

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

Association Rules & Regulations

2004

Revised: April 2005

Issued: August 2005

Revised: July 2012

Issued: September 2012

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION, INC.

UNITS 1, 2, 3

2004 (Revised April 2005; 2012)

The rules set forth in this document do not supersede the covenants of the Willow Brook Estates Community Association, Inc., Units 1, 2, 3, but are intended to supplement the covenants and detail the guidelines of the architectural review committee and other governing rules of the association. These rules do not supersede the requirement for all property owners to receive approval from the Architectural Review Committee for all new construction and maintenance of any outside improvements and/or additions to the home or on the property. In the event of a conflict these Rules and Regulations and the Bylaws and Declarations, the Bylaws & Declarations shall prevail. In the event of any conflict between the Bylaws & Declarations, the Declarations will prevail.

General Rules:

1. Within 30 days of taking title, the owner shall report to the Association his or her name and the name of all other residents, and the owners' residential and mailing address(es), telephone number, and other pertinent information for emergency purposes. (See Emergency Data Sheet Form WBECA 001.)
2. The common property elements may not be used for the storage of privately owned property. Any items stored in back yards must be kept in a neat, orderly manner out of sight from common areas as viewed from the

street. If such material attracts rodents, it must be removed immediately. No storage of any kind is allowed in front yards or driveways.

3. Advertising signs, billboards, etc. are not permitted. "For Sale," security, and temporary political signs of an appropriate size may be placed in the front yard.
4. a.) Boats, campers, snowmobiles, recreational vehicles and associated trailers cannot be stored or parked in front yards *or* in driveways. Any such vehicle parked for more than seven (7) consecutive days is considered permanently parked/stored. Approval for storage for more than seven (7) days must be requested on WBECA Form 108. **(Also see Will County Land Use Code Section 8.13.)**

b.) Parking of commercial vehicles in the driveway overnight is prohibited. They must be stored or parked in the garage of the home.

c.) No vehicle of any description may be permanently stored in the driveway. A passenger vehicle with current license plates and regularly used is not considered stored.
5. Garbage bins cannot be stored in front of a home. Bins must be stored in the garage, in an approved shed, on the side of the house or behind the house in an inconspicuous manner. Trash may not be put out for pickup more than 24 hours before pickup. All garbage must be in containers designed for this purpose. If the items are too big for the container, they must be neatly bundled and weighted so that wind cannot blow them away. All trash bins and containers must be put away within 24 hours after pick up is done.
6. Unsightly debris, garbage, and scrap building material are not allowed to be stored in the front, back, or side yards of the home after construction has been completed. If a home improvement project which has been approved by the architectural review committee is under construction, a dumpster must be used for scrap. Dumpster must be removed after a reasonable time.
7. All landscaping including hedges, shrubbery, lawns, flower beds, ponds, retaining walls, etc., on completed homes must be groomed to maintain the character of the community. Lawn and weed growth over 6 inches high is in violation of the association rules and is prohibited.
8. Vacant lots should not have growth over 8 inches high unless it is a heavily wooded lot. Vacant lots are the responsibility of the landowner and should be cut as required. If the growth is over 8 inches and the landowner has not made any obvious attempts (growth over 8 inches for

more than 2 weeks) to mow the lot, the association reserves the right to hire a vendor to cut the lot and charge the homeowner for the service.

- 9.** Pets must be kept on a leash no more than 10 feet in length and under the direct control of a responsible person when outside their lots. Pets are not permitted to run loose. The owner of the lot and the owner of the pet shall be responsible for all damage to persons or property caused by the pet(s).

Residents are required to clean up promptly after their pets and ensure that animal waste does not litter the walks, streets or the common areas or create an unsanitary, unsightly or otherwise noxious situation.

Pet owners are required at all times to monitor the activities of their pets so that such pets do not create a disturbance or constitute a nuisance to neighboring residents.

All owners, residents, tenants and guests shall treat pets humanely. Also, see Will County Code, Section 8, Article VI, Stray Animals (copy attached). This Article is incorporated by reference.

