

Dunraven Community Rules

The use and enjoyment of the Common Area, Community Facilities, Lots, Living Units exteriors shall always be subject to reasonable rules and regulations as may be duly adopted by the Board from time to time.

To clarify some of the Rules and Regulations of our HOA and ARC Committee rules, the following document is being written in hopes of a better understanding of the HOA policies as an amendment to our covenants.

It will state and expand upon many of the items found in the covenant that we all agree to upon our purchase into the HOA (mainly Article VIII and X)

Common Area – All property within the subdivision that is owned, maintained, and controlled by the association

1. Clubhouse, pool area, pond and surrounding grounds.
2. All area under power lines.
3. Center sidewalk including 20 feet on each side of the sidewalk.
4. Paved and landscaped areas between garages.

Maintenance by Owners

The following is a list of items the homeowner is responsible for including maintenance, repair and replacement in accordance with Section 6.0.2 of our HOA Covenants.

- Exterior of Owner's Lot and Living Unit, to comply with the original design of the building and architectural standards.
- Driveways, entry walks and front stoops on Lots,
- Roofs
- Gutter and downspouts
- Soffit, fascia, trim and shutters
- Wood, vinyl and/or brick siding
- Fireplace chimney caps
- Structural foundation walls
- Decks and pergolas including staining and/or painting
- Patios located on the portion of a Lot or Living Unit
- External sump pump discharge
- Above grade walls
- Above grade roofs
- Common walls
- Interior water damage
- Plumbing, electrical and heating systems, fireplace inserts, chimney liner and flue
- Garage doors
- Garage door openers
- Entry doors and storm doors
- Stoop railings and handrails
- Window frames and sashes
- Window, door, and skylight panes
- Storm windows and screens
- Sliding glass door frames and sills

- Sliding glass door screens
- Skylight flashing
- Furnace flu
- Television, cable and phone lines serving the Living Unit
- Exterior light bulbs
- Exterior water faucets
- Snow removal from patios and decks
- Air conditioner units serving the Owner's Living Unit
- Mailboxes and posts and around the posts

Flowers and Plants and other Decorative Items.

Homeowner plant containers, or other decorative items, are allowed with the following limitations:

- No permanent structure shall be built for use of containing flowers or vegetation within the original landscape design. Temporary containers are allowed in quantities and size such that they do not become a distraction. Means of support for items planted in the containers shall be of type and design that would be normal for such plantings. Use of "chicken wire" is not acceptable under any circumstance.
- Containers, pots and supports (tomato cages) are to be removed at the end of the growing season and stored in garage and not allowed to remain on the porch, patio, or viewing area of the building.
- All dead plants, trees and bushes must be removed. Replacing plants and trees in the original design is at the owner's expense. It must be replaced with something similar in size and style to the original bush, plant, or tree. Prior approval through the ARC committee is recommended to avoid replacement more than once

Outdoor Furniture and Equipment

All outdoor furniture including benches, tables, chairs, patio furniture and other similar furniture must be kept within the front porch, rear porch, or rear patio areas of each unit. Recreational equipment may not be stored outside of units or garage.

- Barbecue grills are only allowed on the rear patio area when not in use.
- It is important that porch and patio furniture be of substantial construction and in good taste. Folding lawn chairs are prohibited for use as "substantial" furniture to be used as part of the permanent arrangement.
- No awnings, canopies, shutters, antenna or satellite dishes or similar devices may be hung, affixed, or displayed on the exterior walls, doors, windows, patio, porches or roof of any unit without prior approval of the ARC Committee.

Units and Unit Exteriors

All new construction on Lots requires current and future building plans to be submitted to the ARC for confirmation so the building plans comply with the Association building plans of record, before commencing construction.

Exterior Items and Alterations

- All Exterior alterations must be submitted to the Architectural Review Committee for review and approval PRIOR to the beginning of work.
- Storm Doors: Storm doors may be added at the unit Owner's expense, and must be FULL GLASS in style and match the siding color. An example is, Larson "Tradewinds" full view, color sandstone at Lowes.
- Exterior paint and stain color must not deviate from Dunraven clay, and can be purchased at Sherwin Williams. It is listed at the store under Dunraven HOA.
- Mailboxes - If your mailbox needs replacing you are responsible to replace it to match the existing mailboxes. The mailbox is Salsbury Industries #4850D-MOC Deluxe Rural Mailbox -Mocha.
- Pergolas — Pergolas are allowed in the style established in the community. It must be stained in Sherwin Williams Dunraven Clay or Sherwin Williams River Birch SW3024. (ARC review required)
- Landscape lighting must be installed in rock areas only. Installation in lawn and grass area prevents maintenance crews from conducting their job.

Landscaping Maintenance

HOA contracts annually for services listed below:

- Lawncare including mowing, edging, weed eating, trimming, fertilizer, insect control, weed control, fall, and spring landscape clean up, bush trimming.
- Irrigation of lawn and common areas
- Snow removal, minimum of 2" of snow. Optional ice melt available.

