

RULES AND REGULATIONS
NeuHaven Homeowners Association
Adopted by the Board of Directors on October 9, 2006.

Introduction

The owners of lots within NeuHaven are members of a community association that provides for the governance of this community. A number of governing documents have been created to provide direction to the Association. The primary documents include the following:

Covenants, Conditions, Easements and Restrictions (CCR's)
Articles of Incorporation
Rules and Regulations
Fence Standards

The Association may revise or add to the governing documents from time-to-time as needs arise.

These Rules and Regulations are for the benefit of members and guests so they may enjoy community life and amenities to the fullest. The Rules also provide for a reasonable level of protection of Association assets to assure their availability for future use.

Essentially, the Rules and the overall approach of the Association in performing its mission and responsibilities to its members are based on the Golden Rule. The intent is not to over regulate; but at the same time, it is expected that all members and guests will be respectful of the Rules and of other members and guests of the community.

Only with your cooperation can this goal be achieved. Please become familiar with these Rules and ensure your renters and guests are likewise familiar.

Purpose and Legal Status

The NeuHaven Homeowners Association is an Illinois nonprofit corporation formed to operate and maintain the community's common facilities and enforce appearance standards.

The Association as an incorporated entity is a private property owner in its own right and it speaks through its governing documents and the policies established by its Board of Directors. The Association is primarily responsible for enforcement of the governing documents; the establishment of reasonable policies, rules, and procedures regulating use of common area properties, administering and enforcing standards; and for managing, maintaining, operating, and controlling all areas of common responsibilities.

Governing Board

The Association is governed by a Board of Directors that is empowered to exercise all duties necessary and appropriate for the administration of the Association's affairs, and perform all responsibilities and exercise all rights of the Association as stipulated in the governing documents and provided by law.

Association Membership

All lot owners are members of the Association.

Renters

If the home is rented, the owner is still responsible for paying all assessments on the property to the Association. The owner is responsible for providing the Association Office with a copy of the completed rental or lease agreement and providing your forwarding address and phone number. The rental agreement will be kept on file in the Association Office.

It is the homeowner's responsibility to maintain the home and property in accordance with the CCR's and Rules. Any violations will be the owner's responsibility.

Architectural Review

Proposed improvements to homes and lots and common areas and facilities that are subject to the standards in the CCR's and Rules must be reviewed and approved by the Architectural Review Committee (ARC) appointed by the Board. Please contact the Property Manager for a determination of which items need ARC approval. Application forms with a description of the architectural review process are available from the Property Manager and the Board. Failure to apply for architectural approval is a violation subject to fine pursuant to "Violations" as addressed below. Improvements approved shall be completed within 30 days of approval or other date approved by the ARC.

Violations

When the HOA becomes aware of a violation of provisions of the CCR's, By-Laws, or Rules other than assessments, the Board shall send a written notice to the lot owner. Violations of parking standards shall be subject to a fine of \$25 per day after 1 day of receipt of notice if the violation is not corrected. Violations of other standards shall be subject to a fine of \$10 per day after 7 days of receipt of notice if the violation is not corrected. The lot owner may appeal a violation notice to the Board. The Board shall schedule a hearing as soon as the Board and lot owner can attend. After considering all available evidence, the Board shall approve or deny the appeal or determine an appropriate course of action including waiving fines and notify the lot owner. Fines will continue to accrue during the hearing process.

Document Review

Key operational documents pertaining to the Association are available for review from the management office. These documents include the annual budget, a summary review of quarterly financial statements, annual audit/review, minutes and resolutions of Board of Directors meetings. Documents can be copied for residents at a nominal fee. Membership data is restricted from public access to protect the members' rights and expectations of privacy.

Alcoholic Beverages

Alcoholic Beverages shall not be consumed in any recreational facility or common area.

Resident Billings and Change of Address

Resident monthly assessments shall be payable monthly. Payments shall be postmarked no later than the due date marked in the coupon book. Failure to pay assessments and other charges in full when due shall cause a late fee to be charged of \$25 per month.

Changes in mailing address must be made in writing and delivered to the Management Office.

Standards

The CCR's contain various standards in Articles 3 and 9. Fence standards are contained in a separate document. Additional standards are listed below.

HOUSE COLORS - Shall be the same or similar to the original colors of the house or compatible earth tones. All colors are subject to ARC approval.

BASKETBALL HOOPS - Portable units shall not be used on public sidewalks, parkways, streets and shall not be outdoors between December 1 and March 1. All permanent and portable hoops are subject to ARC approval.

MOWING - Homeowners shall keep their lawns and parkways to a height of 5 inches or less. Homeowners shall not mow, trim, remove, or apply chemicals to vegetation in common areas. Homeowners shall not dump or store anything in common areas.

WINDOW AIR CONDITIONING UNITS - Not allowed.

SHEDS AND BOXES - Freestanding storage sheds are not allowed. 1 or 2 storage boxes are allowed that are 4' x 4' x 4' or smaller and adjacent to rear of house. Such boxes are not for storage of garbage. Boxes are subject to ARC approval.

GARBAGE/LAWN CONTAINERS - Garbage and yard refuse containers shall not be stored outside garages. They may be placed at the curb the evening before the day of pick up. After pick up, containers shall be returned into garage by pick up day's end.

PLAY EQUIPMENT - Children's swing sets, play houses, and other play equipment shall be in rear yards and at least 10' off lot lines

PETS - Pets on private lots shall be within a fenced area, electronic pet fenced area, or on a secured leash. Pet owners shall keep their pets on a leash when walking pets in the community. Owners must expedite the removal and disposal of solid pet waste. Pets that are destructive, threatening, or a nuisance to others shall be removed or kept in the house. Board may require removal of pets from the premises and the NeuHaven community upon written notice, hearing, and determination by the Board.

PARKING - Parking on public streets is regulated by the Village. Overnight parking of vehicles driven away daily by the home occupants is permitted on driveways but not over sidewalks. Outside parking or storage of trailers, ATV's, recreational vehicles, watercraft, lawnmowers, snowmobiles and other such vehicles, other than on the public street, is prohibited unless approved by the ARC for special occasions limited to 48 hours.

ANTENNA AND SATELLITE DISHES - Shall be placed in rear yard or on rear of house if possible and hidden from view as much as possible. Colors shall be neutral or blending if possible. Connecting cable shall be in conduit or otherwise hidden. All shall be subject to ARC approval.

EXTERIOR LIGHTING - Shall not glare into neighbor's windows and is subject to ARC approval.

TEMPORARY WINDOW COVERINGS - Permitted for 30 days after moving in and shall be a neutral color.

HOLIDAY DECORATIONS AND LIGHTS - Shall be displayed not more than 30 days before a holiday and 15 days after a holiday, except holidays between November 1 and January 31 which may stay up through January 31.

FLAG POLES - One permanent flag pole is allowed in rear yard, at least 10' from lot lines, 10' tall or less and subject to ARC approval. One seasonal, removable flagpole, 5' or shorter, is allowed to be mounted on first floor level of house

BURNING - No fires or burning shall be allowed on any lot or right-of-way except for food cooking grills and outdoor heating units or except by the HOA to control natural vegetation in common areas as permitted by the Village.

THE QUALITY OF
THE SERVICE PROVIDED
BY THE COMPANY

