

To: Sellers and Realtors Listing Property in Nachand Springs Patio Home Community

From: The Nachand Springs Council of Co-Owners (Board of Directors)

RE: Information for Owners and/or Realtors to Share with Potential Buyers

The Nachand Springs Patio Home Community is a condominium neighborhood with HOA fees, restrictions, rules, and regulations. It is important that the seller or realtor make their clients aware of some of these before an offer is made on the unit for sale. The owner(s) of the condo must reside in the residence; no renters or non-owners as the sole occupant are permitted.

Our webpage is <https://nachandsprings.com>. The Welcome page is a public page which both you and prospective buyers should read. It lists some of the restrictions, fees required at closing and the special assessment which is due June 30 of each year for the year.

Please note only one pet under 45 pounds when fully grown is allowed. Up to 2 small indoor pets are allowed with Board approval. Rules also include that pets must be always on a leash and feces must be cleaned up and disposed of in your personal garbage can every time.

As a general rule of thumb, the owner is responsible for the repair and maintenance of everything inside the unit. The area outside the unit is considered part of the common area, including lawns, driveways and sidewalks. Any change on the exterior requires prior approval by the Board before beginning the change or signing a contract. For example, if the owner wants to remove or add a shrub, even at the owner's expense, approval must be requested and approved by the Board.

Rules also address things like no more than 4 decorative items are allowed in the mulch bed and no more than 2 items in the tree branches. All vehicles and garbage and recycle cans must be kept in the garage. No on street parking is allowed.

Clients should be encouraged to read all the documents related to Nachand Springs before signing any documents at closing, including the seller's disclosure.

Please make multiple copies of this document to give to all prospective buyers.

Sign and immediately return this form to Amber Gabbard at Mulloy Properties acknowledging that you have received this.

agabbard@mulloyproperties.com or Mulloy Properties PO Box 436989, Louisville, KY 40253

Signature _____

Date _____

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