, on a space-available basis. Contact the DVA office for location of such areas.

**Un-garaged and/or open-air parking space** on a residential driveway or other approved hard surface area in DVA may not be used for the following: (1) junked/derelict motor vehicles or any part thereof, (2) repair or reconditioning of any vehicle of any type or any boat/trailer.



DVA roads and right-of-ways shall be confined to **temporary parking of private vehicles in regular use or commercial vehicles rendering service to the lot**. When parking on road right-of-way, the following restrictions apply: Vehicle(s) should be parked securely such that no unsafe or illegal maneuver is required to enter or leave the parking location.; No parking is allowed within 15 feet either side of a street intersection or a fire hydrant, or in the center of circles or cul-de-sacs; Where safety or other conditions require it, DVA will designate and mark other road areas where parking is prohibited.

**Parking exceptions under the following conditions and restrictions:** Commercial vehicles rendering service to the lot and/or residence may park on the paved surface of the road only during daytime hours. Traffic cones, triangles or other safety devices are mandatory to warn drivers and must be placed in front and to the rear of the vehicle/trailer parked on the road. Commercial vehicles and/or trailers temporarily parked on blind curves or hilltops are required to have flagmen directing traffic.

Or

Members who have family and guests visiting may temporarily park extra vehicles on their lot for a maximum of seven (7) days. If family or guest vehicles exceed space available on a member's lot, those vehicles may be parked at a DVA designated overflow parking area on a space-available basis. Contact the DVA office for location of such areas.

### **SECURITY ISSUES**

All **commercial vehicles** must enter and exit through the main gate off Hwy 1638.

All **commercial vehicles** shall have the appropriate passes or stickers from the Security Office displayed. For residents living in Doe Valley, these vehicles may be parked at the office parking area if they are more than one (1) ton.

No vehicle(s) shall be parked on the paved surface of the road overnight. Exceptions require the property owner to call and inform the security office.

Parking is prohibited on any lot that **is not combined** and does not have a residence.

**Due to safety considerations and emergency vehicle access, no vehicle of any type or boat or trailer shall be parked on the paved surface of any road and/or right-of-way.**

**Low speed vehicles** (golf carts) are restricted from being operated on the Doe Valley Parkway.

**Low speed vehicle** usage is allowed on other Doe Valley roadways as long as the requirements set forth in Kentucky Revised Statute (KRS) 189.282 are met: operated by a licensed individual, insured with proof in the vehicle at all times, and complies with all traffic regulations. Personal assistive mobility devices and lawn tractors are specifically



excluded from this definition.

All-Terrain Vehicles **ATV** / Utility Vehicles are not authorized to be used on the roadways in Doe Valley. (Re: KRS 189.515)

A current Association RFID sticker shall be affixed to the windshield of all members' personal/residential vehicles. Motorcycles of more than fifty (50) cubic-centimeters displacement shall display an Association RFID sticker clearly visible to DVA Security personnel.

No structure of a temporary character such as a house trailer, mobile home, tent, shack, shed, garage, camper, RV coach/trailer or any other outbuilding shall be used on any lot at any time as a residence or for residential purposes, either temporary or permanent.



## DUE PROCESS PROCEDURE RE: VIOLATION OF RULES

**Recognition of infraction:** Any DVA member who witnesses an infraction of the DVA Rules & Regulations should call the DVA office and report the issue.

**Verification of infraction:** The DVA General Manager or his/her designate, must visit the property in question and verify the infraction is valid.

### **Due Process steps to notify violator:**

1. Notification of infraction (sample letters in Appendix A at end of R&R)
  - a. Verbally, followed by written notice within two (2) days
  - b. Written within two (2) days of infraction
2. Fifteen (15) day window from date of written notification to:
  - a. Correct infraction or
  - b. Give management a plan to correct infraction
  - c. If no correction, \$25 fine
3. Second Fifteen (15) day window to:
  - a. Correct infraction or
  - b. Give management a plan to correct infraction
  - c. If no correction, \$50 fine
4. Third and subsequent Fifteen (15) day windows same until infraction corrected with \$25 increase in fine every window.
5. Fine applied to monthly bill until corrected.

Note: Member who is fined may:

1. Request to discuss the infraction with the GM upon notification.
2. Request to discuss the infraction with the Board of Directors if not satisfied with the GM discussion.



APPENDIX A: SAMPLE LETTER FOR VIOLATION

**TO: (LOT OWNER)**

**FROM: (GM)**

**SUBJECT: RULES & REGULATION INFRACTION ON (DATE)**

**This is to notify you/follow up on a verbal discussion of a infraction of:**

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**Within 15 days you are required to either correct the violation or discuss with the GM a plan to correct the violation.**

**You may request to discuss the infraction with the GM upon notification if you feel it is not valid.**

**Request to discuss the infraction with the Board of Directors if not satisfied with the GM discussion.**

**If you do not correct the infraction within 15 days, a fine of (amount) will be added to your monthly DVA bill.**



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**ENDNOTES: Board of Director Register of Updates/Changes**

In accordance to Doe Valley Association Governance Documents, the Board of Directors may amend, change or remove Rules and Regulations. By such authority, it has done so as follows:

1. **Due Process Procedure/Timeline and Notification. Board of Directors Meeting Minutes. 4-24-2023. Motion 4-24-23-5** by Ida (Prather), 2<sup>nd</sup> by Terry Mattingly, to reduce notice of violation compliance timeline from 30 to 15 days. All Board of Directors in favor.