

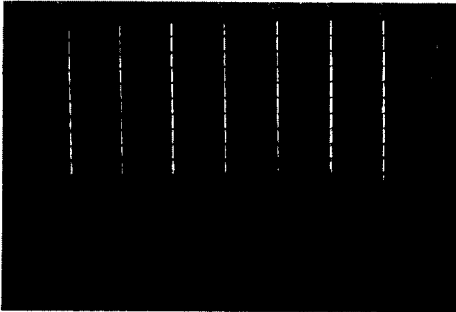
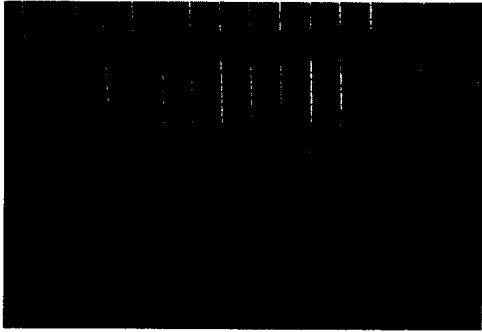
- k) USE – For human swimming only.
- l) WADING POOLS – All wading or kiddie pools must be drained or covered overnight.
- m) FLOATATION DEVICES – Due to unexpected storms that may pop-up as well as consideration for neighbors, all floatation devices and pool toys must be properly stored and not left out in yards or on decks overnight.
- n) TRANSFER OF OWNERSHIP – When the Property is sold or rented, the new Owners and/or tenants must agree to these Rules and Regulations and must provide acknowledgement of receipt of such. An appropriate rider must be attached to the lease or closing document request, Exhibit D, E & F of the Violations, Remedies and Fines.

These Rules and Regulations have been adopted by the Board and apply to all Owners. All current Owners must provide their final inspection letter from the Village of Bolingbrook. This is an important step and could possibly hold up closing documents needed when selling.

These Pool and Hot Tub Rules were originally adopted by the Board as of October 24, 2007, and revised herein.

## 5. FENCES

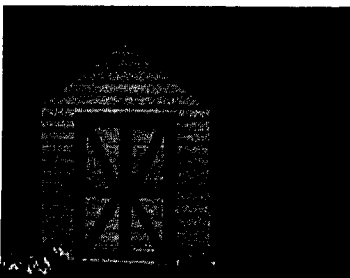
- a) An Architectural Application must be submitted to the Board and must show the type, color, style and materials used, and the Board must approve such application before any fence may be installed. You must also obtain a permit from the Village before work can commence.
- b) A copy of the Village permit, once obtained, must be provided to the Management Company before work may begin.
- c) HEIGHT – Fences may be no higher than 5 ft.
- d) CONSTRUCTION – The only allowed style construction of fencing in Section 8.08 of the Declaration is “board on board.” Picket, stockade or corral type fences are not permitted. The Board of Directors will make the ultimate determination of whether a fence submitted for approval is in a “board on board” style. To assist owners when submitting fence applications, included below are two (2) examples of fence styles that the Board considers “board on board.”
- e) MATERIALS – The types of materials allowed are: redwood, cedar, wolmanized, or composite. Chain link, wrought iron or vinyl is not allowed.
- f) LOCATION – The fence may not extend past the front of the Dwelling Unit towards the street. It must remain behind the building line.
- g) GRANDFATHER CLAUSE – Any fence that is being replaced that currently does not meet the above guidelines must be brought into compliance when replacing. A fence which existed on a lot prior to adoption of these Rules and Regulations that is in compliance with section 8.08 of the Declaration and the applicable rules and regulations of the Village of Bolingbrook will be considered grandfathered, i.e., compliant. However, any new or replacement fence must meet the current guidelines. All fences installed after the adoption of these Rules and Regulations must be in compliance and will not be grandfathered by this section.
- h) STRUCTURAL INTEGRITY – Structural and cosmetic integrity must be maintained, i.e., no peeling paint, broken or missing pickets, etc.
- i) INSPECTIONS – An inspection must be done by the Board or its designee within 30 days of installation. This is an important step and could possibly hold up closing documents needed when selling or seeking lease approvals. Fines and or penalties could and may be imposed.
- j) TRANSFER OF OWNERSHIP – When the Property is sold or rented, the new Owners and/or tenants must agree to these Rules and Regulations and must provide acknowledgement of receipt of such. An appropriate rider must be attached to the lease or closing document request. Exhibit D, E & F of the Violations, Remedies and Fines.



