

**OAKBROOK POINTE HOMEOWNERS ASSOCIATION**

**IN ACCORDANCE WITH ARTICLE VI, SECTION 10 (RULES AND REGULATIONS) OF THE ASSOCIATION BYLAWS: PROPOSED RULES AND REGULATIONS TO ARTICLE VI (RESTRICTIONS) OF THE ASSOCIATION BYLAWS.**

**Amended and adopted by the Board of Directors on August 28, 2007.**

**Section 1. USES PERMITTED**

Commercial Business Activity Prohibited: A commercial business activity within the Unit is construed as: receiving deliveries, customers visiting, and parking commercial vehicles on site. Maintaining the address for billing purposes or the use of phone, cable and fax equipment is not construed as operating a commercial business out of the Unit.

**Section 2. ALTERATIONS and MODIFICATIONS**

- (a) All alterations must be submitted in writing to the Management Agency on forms available to the co-owners. Deck and landscaping alterations must include a drawing using the building footprint and must specify all materials used in the alteration. No alterations of any kind can be started without the written approval of the Board of Directors.
- (b) Hot tubs and saunas are prohibited on decks.
- (c) Satellite dishes cannot be mounted onto roof shingles, vinyl sided walls and brick facing of a Unit. Co-owners must insure that a satellite dish is mounted in the least conspicuous area of a Unit.

**Section 3. ACTIVITIES**

Guest/Visitor Behavior: Co-owners are responsible for all actions of guests. This includes any actions by guests which could cause harm to the Association or its membership. Excessive consumption of alcoholic beverages and/or the use of illegal drugs resulting in impairment of guests are considered harmful activities.

**Section 4. ANIMALS OR PETS**

- (a) The number of pets is limited to one (1) per household.
- (b) Pets must be registered with the Association Management Agency by completing a pet registration form.
- (c) All dogs must be licensed by Commerce Township.
- (d) Immunizations for dogs and cats must be current, updated and on record with the co-owner.
- (e) Dogs and cats must be on a leash while on common elements and not left unattended. Fecal matter deposited by the pet on Common Elements must be picked up immediately by the pet owner and disposed of in a sanitary manner.

- (f) Tie outs, pens or cages are not permitted on porches and on/or underneath decks.
- (g) Animals and pets may only be housed and cared for within a Co-owners Unit.

## Section 5. AESTHETICS

- (a) Garage Doors: Garage doors must be closed at all times except while performing activities within or around garage areas.
- (b) Rubbish/Trash/Recycled Materials: Containers of rubbish/trash/recycled items cannot be taken from inside the garage and placed outdoors or curbside until 6 PM Daylight Savings Time or 5 PM from November 1 to March 1 the evening prior to pickup. All containers must be stored inside the garage on the same day after pickup. (Amended by the Board of Directors on 11/11/2013) Rubbish/trash/recycled items must be placed inside Township approved containers or in securely tied bags to prevent littering. Bags containing food waste must be placed curbside no earlier than 6:00 AM the day of pickup so as not to attract animals. "Waste and recycling containers, trash bags, trash, and items scheduled for special pickup must be placed on the driveway curbside and not on the lawn. Items scheduled for special pickup must be removed from the driveway within 5 business days of placement at Co-Owner's expense." (Motion approved 4/18/2012)
- (c) Plants:
  - 1. Two (2) potted plants can be displayed on the front porch of a Unit. Two (2) additional potted plants may be placed on the driveway adjacent to each corner of the garage for a total of four (4) potted plants. No potted plants can be placed on any grassy/lawn area.
  - 2. One (1) shepherd hook not exceeding five (5) feet in height, containing a maximum of three (3) hooks and three (3) plants, can be placed in the Unit front plant beds.
  - 3. Three (3) trellis not exceeding five (5) feet in height can be placed in the Unit front beds.
  - 4. Artificial plants and flowers are prohibited from being displayed on the Common Elements at the front of a Unit. Artificial seasonal decorations and door wreaths are excluded from this prohibition.
- (d) Yard Ornaments: Yard ornaments may not exceed two (2) feet in height. Only two (2) yard ornaments can be displayed on the front porch or front plant beds of a Unit.
- (e) Seasonal Decorations: Seasonal decorations are permitted to be displayed outdoors on the Common Elements such as porches, plant beds, walkways, front doors, garage doors and decks. Seasonal decorations are not permitted on General Common Elements such as lawns, building walls, and roofs. Decorations may be displayed forty five (45) days before the holiday and must be removed by fifteen (15) days after the holiday. No permanent clips, nails, screws, or other devices may be used to attach seasonal decorations to the building or Common Elements. Inflatable seasonal decorations are prohibited.
- (f) American Flag: The American Flag can be displayed on a flagpole using a standard flagpole bracket that is anchored to the wood frame surrounding the garage door or front door. No flagpole permanently anchored in the ground or attached to the Unit except as noted above can be used to display the flag.
- (g) Feeders: No animal or bird feeders are permitted in the common (outdoors) areas.

