

Willow Brook Estates Community Association, Inc., Units 1, 2, 3

Tour Report/Notice of Violation Meeting

Name _____ Address _____ Lot _____ Inspection Date _____

YOUR VIOLATION HEARING WILL BE CONDUCTED ON: Date _____ Time 5 p.m.--7 p.m.

All hearings are conducted at the John E. Ebner Community Center at Cedar Lane & Willow Brook Trail.

- IT IS REQUIRED THAT YOU ATTEND THIS HEARING AND SHOW PROOF (PICTURES, RECEIPTS) OF COMPLIANCE TO INDICATED VIOLATIONS.
- COMPLIANCE IS REQUIRED WITHIN 10 DAYS OF THIS NOTICE. **FAILURE TO DO SO CAN RESULT IN FINES.**

Note to Residents

Our management group conducts regular tours of the community to identify items which need to be improved/corrected. The purpose of these tours is to see that Willow Brook Estates is maintained at the high standards outlined in the Covenants. The objective is to keep the standards, and thereby the value of our community at a premium level. This is for the benefit of all Willow Brook 1, 2, 3 all home owners.

If you not familiar with the Willow Brook 1, 2, 3 Covenants, By-laws, or Rules and Regulations, be sure to visit our website at www.willowbrook123.com. These documents are available on our website, along with much more information about our subdivision.

If you need additional help, please contact our management company:

Mary Amador, Active Residential Management Services, Inc.
935 W. 175th Street, Suite 101, Homewood, Illinois 60430
Phone: 708-647-2826 Fax: 708-647-2831 Email: mamador@activerms.com

Failure to respond to these notices will result in cumulative fines. *The Board prefers not to issue fines.*

The following item(s) need your attention.

LANDSCAPE MAINTENANCE

- Lawn needs to be cut. Please cut regularly, trim all edges, eliminate weeds and fertilize.
- Eliminate all weeds from planting beds, driveway, walks, fence lines, etc.
- Prune trees &/shrubs and remove dead branches.
- Cut grass &/or remove weeds in drainage ditch. Improve flow of water in drainage ditch; check entrance and discharge at driveway.
- All garbage must be in containers or firmly bundled. Store cans out of sight from street. Do not put out more than 24 hrs. before pickup.
- Do not leave grass clippings, leaves or other matter on street.
- Other: _____

DRIVEWAY

- Remove any not properly licensed stored vehicle from driveway (**Will County Code Sect. 8.13**).
- Straighten/repair/replace lamp post &/or repair/replace light fixture(s) on lamp post.
- Repair driveway surface &/or coat driveway with sealer.
- No commercial vehicle may be parked in driveway overnight.
- Other: _____

BUILDINGS

- Paint all wooded surfaces on house/shed.
- House needs repair _____
- Make house number more visible. This is important if you should need emergency services such as fire trucks, ambulance, etc.
- Roof needs repair.
- Clean gutters &/or repair/replace gutters.
- Other: _____

MISCELLANEOUS

- Reduce noise level.
- Keep your animals contained on your property. No more than two (2) animals allowed on one lot.
- No off-road vehicles allowed on streets or common areas.
- Other: _____

OVERALL APPEARANCE

The overall appearance of your property as compared to Willow Brook standards:

- Great Good but needs work Fair; Needs lots of work Poor; please come talk to us about it. Please refer to hearing date above.