These Fence Rules were originally adopted by the Board as of October 24, 2007, and revised herein.

## **6. STORAGE SHEDS**

- a) An Architectural Application, application for the Village of Bolingbrook permit, survey, certificate of insurance from the installer, and a picture and/or drawing with full description of shed must be provided to the Board or its' representative for approval prior to the installation of any shed.
- b) A copy of the Village permit, once obtained, must be provided to the Management Company before work may begin.
- c) Pursuant to the Village of Bolingbrook Code, the area of all structures on the lot, including but not limited to, sheds, raised decks, garages, the residence, pools and gazebos, may not exceed 35% of the lot area. The area of all structures, plus walkways, patios, driveways, decks, stoops and stairs may not exceed 50% of the area of the lot.
- d) Sheds must be no larger than 10' X 10' (10 feet x 10 feet) in length and width.
- e) There may be only one storage shed per lot.
- f) Placement of shed must be constructed in the back yard behind the Dwelling Unit. No shed can be constructed on the sides of the Dwelling Unit.
- g) Shed must be constructed of wood or vinyl siding
- h) A cement or "hard" pad of pressure treated 4 X 4 or galvanized steel floor joist system comprised of 2" x 6" or greater is to be used beneath the shed. The shed must be level with the ground and may not be raised.
- i) All sheds must be (1) one story not exceeding 9 feet 6 inches in height.
- j) All sheds must have a gabled roof, i.e. a sloping peaked roof that forms a gable at each end. Included below is an example of a shed with a gabled roof.



- k) Outside wall colors must be consistent with the color palette of the Dwelling Unit or left in a natural wood state. Trim can either coordinate with the Dwelling Unit's trim or be left in a natural state.
- l) Roofs must be shingled and be consistent with the color palette of the Dwelling Unit.
- m) Construction must be complete within (30) thirty days of the start date. Owners making an installation or modification that has not been approved by the Board will be fined \$25.00 for every week it remains unapproved.
- n) All construction materials, debris and waste shall not be allowed to collect and must be removed immediately.
- o) An inspection must be done by the Board or its designee within 30 days of installation. This is an important step and could possibly hold up closing documents needed when selling or seeking lease approvals. Fines and or penalties could and may be imposed.
- p) Sheds are to be used for storage only and may not be used as a residence, animal house or shelter.
- q) No hazardous chemicals, including excessive storage of gasoline or other flammable chemicals may be stored in any shed. No food or consumables, either of human or animal, may be stored in the shed at any time (i.e. dog food due to possible rodent problems).
- r) Temporary or removable storage containers are not allowed.
- s) The integrity of the Dwelling Unit must be maintained at all times.
- t) The Board reserves the right to assess fines or request/demand removal of structures not in compliance with these Rules and Regulations.

## **7. RECREATIONAL DEVICES**

- a) Any tennis courts, swing sets, gazebos, jungle gyms or any other recreation devices will need an approved Architectural Application from the Board as well as any applicable permits from the Village before any construction, installation or placement may begin.
- b) Swing sets or jungle gyms must be constructed of wood.
- c) All recreational devices must be properly maintained or replaced when needed by the Owner.
- d) Any recreation device that has not been used for 12 months must be removed by Owner.
- e) Basketball hoops are permitted in residential driveways, but permanently installed posts and hoops must be at least six feet behind the sidewalk (closer to the house). Per Village requirements portable basketball hoops may not be placed on the sidewalk, parkway or in the roadway.