- (h) Portable Hose Reels: Portable hose reels may be stored outdoors next to the Unit side wall from May through October. Hoses must be stored on the reel when not in use. Portable hose reels must be placed inside the garage or under the deck on lawn mowing days. Hose reels of any kind cannot be permanently attached to the outside of the building. Hoses not on a portable hose reel must be stored inside the garage or under the deck at all times. Neither the Association nor the mowing contractor will be responsible for any damage to hose reels or hoses as a result of Co-owner non-compliance.
- (i) Storm Doors: Front storm door models and colors must be approved by the Management Agency prior to purchase and installation by the Co-owner. Unapproved storm doors must be removed at Co-owner expense.
- (j) Solar Lighting: Solar lighting can be installed in the front plant beds and along the walkway of a Unit.
- (k) Resident vehicles may only be washed on the driveway of a Co-owner's Unit.
- (l) Inflatable bounces and other similar devices and structures are prohibited. (Amended by the Board of Directors, 6/12/2014.)

#### Section 7. VEHICLES

- (a) Parking of vehicles should take place first in the garage then in the driveway.
- (b) Overnight street parking between the hours of 2:00 AM and 6:00 AM is prohibited. (Amended by the Board of Directors, 6/12/2014.)
- (c) During the day resident vehicles should be parked in the garage or on the driveway.
- (d) Parking is prohibited on the side of a street designated "no parking" as indicated by no parking signs.
- (e) The entry and exits streets to the Condominium complex located on Maple and Welch Roads are no parking zones and designated as fire lanes.
- (f) During the winter season when Winter Storm Warnings are in effect street parking is prohibited. The snow plowing contractor is not responsible for clearing streets or driveways in front of Units where vehicles are parked.
- (g) Mail Center parking is prohibited.
- (h) The repair/replacement costs for sprinkler heads damaged by Co-Owner or visitor vehicles will be assessed to the Co-owner. (Motion passed 9/15/2010)
- (i) Towing vehicles: The Management Agency and/or the Board of Directors after making a good faith effort to contact the owner of a vehicle in violation of Association parking rules; may order a vehicle to be towed from the common elements. Vehicle owners will be responsible for all towing expenses.
- (j) Co-Owners are responsible for removing vehicle grease and oil stains from driveways. (Motion approved 5/2/2011)

#### Section 10. ENFORCEMENT OF ARTICLE VI OF THE BYLAWS AND/OR THE RULES AND REGULATIONS. (Adopted by the Board of Directors, 3/8/2011)

1. Notification of violation: The Property Manager will send a first class letter to a Co-Owner describing the violation and the corrective action required to remove the violation. Unless otherwise indicated the violation must be corrected within ten days of receipt of the violation letter by said Co-Owner. A Co-Owner may contest the violation by

immediately writing a first class letter to the Property Manager, or by immediately notifying the Property Manager of the intent to appear at the next scheduled Board Meeting.

2. Failure to correct violations:

(a) If after notification of a violation a Co-Owner fails to correct the violation, the Board of Directors may assess said Co-Owner a \$100.00 fine. A first class letter will be sent to notify the Co-Owner of the fine payable within 30 days of receipt of the letter by said Co-Owner. A Co-Owner may contest a fine by immediately writing a first class letter to the Property Manager, or by immediately notifying the Property Manager of the intent to appear at the next scheduled Board Meeting.

(b) If said Co-Owner fails to correct the violation within 10 days after receipt of the fine notification letter, the Board of Directors may hire a contractor to correct the violation and assess all costs to the Co-Owner in accordance with the Master Deed and the Bylaws.

(c) In accordance with the Master Deed and the Bylaws, the Board of Directors may utilize any means available to it to correct violations and collect fines/assessments.

Section 12. LANDSCAPING-

(a) Flower Planting: Co-owners may plant flowers in the front plant beds of a Unit. Flowers planted by a Co-owner must be maintained and cleaned up by the Co-owner at the end of the growing season. Flowers must be planted at least six (6) inches from the edge of the plant bed. The Association is not responsible for any loss or damage to Co-owner flower plantings as a result of the work of landscape contractors employed by the Association. Flowers cannot be planted in any of the mulched tree rings.

(b) Edging: Plant bed or tree ring edging is prohibited.

(c) Mulch: Mulch must be approved by the Board of Directors prior to installation.

Section 13. COMMON ELEMENT MAINTENANCE

Barbecue grills and deck/patio furniture may be stored on the deck or patio over the winter season.

Section 14. CO-OWNER MAINTENANCE

~~(a) Decks~~

~~1. It is the Co-owner's responsibility to perform maintenance on the deck once every two years.~~

~~2. Twp 101 Cedartone Natural is the Association approved stain and sealer.~~

~~3. Failure to complete required deck maintenance will result in the Management Agency sending a notification letter to the Co-owner in regards to their failure to comply.~~

~~4. Failure to comply or contest in writing to the Management Agency with the required deck maintenance (weather permitting) within thirty (30) days of receipt of~~

~~the notification letter will result in the Board of Directors levying a one hundred dollar (\$100.00) fine against the Co-owner.~~

~~—5. Deck maintenance must be completed by June 30<sup>th</sup> of the year in which said maintenance is required. (Adopted by the Board on May 13, 2008) (Rescinded by Motion of the Board on 11/18/2011)~~

(b) Electrical circuits for garage coach lights and the sump pump must be kept on at all times. (Motion approved by the Board on 9/21/2011)

