

**WILDROSE SPRINGS ESTATES  
ADDENDUM TO RULES AND REGULATIONS  
FOR  
WILDROSE SPRINGS HOMEOWNERS' ASSOCIATION**

Adopted, May 1991

## **I. GENERAL WILDROSE SPRINGS COMPLEX RULES:**

The Rules and Regulations of Wildrose Springs Homeowners' Association, Sections I. (Enforcement) and II. (General), Revised November 1990 and adopted by the Board of Directors, shall apply to the Estates except as herein amended and added.

## **II. AMENDMENTS TO GENERAL RULES (SECTION II):**

### **B. PARKING RULES**

B.2. This section is to apply once all lot building construction has been completed and the structure is occupied.

B.5. This entire section shall apply except overnight street parking. Overnight street parking is permitted for one guest (nonresident) vehicle if several guests are visiting and the driveway is occupied. There are no Guest Parking facilities provided in the Estates.

### **C. NUISANCE AND NOISE**

C.2. Radios, tape decks, stereos, etc. must be played at a level that does not disturb other homeowners.

### **G. PETS**

G.2. Pets may be tied up or chained as long as it is in the rear of the owners' specific property, not on Easement property and the homeowner is at home. Pets must be monitored and should not present a noise (or other) nuisance to residents.

G.6. (Added) No pet runs (fenced pet enclosures) are allowed in the Estates.

### **H. PERSONAL PROPERTY**

H.2. Exterior clotheslines are allowed in the Estates at the rear of the structure as long as they are: 1) not in view from the street and 2) are not left up overnight.

**H.3. (Added) UPKEEP AND REPAIR:**

Every lot and any structure on the lot shall at all times be maintained in a state of good repair and appearance by the owner(s) thereof. The owner of each lot will keep the lot mowed and noxious weeds under control. (City ordinance stipulates control of weeds and provides remedial action.)

**H.4. (Added) LAND USE:**

No lot, or portion thereof, within the property shall be used for any purpose other than the accommodation of a single family residence.

**H.5. (Added) LANDSCAPING:**

Landscaping, installation and maintenance, for each lot and structure in the Estates is the responsibility of the property owner.

**J. STORM DOORS**

J.1. As defined in the rules except no specific color is required

**L. SAND BOXES, PLAYGROUND EQUIPMENT, ETC.**

The items described in this rule are allowed in the Estates, however, only to the rear of the structure with proper screening, or movable and removed from view each evening.

**M. STORAGE OF FIREWOOD:**

Firewood may be neatly stacked in the rear of the structure and must not be visible from the street.

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(Note: At this time all lots have not been sold by the Developer, and several lots already sold have not been improved. This creates a need for rules governing the further development of the Estates which is addressed in the following section.)

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### **III. ESTATES DEVELOPMENT**

#### **A. NEW BUILDING:**

1. A copy of the Wildrose Springs Estates Architectural Review Guidelines must be presented to any prospective buyer by the seller. These Guidelines provide the general requirements for site, decor, materials and procedures in securing approval by the Architectural Review Committee.
2. No construction, including any site preparation, is to be commenced until building and site (Landscaping) plans have been submitted to and approved by the Estates Architectural Review Committee and the City of St. Charles Building Permit has been obtained.
3. Prior to construction commences the property owner is required to present to the building contractor a copy of the Estates Building Contractor Rules and Procedures.
4. Any construction shall be continued with diligence to completion within a year. The Architectural Review Committee may extend this limit if caused by matters beyond the control of the owner such as acts of God, labor disputes, etc.
5. Upon completion all unused and scrap material must be promptly removed. Any common area or adjacent lot surface or landscaping damage caused by construction shall be replaced or restored as quickly as possible.

#### **B. ALTERATIONS AND REMODELING EXISTING BUILDING:**

Plans for alterations or remodeling exteriors of existing buildings require the same procedures as described under Section A., items 2 through 5.

### C. LANDSCAPING:

1. Landscaping, as approved by the Architectural Review Committee, is to be commenced the first growing season after building construction is completed. If all landscaping is not to be finished that season, all areas not occupied by buildings, decks, walkways, driveway and decorative plants are to be seeded or sodded or groundcover applied as approved by the Architectural Review Committee.
2. If it is desired to change existing or prior approved landscaping, prior approval by the Architectural Review Committee is also required.