Prohibited items — Common and Limited Common Areas.

No unit owner may place any of the following or similar, personal items in any area of the community:

- Fences
- Enclosures
- Dog runs
- Sheds
- Playground Equipment and recreational yard equipment.
- Swimming Pools
- Hedges, trees, bushes, or other mass plantings or excavation,
- Permanent Basketball hoops
- Laundry poles, clotheslines, clothes racks, or other such items
- Camping tents

Satellite Dishes and Antennas

No radio or television antennas or satellite dishes shall be affected or placed upon or on any portion of the Common area without the prior written consent of the board. The placement, installation and use of antennas and satellite dishes on or upon the Living Unit exteriors shall be subject to any applicable provisions of the rules and regulations adopted by the Board.

This provision, however is not intended to interfere with the Owners' right to adequate reception under the 1996 Telecommunications Act or other present, or future, federal or Illinois statute.

USE RESTRICTIONS

Signs

No more than one (1) "For Sale" sign may be placed on any lot, and no advertising signs, billboards, or election signs.

Unsightly Uses

All equipment, garbage cans and recycle bins shall be stored only in an Owner's garage in a manner such that these items are not visible from neighboring Living Units or the street. The Property shall be kept free and clear of all rubbish, debris and other unsightly materials and no waste shall be committed thereon. All rubbish, trash, and garbage shall be regularly removed from the Property and shall not be allowed to accumulate thereon. Garbage containers cannot be put on the curb before 2:00 pm Monday and must be removed from the curb by 9:00 pm Tuesday.

Parking

Campers, tractor trailers and other trucks weighing more than one-ton, mobile homes, snowmobiles, inoperable vehicles, boats, or buses shall not be permitted to park anywhere on the Property except in the garages. This restriction shall not apply to service vehicles serving the residents of Dunraven. In addition, all vehicles on the Property must be properly licensed and always display current state vehicle registration tags. Any vehicle that is found to be in violation of this section may be fined \$50 each time it is parked behind a unit. An additional \$50 will be charged each week that it's not paid.

Obstructions

There shall be no obstructions or changes of the Common Area or Community Facilities, and nothing shall be stored in the Common Area without the prior written consent of the Board.

No Noxious or Offensive Activity

No noxious or offensive activity shall be conducted on the Property, nor shall anything be done therein or thereon, either willfully or negligently, which may be or become an annoyance or nuisance to the Owners or Occupants.

Lawns

Baby carriages, playpens, bicycles, wagons, toys, vehicles, or chairs on the lawns, parkways, sidewalks of any lots after dusk.

Rules and Regulations

Leasing of Living Units

The occupancy and leasing of the Living Units shall be subject to the following provisions:

- Each Owner shall occupy and use his or her Living Unit as a private dwelling. Rental or leasing of the Living Units is prohibited, except as hereinafter provided.
- Existing rental units are grandfathered in as provided by the Fourth Amended Declaration.

Dunraven HOA Fine Schedule and Enforcement Procedures

Fines and Enforcement Policy

The Dunraven HOA Board has a duty to enforce the Rules, Regulations, and policies of the Association. Occasionally, the only practical tool for enforcement is a fine. The board is empowered by the Covenants to levy such a fine by Section 11.01 "Enforcement" of our covenants to take such action. A Schedule of Fines ensures that the Board can take action to bring Members in violation of the Association's rules into compliance and helps ensure the Board is not capricious or arbitrary in enforcing the Rules & Regulations and related policies.

The purpose of fines is to encourage compliance with our Covenants, Rules, Regulations, and policies. This schedule of fines serves to provide each Homeowner a clear understanding of the penalties involved for violations, and for failure to respond to notice of alleged violations.

Enforcement Procedure

First Violation:

- A courtesy call or email sent to the homeowner's phone number or email address on file citing the specific violation(s) and requesting correction of said violations(s) and requesting correction of said violation(s) within 24 hrs, unless otherwise noted.

Second Violation:

- A notice letter will be sent to the Homeowner stating the alleged violation and the amount of the fine to be imposed. If the violation is not corrected within the time prescribed, the applicable fine will be assessed and will continually be assessed until the violation is corrected.

Repeated Violations:

- In the case of repeating the same violation, fines may be doubled and/or assessed on a weekly basis until the same violation, fines may be doubled and/or assessed on a weekly basis until the violation is corrected.

Dunraven Fine assessments

<u>Violation</u>	<u>Time to Fix</u>	<u>Initial Fine</u>	<u>Continued Fine</u>
Parking	24 hrs (parking behind the building and not in the street or garage)	\$50	\$50/Week
Landscape	24 hrs (plantings or supports not in compliance)	\$25	\$25/Week
Animal Behavior	24hrs (Animals off leash, tethered outside, nuisance barking or not picking up)	\$25	\$25/Week
Prohibited Items	24hrs (Items spelled out but not specifically in above categories)	\$25	\$25/Week
Garbage and Recycle bins (left on the curb, outside back door or side of garage)			
	Tuesday 9 pm	\$50	\$50/Week