- 10.** Storage of inoperable and/or unlicensed vehicles or vehicles with an expired license in the driveway is prohibited. Storage is defined as any vehicle not moved for a period in excess of seven (7) days. No such vehicle may be left outside within the association for a period of seven (7) days or more but must be in the garage or stored. No light vehicle work, tune-ups or oil changes may be performed other than in the owner's garage and in a manner that is not visible from the street. Oil or other residue must immediately be cleaned up and disposed of off the property in a lawful manner. No major vehicle work may be performed anywhere within the Willow Brook Estates Community.
- 11.** No vehicles should be parked on common landscaped areas (for example, a common landscaped area is any area within the community which is between lot lines and the edge of the street; all park areas; islands and cul-de-sacs). If the homeowner is hosting a social function, it is the responsibility of the homeowner to insure that their guests respect our community and not park on the landscaped common areas when the ground is soft and vehicles would cause damage to the lawns and/or create ruts. The host should make arrangements with neighbors for permission to park in driveways.
- 12.** All completed and occupied homes must have paved driveways and front and rear lawns. If the home is completed during the winter, the driveway must be paved and the lawn installed the following Spring.

- 13.** Toys, portable playhouses, swing sets, and other children's play items should not be stored and left overnight in the **front** yards.
- 14.** Use of snowmobiles, ATV's, motorcycles or any other motorized vehicle in or on common areas is not allowed. This includes the areas between pavement and lot lines and all park areas.
- 15.** Snow being cleared from driveways is not to be blown or plowed onto streets. Grass clippings and leaves are not to be blown, swept or raked into the street nor onto adjacent or nearby properties.
- 16.** Owners of security alarms that do not reset themselves after 15 minutes and are not accessible by police will be automatically subject to a fine.
- 17.** Playing of radios, TV sound systems, instruments and all forms of amplified sounds must not be so loud as to disturb the peace of the community.
- 18.** There is no fishing, swimming, boating or other aquatic sports allowed in the lake, nor ice-skating or other activity on the lake when frozen.

Any Owner of a lot will be responsible for reasonable attorney's fees and cost incurred by the Association in enforcing any of the Rules and Regulations of the Association. Failure by the Association to enforce any Rule and Regulation herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Any owner of a lot in Willow Brook Estates Community Association, Inc., Units 1, 2, 3 may file a complaint. (See Complaint Procedure.)

ARTICLE VI
STRAY ANIMALS

SECTION 1. RUNNING AT LARGE PROHIBITED. No owner of a dog, cat, or other animal shall cause or permit the dog, cat, or other animal to run at large at any time during the year in any area of the County.. All dogs, cats and other animals kept within any area of the County shall be confined by means of a secure leash or chain, or confined within a fenced area in such a manner as to prevent the animal from running at large.

SECTION 2. Any dog, cat, or other animal found running at large in violation hereof is hereby declared to be a public nuisance and shall be apprehended and impounded in the manner provided by this chapter. However if the animal cannot be safely apprehended and impounded, it may be destroyed by Animal Control, State or local police authority.

SECTION 3. When owners of stray animals impounded are known, notice shall be given by mail to the last known address of the owner. Stray animals shall not be held for more than seven days from the date of actual notice to the owner, if known, or five days if owner is unknown. All unclaimed, apprehended animals shall be placed for adoption, humanely euthanized, or otherwise disposed of in accordance with Illinois State Law.

SECTION 4. The stray animal owner is responsible for all costs relating to the apprehension and impoundment of the animal found not under control.

SECTION 5. Any animal which is on any public way or public place and which appears to be injured or severely diseased and for which care is not being provided on the scene by the owner, or any injured or severely diseased animal that has strayed on to private premises shall be removed, if possible to the nearest municipal pound or to the nearest veterinarian or veterinary hospital willing to accept same without guarantee of payment. If immediate removal shall not be practical or possible, or if the animal is in critical condition, such animal may be deprived of life by the most humane method available on the scene unless the owner shall come forward beforehand and assume responsibility for the immediate removal and care.

THIS ATTACHMENT WAS FAXED FROM THE WILL COUNTY ANIMAL
CONTROL OFFICE, JOLIET, IL.
COPIED VERBATIM