

## **The Reserve of Clarendon Hills**

### **Rules and Regulations**

**Revised 3/00**

The following rules and regulations are to be followed in addition to the Declaration of Covenants, Conditions and Restrictions for The Reserve of Clarendon Hills.

#### **Owner Responsibility**

1. The unit owner shall be responsible for damages to the common property caused by Occupants of the unit or Occupant's guests.
2. The unit owner is responsible for damages to the common property shall be charged for any and all costs incurred in correcting, repairing and/or replacing the damaged property.
3. Damage to the common property must be professionally repaired. Repairs are to be approved in writing by the Association.

#### **Common Elements**

4. The only items allowed on the patios and decks are: cooking grill, and outdoor furniture and flower pots and planters. It will be the responsibility of the owner to maintain these items. No carpeting or other surface covering allowed on patio or decks.
5. Storage of items under the decks is not allowed.
6. Seasonal decorations shall not be affixed to the exterior for more than 45 days for all seasonal holidays.
7. The Association reserves the right to make individual decisions that will, in its opinion, preserves and maintain the architectural control of the common elements.
8. Decks should be cleaned & stained with Flood CWF-UV ONLY. No substitutions or alternate colors allowed.
9. Repair & replacement of decks is the responsibility of the Owner.

## **Pets**

10. With regard to pets, the following regulations shall be observed:
  - a. Each unit Owner shall have no more than two (2) dogs. The Association reserves the right to make individual decisions regarding the size and number of pets as may be necessary to preserve and maintain the common areas for benefit and enjoyment of all Owners.
  - b. All pets shall be on leashes at all times while on common area.
  - c. Pets shall be accompanied by a responsible person at all times while on common areas.
  - d. Pets must be picked up after, on The Reserve property. An automatic \$50.00 fine will be imposed on any owner violating this rule.
  - e. The village requires rabies vaccination as well as local license tags shall be current and shall be displayed at all times.
  - f. Owners are responsible for any damage and or injury caused by their pets. Any accidents by pets shall be immediately corrected by the owner.
  - g. Pets shall not be permitted to create any noise that will disturb or annoy other unit owners. Upon the issuance of a third complaint, the Association may demand the removal of the pet from the property.

## **Disposal-Refuse, Appliances, Furniture**

11. Garbage and trash is to be placed inside appropriate containers as provided by the refuse company and kept inside the garage of each residence.
12. Refuse may only be left at curb approximately 8:00 p.m. on the day before the day of pickup.
13. Unit Owners are responsible for making arrangements, at their expense, for the disposal of any and all large items (i.e., refrigerators, ranges, dishwashers, washer/dryers, furniture).

## **Garages and Parking Area**

14. No common area parking shall be used by the unit owner for personal use. the four spaces; two garage and two outside the garage are to be utilized for parking. Signs will be posted for visitor parking only.
15. When parked in the common outdoor parking areas, vehicles:
  - a. Cannot be parked on the streets per Village code or as posted by the Association from time to time.
16. Vehicles without current license plates are not to be parked or stored in or on Association property.
17. No vehicle belonging to an owner or to a member of his family or guest, tenant, or employee of an owner shall be parked in such a manner as to impede or prevent ready access to another owner's parking space or entrances to the buildings.
18. The owners, their employees, servants, agents, visitors, licenses and the owner's family will obey the parking and other traffic regulations promulgated in the future for the safety, comfort, and convenience of the owners.
19. Owners who violate parking rules may be subject to a \$25.00 per day fine.
20. An owner, his family guests, tenants or invitees shall not use the parking spaces of other owners without their express permission.
21. Vehicles which are inoperable or in a condition of disrepair shall not remain on or in Association property. The Association reserves the right to remove such vehicles at the expense of the respective owners thereof.
22. The parking spaces in the garage are to be utilized only for parking of the owner's personal vehicle or personal property. The only work permitted on a car in the garage is minor maintenance.
  - a. Storage of combustible materials in garage must be stored in proper containers.

## **General**

23. It shall be each unit owners responsibility to maintain reasonable cleanliness of his/her exterior of the residence.

### **Noise**

24. No owner or occupant shall make or permit any disturbing noises to be made in the buildings or on the Association property by himself, his family, friends, tenants, servants or other invitees; nor, do or permit anything to be done by such persons that would interfere with the rights, comfort or convenience of other owners or occupants.
25. No owner or occupant shall play or allow to be played any musical instruments, radio, stereo, TV, tape recorder, or the like, on or in the Association property between the hours of 10:00 p.m. and 10:00 a.m., if the same will disturb any other owners.
26. Moving hours shall be limited to the hours of 7:00 a.m. to 10:00 p.m.

### **Assessments**

27. Assessments are due on the first day of April 1 of each calendar year. If payment is not received on or before such date, a \$10.00 late charge will be assessed and will be a lien on the unit, the same as any other assessment. Contact the management company for additional payment details.

### **Sales**

28. Owners must notify The Board when units will be sold. Refer to Declaration section 14.1.

### **Rental**

29. According to the Declaration section 14.3, the Board has limited the number of townhouse lots leased to zero (0).

### **Enforcement**

30. The Association will enforce these Rules and Regulations. Any unit owner, who willfully and/or habitually does not comply with any section of these Rules and Regulations, will be sent a letter detailing his noncompliance and will be given seven (7) days to comply; after which, a fine not to exceed \$50.00 per day or legal action can be taken against the owner to enforce compliance.