

WILDROSE SPRINGS HOMEOWNERS ASSOCIATION

PHASE I AND II

RULES AND REGULATIONS

SAINT CHARLES, ILLINOIS

REISSUED OCTOBER 2005

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I. ENFORCEMENT OF GENERAL RULES AND REGULATIONS

Unit owners will be held responsible for the infraction of any rule set forth in this document by themselves, their children, their pets, guests or lessee(s).

A. Lessor's Responsibilities

1. Lessors are responsible for seeing that their tenants have a copy of these rules and for informing them that they must abide by them. When tenants violate any rule and fines are assessed, the fines will be assessed to the homeowners account.
2. The Wildrose Springs Homeowners Association prohibits leasing of any unit for a period of less than 12 months. When an owner leases a unit, the owner must provide the WSHA property manager with a copy of the lease and the names of all tenants within ten (10) days from the date the tenants take up residence.
3. All owners who do not reside in Wildrose Springs must keep the WSHA property manager advised of their latest address and telephone number.

B. Reporting Rule Violations

1. Any violation of these rules should be reported to the WSHA property manager. The St. Charles police should be called for immediate action regarding the violation of city ordinances such as excessive noise, trespassing, traffic violations, etc.

C. Schedule of Association Fines

1. When a unit is occupied by tenants who violate rules, letters of notice will be mailed to the homeowner and the tenants. If fines are assessed, they will be assessed only to the homeowner's account. Any fines are due and payable within 30 days from the date they are levied. (Refer to Section I-A)
2. Procedures for rule violations:
 - a) First infraction of a rule; A letter of notice will be mailed to the homeowner and tenant (if applicable) by WSHA property manager via registered mail and a copy of the letter will be mailed to the President of WSHA.
 - b) Second infraction of a rule; If a second infraction of the same rule is reported any time after 7 days from the date of the initial Letter of Notice, the WSHA property manager will mail a second registered letter and charge the homeowner's account \$50.00. A copy of this letter will also be mailed to the President of the WSHA.
 - c) Additional infractions of a rule - each additional time an infraction of the same rule is reported, the WSHA property manager will mail a registered letter and charge the homeowner's account \$100.00. A copy of each letter will also be mailed to the President of the WSHA.
3. Schedule of fines for disregarding decisions made by the Board of Directors.

When the WSHA Board of Directors makes a decision for which it has authority under the Declaration of Covenants, Conditions and Restrictions and such decision is disregarded by a homeowner, the following fines will be levied:

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B. Parking Rules

1. No recreational vehicle, trailer, non-powered camper or boat trailer combination may be parked anywhere in the complex for more than three consecutive days each month.
2. No commercial vehicle will be allowed to park anywhere in the complex, except for immediate loading and unloading.
3. No vehicle is allowed to drive, stand or park on any unpaved or grassy area at any time. (Damage to lawns caused by improper vehicle parking by homeowners or their guests could result in fines).
4. Garage doors shall be kept closed at all times unless the owner is engaged in an activity that requires the door to be open.
5. Residents shall keep their vehicles in their garages or on their own driveway. Overnight parking on the street is prohibited. There shall be no overnight parking in the guest parking areas by residents. Residents are the homeowner(s), or lessees, and their dependents. For the purpose of this rule, college students home for the summer are considered residents.
6. Except in an emergency, no automobile repair or maintenance work shall be done outside the homeowner's garage. (This does not apply to washing and waxing.)
7. Bicycles, motorcycles and vehicles other than automobiles shall be parked only on the homeowner's driveway or in the homeowner's garage.

C. Nuisance and Noise Rules

1. There shall be no loud or offensive activity carried on in any unit or common or public area within the complex that will infringe on the rights of others.
2. Radios, tape decks, record players, etc. shall not be played outside a unit without the use of a headset. If the volume is turned up on equipment located inside the unit, the sound shall not be heard for more than 10 feet from the exterior walls of the unit.

D. Lake Rules

(Lake Rules apply to all bodies of water in the complex)

1. Swimming is not permitted.
2. Ice-skating is not permitted.
3. Boating is allowed at your own risk in state approved, non-motorized crafts as long as proper life preservers are available in the craft.
4. Property owners who do not reside along the lake may bring boats to the lake in Phase I, on the path between 16 and 18 Lakewood Circle and in Phase II, on the path immediately to the north of 1703 Shoreline Drive.
5. No boat shall be left in the water or along the shoreline overnight. All boats must be removed from the lake by sunset each day and stored in the owner's garage or next to the owner's unit. No boat may be left or stored on the grass.
6. Boats may not be stored outside a unit between November and April 1st.

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H. Personal Property

1. Personal property shall not be stored or left lying on landscaped areas.
2. Rugs, clothing, bedding, etc. shall not be hung or draped on decks, patios, windowsills, shrubs, or trees. Exterior clotheslines are not permitted.

I. Signs and Advertisements

1. Real estate "Open House" signs may only be placed at Route 31 and Wildrose Springs Drive and at one intersection in the complex. No more than two signs are permitted and the signs must be removed at the end of the day. Real estate "For Sale Signs", however, are not permitted.
2. No signs or advertising material such as banners, balloons, etc. shall be placed anywhere within the complex, except for "Open House" signs as indicated in the preceding paragraph. Seasonal decorations are an exception and are dealt with in Section K of these Rules and Regulations.
3. Public sales such as garage sales, estate sales, etc., are not permitted in the complex.