## **8. PETS**

- a) Any and all pets must be supervised, controlled or contained at all times while on the Owner's Property. No pet shall be tied to a tree, building or in any manner be restrained outdoors for extended periods of time without the presence of its owner. When not on the Owner's Property, pets must be leashed at all times in accordance with any existing Village ordinances. No pet may be housed in any garage or shed within the Property.
- b) Any animal of an inherent dangerous nature or propensity cannot and shall not be kept in an Owner's Dwelling Unit or on their Property. The number of pets may not exceed the number permitted by the ordinances of the Village of Bolingbrook.
- c) Dogs must be restrained from excessive barking, whether inside or outside. It shall be a violation of the Rules and Regulations for an owner to have any pet causing or creating a continuous nuisance or unreasonable disturbance to any Owner/Tenant.
- d) Any lawn or other property damage caused by a pet in the Community Areas will be repaired by the Association at the pet owner's/Owner's expense. The Association and the Board shall be held harmless against any loss or liability of any kind nor character whatsoever arising from, or growing out of, the presence of the pet on the property.
- e) Pet owners shall clean up after their pets at all times. Any defecation by the owner's pet must be cleaned up by the owner in accordance with Village ordinances.
- f) No animals other than dogs, cats, birds or other animals considered by the Board, in its sole discretion to be household pets, shall be raised, bred, or kept anywhere on the Property, nor shall any animals be kept, bred or maintained for any commercial purpose. Barnyard type animals are not permitted.

- g) Not more than one animal house shall be constructed on each lot which is designed and intended to be improved with a single family home; provided that any such animal house shall be constructed adjacent to the residence and shall not be visible from the street. Construction of any such outbuildings are subject to the restrictions set forth herein and receipt by Owner of a permit from the Village of Bolingbrook.
- h) The Village no longer requires animal tags as of July 1, 2007, however, Owners must keep a record of the rabies vaccines.

**9. VEHICLE REGULATIONS**

- a) No vehicle belonging to an Owner or an Owner's family, Guest, Tenant or employee shall be parked in such a manner as to obstruct passage in the street or sidewalk or to prevent ready access to another Owner's garage or driveway.
- b) The speed limit of all vehicles on all streets within the Somerfield subdivision is 25 mph (as set by the Village of Bolingbrook) with due reduction in speed to 20 mph within the designated Park Zone at times when children are present.
- c) Non-street licensed vehicles cannot be operated on the streets, park or Community Areas within the Somerfield Subdivision.
- d) Vehicle repairs may not exceed two (2) consecutive days on any driveway.
- e) Unless expressly permitted by the Board, no boats, trucks (which have "D" or equivalent plates and/or a gross weight when fully loaded in excess of 8,000 pounds), Recreational Vehicles, trailers or other similar vehicles shall be parked or stored on a Dwelling Unit outside of the garage of the Dwelling Unit for more than twenty-four (24) hours at a time. No portion of the Property, other than the garage, may be utilized for parking or storing a boat.

**10. TRASH, GARBAGE AND OTHER WASTE**

- a) Trash must be stored inside the Owner's garage and not allowed on the parkways prior to 6:00 p.m. the evening before pickup. All garbage should be inside plastic bags, secured with a tie. Recyclables are to be crushed and weighted down inside the bins so they do not blow around the streets. Reusable containers must be removed from outside the Dwelling Unit by evening of the day of pick-up.
- b) Yard waste – such as fall leaves, weeds or grass clippings – will be picked up on garbage days, but the yard waste must be in brown yard waste paper bags. Raking of leaves into the street is prohibited. Christmas trees – bare and NOT bagged – may also be placed at the curb for pick-up.
- c) Branches (3" diameter or less) that are cut to no longer than 4 feet may be tied together in small bundles (of no more than 2 feet wide) and left at the curb on garbage day for free pick up between April 1 and December 15 of each year.

**11. SIGNS AND NOTICES**

- a) Signs are prohibited from being placed in the parkways of front yards (or side yards on corner lots), to keep our neighborhoods attractive and reduce visual clutter and obstructions along our streets. The ban includes such signs as real estate, garage sale, political signs and others. (Parkways are the strips of property between the sidewalks and curb.) The parkways are technically public property, owned by the Village, although residents are asked to maintain the landscaping in the parkways as they do the rest of their yards.

