

CHURCHILL CLUB HOMEOWNERS ASSOCIATION RULES & REGULATIONS

The following are the Rules & Regulations adopted via Board Resolution dated August 12, 2004 by the Board of Directors, of the Churchill Club Homeowners Association in keeping with the Declaration of Covenants, Conditions and Restrictions of said Association and the General Not For Profit Corporation Act of 1986 of the State of Illinois as amended from time to time and pursuant to Article V, Section 5.3 (a) of the By-Laws

I. GENERAL RULES

- A. **Fining** - In accordance with Article X, Enforcement, any violation not corrected within fourteen (14) days following the date of the first written demand to cease and desist from the alleged violation will cause a fine of Twenty Five and No/100 dollars (\$25.00) to be added to and deemed part of the next monthly assessment. If, after thirty (30) days, the violation is not cured, the fine will go to an additional Twenty Five and No/100 dollars (\$25.00) per day until the violation is corrected.
- B. **Architectural Approval Process** – Changes to the landscape or exterior dwelling on a lot must be approved, in writing, by the Board of Directors. An architectural approval request form is attached and must be submitted each time approval is requested. The form must have attached a list of materials to be used and/or a contractor's proposal, and a copy of your plat of survey with the changes marked on the plat.
- C. **Outdoor Storage of Vehicles** – Restrictions prohibit the outside storage or parking of any mobile home, commercial vehicle, trailer, camper, boat or similar vehicles. Vehicles that do not fit in the garage shall not be permitted in the driveway. Commercial vehicles are not permitted in the driveway for longer than twenty-four (24) hours.
- D. **Basketball Hoops** – Portable basketball hoops may not be used on the public sidewalks or streets and must be kept on the driveways.
- E. **Flag Poles** – No flag pole shall be allowed in the front or side yard. Flag poles place in the backyard must be set in concrete, properly secured and not visible from the street in the front of the dwelling on the lot. A short, temporary flag pole may be attached to the front porch. All flag poles must be approved by the Board prior to placement.
- F. **Swimming Pools** – Above ground swimming pools are not allowed.
- G. **Holiday Trim** – Tasteful holiday trim may be displayed thirty (30) days prior to said holiday and must be removed thirty (15) days after the holiday.
- H. **Swing Sets and Play Equipment** – Swing sets and play equipment must be placed in the rear yard. Play equipment must be kept at least 10 feet from the lot line to protect the neighbor's property and is not to be viewed from the front of the dwelling.

- I. Exterior Lighting and Security Lights – Coach lights, driveway lights and security lights may be installed by each lot owner subject to approval by the Board to ensure they are not offensive to adjacent property owners.
- J. Temporary Structures – Storage Sheds are not permitted. Children’s playhouses are permitted if their footprint is less than thirty six (36) square feet in area and they are not permanently attached to the ground.
- K. Upkeep and Repair – Every lot and structure on the lot shall at all times be kept in a state of good repair by the owner or occupant thereof. The owner of each lot will keep their lot mowed and weeded or shall reimburse the Homeowners Association for having it mowed and/or weeded. Grass shall not exceed more than six (6) inches in height.
- L. Garbage – No lot shall be used or maintained as a dumping ground. All rubbish, trash, garbage shall be kept in roll out containers and concealed from public view.
- M. Fences – The following restrictions apply to fence installations:
 - a. Fences must be approved by the Board and Village prior to installation.
 - b. Owner shall maintain fence in good condition and repair at Owner’s sole cost and expense.
 - c. Fence shall be constructed with wood or cedar boards only, not to exceed five (5) feet in height.
 - d. Fence shall not encroach on any easement dedicated for the purpose of landscape improvements or community enhancements.
 - e. Parcel 3 Fence Restrictions – Only five (5) feet cedar board-on-board fences are permitted. However, only cedar two rail split rail fences are permitted on Lots 1 through 18, both inclusive. Attaching hog type wiring on the fence for pet control is only permitted on the fence facing the home.
 - f. Parcel 5 Fence Restrictions – Developer shall erect six (6) feet cedar board-on-board fences along the rear lot line of Lots 45 through 76, both inclusive, which the Association shall maintain. Only six (6) feet cedar board-on-board fences along the rear lot line of Lots 45 through 76, both inclusive, are permitted. Only split rail fences are permitted on Lot 98, Lot 139, Lots 1 through 35, both inclusive, Lots 76 through 79, both inclusive, and Lots 81 through 85, both inclusive.
 - g. Parcel 6 Fence Restrictions – Developer shall erect six (6) feet cedar board-on-board fences along the rear lot line of Lots 255 through 268, both inclusive, which the Association shall maintain. Only six (6) feet cedar board-on-board fences along the rear lot line of Lots 255 through 268, both inclusive, are permitted. Only split rail fences shall be permitted on Lot 215.
- N. Village Permits – Homeowners are required to obtain building permits from the Village of Oswego for all exterior improvements to the lot.

RESOLUTION

WHEREAS, the Board of Directors ("Board") of Churchill Club Homeowners Association ("Association") is charged with the enforcement of the Declaration of Covenants, Conditions, Restrictions and Easements ("Declaration") for the Association and the By-Laws and all amendments thereto; and

WHEREAS, the Board has deemed it necessary and has the proper power to establish the promulgate Rules & Regulations for the administration of the property as per the Declaration.

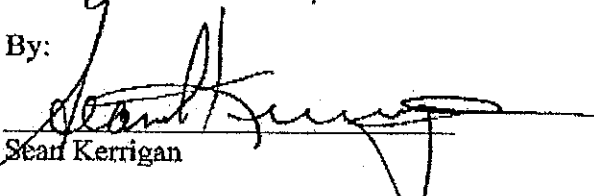
NOW, THEREFORE, the Board of Directors states as follows:

BE IT RESOLVED that the Board has reviewed and approved the attached Rules & Regulations for the Association and has directed the Property Manager to distribute to the homeowners copies of these Rules & Regulations, and;

BE IT FURTHER RESOLVED, that the attached Rules & Regulations are in effect as the adopting of this resolution. The Property Manager is directed to enforce said Rules & Regulations in accordance with the Declaration, By-Laws, any amendments thereto and all applicable federal, state, and municipal laws.

This Resolution was adopted by the Board of Directors on
August 12, 2004

By:


Sean Kerrigan

OPERATIONS MANAGER

TOWN & COUNTRY HOMES