J. Storm Doors

Storm doors may be installed without application to the Architectural Control Committee with the following specifications:

1. The style selected must be in keeping with the style of the unit and must be architectural brown in color.
2. The storm door must be maintained in good repair by the property owner.

K. Exterior Decorations

1. Exterior seasonal decorations may be installed no earlier than one month prior to and shall be removed no later than one month after the close of the holiday.
2. Recognizing that the exterior maintenance and appearance of all units is governed by the Board, homeowners must receive Board approval, by use of our Alterations or Additions form, before affixing any permanent decoration to exterior walls. Decorations must be kept in good repair and appearance. Rusted, shabby, or deteriorated decorations must be removed. Decorations that are judged by the Board, in its sole discretion, to be in poor taste will not be permitted.
3. Generally, wreaths and floral arrangements made from natural materials are encouraged. Plaques and additional decorative address numbers are not permitted. Statuary or other stationary objects or artifacts may be permitted, assuming there are no reasonable complaints.

L. Sandboxes, Playground Equipment, Etc.

1. Sandboxes and playground equipment, included (but not limited to), swing sets, and basketball backboards are not permitted.

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- b) Any installation of central air conditioning units shall be watertight.
2. Roof Vents or Fans
- a) Installer must replace all flashing around the opening.
- b) Property owners will not be permitted to cut through roof rafters or otherwise damage the structural integrity of the building.
- c) The property owner agrees to maintain the exterior housing of the fan in good repair.
- d) The Homeowners Association reserves the right to stain the exterior housing with it's approved stain and color at property owner's expense.
- e) The installation is not to be visible from the street.
3. Fireplaces
- a) The application must include detailed drawings specifically showing the location of the proposed fireplace, placement of chimney sections, complete assembly specifications, contractor's material use, material specifications, etc. It is always recommended to include manufacturer's literature with application.
- b) Installers must replace all flashing around the opening.
- c) Property owners will not be permitted to cut through roof rafters or otherwise damage the structural integrity of the building.
4. Patios
- a) The application shall include complete plans for the proposed patio including size, shape, placement, construction material to be used and any other specific information particular to that patio. The patio outline shall be drawn on the accompanying plat of survey.
- b) At no time will contractors or property owners be permitted to drive trucks, tractors or other heavy equipment across common ground for access to an individual's property without prior notification. No violation will be tolerated and any infraction will be dealt with immediately. This will include replacement or repair of the common ground wherever needed at the expense of the property owner responsible for the damage.
5. Decks
- a) The application shall include complete plans for the proposed deck including size, shape, placement, construction material to be used and any other specific information particular to the deck. The deck outline shall be drawn on the accompanying plat of survey.
- b) The method of construction to be employed should be equal to, or greater than, the following:
- 1) 4x4 posts to be used in construction of deck will be of redwood or red cedar set on concrete footings extending 42" below grade with the post base to be treated with wood preservative.

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9. Dish Satellite TV Systems

Dish antennas, typically 18" diameter and not to exceed 20" diameter, will be permitted following submission of the Application and Waiver Association Responsibility forms. Dish antennas are to be mounted in inconspicuous locations to the extent possible for good TV reception. Maintenance of the dish satellite and any related equipment is the responsibility of the homeowner.

B. Modifications, Construction, or Alterations NOT Permitted

1. Exterior antennas (Other than those installed by developer or replacement thereof or satellite dish antennas as authorized in IV. A. 9., above)
2. Basketball backboards of any type
3. Outdoor fireplaces
4. Swing sets
5. Out buildings
6. Astroturf or other outdoor carpeting on patios, decks outside steps, stairs, or sidewalks (with exception of standard door mats)

C. All items not covered by this set of policies must be submitted for Architectural Committee review and include any modification to common areas.

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5. Any damage done to an existing structure resulting from any homeowner-initiated modification, construction, or alteration and/or maintenance is the responsibility of the property owner. At the discretion of the Board of Directors, any maintenance or repairs not completed will be handled by the Association and charged back to the homeowner.
6. Whenever a transfer in title of a property occurs, the seller shall make all variances in existence known to the buyer. Also, the buyer shall be notified by the Managing Agent, upon notification of closing, of all improvements for which the buyer is responsible for maintenance.

C. Architectural Committee Complaint Procedure

1. Alleged violations of architectural control may be reported to the Chairperson of the Architectural Committee or any Board Member.
2. Complaints coming from property owners are to be personally verified by the Architectural Committee within two weeks of the report of the alleged violation. The Architectural Committee will report to the Board of Directors at the next scheduled meeting as to the nature of the violation and suggested action in cases not specifically covered by the Architectural Committee policies.
3. Violations specifically covered by these policies will be turned over to the Managing Agent to send a certified notice of violation to the property owner with a copy sent to the WSHA President. This first letter requires some action or notification of intent by the homeowner within 30 days.
4. The Architectural Committee will review all actions at the next monthly Board meeting. Cases where property owners have received the first letter and still have not corrected violations, or have not made any response indicating their intent in the matter, will be referred to the Board of Directors for further action.
5. At the direction of the Board, the Managing Agent will send a second certified letter, return receipt requested. This second notice requires some action or notification of intent by the homeowner within ten days.
6. If no response to the second letter is received indicating the property owner's intent in the matter, or if a response is received that the Board deems is contrary to the intent of these Rules and Regulations, the matter will be referred to the Association's legal counsel for action.
7. If legal action is taken, copies of all records regarding the violation shall be maintained by the Managing Agent in the homeowner's file.