**12. NOISE AND OTHER NUISANCES**

- a) Owners and Tenants shall respect the rights of their neighbors to quiet and peaceful possession, and are to keep noise at a respectable level so as not to unreasonably disturb other residents. No obnoxious or offensive activity shall be carried out on the Property nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents.

**13. DECORATIONS**

- a) Exterior seasonal decorations and hardware for installation shall be displayed no earlier than 30 days before, and removed no later than thirty (30) days after the holiday. Such decorations must be maintained by the Owner or tenant.

#### **14. SNOW REMOVAL**

- a) All vehicles that are parked in the street must be removed if 2" of snow or more is expected or falling so Village plows can clear the streets.
- b) Owners are encouraged to clear the sidewalks along their property and bus stop corners should be kept clear of snow and ice during the winter months in an effort to keep our children safe.

#### **15. HAZARDOUS ACTIONS**

- a) Nothing shall be done or kept in any Dwelling Unit or garage or in or on any portion of the Community Area that is unlawful or hazardous, or that might reasonably be expected to increase the cost of casualty or public liability insurance covering the Community Area, or that might disturb the quiet occupancy of any person residing in any other Dwelling Unit.

#### **16. RENTALS**

Any Owner wishing to rent their Dwelling Unit must be current, and remain current, in their assessments. Assessments are the responsibility of the Owner of the Dwelling Unit, not the Tenant, and must be current in order to obtain the required paid assessment letter from the Somerfield Homeowners Association. Owners must also agree to the following and provide the necessary documents to the Board of Directors or its Managing Agent :

- a) No Owner shall enter into a lease for less than the entire Dwelling Unit. By way of example and without limitation this Rule prohibits an Owner from leasing a room within a Dwelling Unit in which the Owner is otherwise a Resident. Neither Dwelling Unit nor any part thereof shall be leased for transient or hotel purposes.
- b) All lease agreements with respect to a Dwelling Unit shall be in writing and for a specified term of not less than six (6) months. Notwithstanding the foregoing, an Owner may request an exemption to this provision for up to six (6) months by written application to the Board based upon special or exigent circumstances and/or hardship as set forth therein. The decision whether or not to grant an exemption is within the sole discretion of the Board of Directors and shall be final. In the event such written application is submitted to the Board, the Board will render its decision thereon within thirty (30) days of receipt of the application. No less than thirty (30) days before expiration of an exemption duly granted by the Board, the Owner may submit written application for an extension thereof not to exceed six (6) months, which application shall set forth the bases therefore.
- c) All Owners must stay current in their assessments.
- d) Within thirty (30) days following the execution of a written lease for any Dwelling Unit, the Owner of that Dwelling Unit shall provide fully-executed copies of the following documents to the Association or its Managing Agent:
  - 1) The complete written lease.
  - 2) Rider to Lease (Exhibit E)
  - 3) Mandatory Addendum to Rental/Lease Agreement in accordance with section 27-207 of the Municipal Code of the Village of Bolingbrook. (Exhibit F)
  - 4) Confirmation of Received Documents (Exhibit G)
  - 5) A photocopy of the Landlord License obtained through the Village of Bolingbrook through the "Good Neighbor Rent/Lease Program." A current copy of the Landlord License must be submitted to the Managing Agent each year upon renewal.
- e) The Owner is responsible for providing his/her Tenant with copies of the Association's Declaration, By-laws and Rules and Regulations (the "Governing Documents"), including all amendments thereto, and providing written confirmation of same by submitting a fully executed copy of the Confirmation of Received Documents, referenced in paragraph d)4, above
- f) Owners who do not occupy their Dwelling Unit shall provide the Board with the address and telephone of their off-site residence, and provision of same shall serve as Owner's consent to the Association to sending any Notice required pursuant to the Governing Documents to Owner at that address, and as to any Notice so sent, Owner waives any objection thereto based upon a claim of lack of actual notice.
- g) No Tenant or other Resident other than the Owner shall have voting privileges in the Association, nor any other vested rights in the Association or the Community Area except such rights as are specifically provided for pursuant to Article Three, section 3.04 of the Declaration.