

HAVERFORD HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

March 5, 2009

INTRODUCTION

Following are the Rules and Regulations that apply from the date of adoption to the Haverford Homeowners Association. They are designed to supplement and expand upon the Community Declaration for Haverford. As used in these Rules and Regulations, “Association” means the Haverford Homeowners Association, “Board” means the Board of Directors of the Haverford Homeowners Association, and “Rules” means these Rules and Regulations.

All rules, restrictions and covenants contained in the Declaration, including all amendments, are incorporated as part of these Rules. To the extent that the provisions of applicable law may be in conflict, the provisions of applicable law shall apply first, followed by the provisions of the Declaration and then by these Rules.

Rules and Regulations can be amended, as needed, at the discretion of the Board of Directors.

ADMINISTRATION OF THE RULES

HOMEOWNER RESPONSIBILITIES

Homeowners are responsible for knowing and following these Rules. Homeowners are also responsible for insuring that their family members, guests, visitors, renters, contractors and other workers know and follow the Rules. Any violation of the Rules by the homeowners’ family members, guests, visitors, renters, contractors and other workers will be treated as a violation of the Rules by the homeowners themselves, directly subjecting them to the penalties contained herein. Fines will be imposed and other enforcement actions may be taken directly against the homeowner for any incidents of noncompliance with the Rules by the homeowner’s family members, guests, visitors, renters, contractors and other workers.

ENFORCEMENT PROCEDURES AND FINES

Step One: **INFORMAL RESOLUTION:** Discussions of a potential violation or other issue may be had between the Property Manager, the alleged violator, and any Board member to attempt to reconcile the problem informally.

Step Two: **WRITTEN WARNING:** If informal resolution cannot be reached, then the Property Manager, with the approval of the Board, will issue a Notice of Violation either to cease the problem activity immediately and to not repeat the conduct alleged, or give notification that the accused is entitled to a Board hearing before a fine is levied.

Step Three: HEARING: Any accused resident wishing a hearing must send a written request for a hearing postmarked no later than ten (10) days after the date of the Notice of Violation. Upon receipt of the request, the Board will schedule a hearing before the Board within thirty (30) days. The owner will be notified of the date.

A hearing can proceed based upon witness complaints and/or witness testimony. The Board will weigh all evidence prior to rendering a finding. All hearings shall be closed. The Rules of Evidence of the State of Illinois shall not apply.

Step Three: FINES: If any resident is found guilty of a violation, the Board will notify the guilty party and/or the owner in writing and a fine may be charged to the assessment account of the owner.

First Offense: A fine may or may not be charged, based on the discretion of the Board.

Second Offense: If the individual has been previously found guilty of the same violation, the fine will be \$100.

Third Offense: Third or subsequent violations will be fined \$100 for each infraction, retroactive to the first offense. Continuing violations may incur a daily fine of up to \$5.00 per day.

In the event of any violation of the Rules and Regulations, Declaration or Bylaws of the Association, the Board reserves the right to pursue any and all legal remedies to compel enforcement, legal and equitable. Any and all costs and attorney's fees shall be assessed back to the account of the offending Owner at the time they are incurred.

THE RULES AND REGULATIONS

ALTERATIONS, ADDITIONS AND CHANGES

If you wish to make any alterations, additions or changes to your landscaping, or to any exterior feature of your house, you must first submit an application to the Board, detailing such changes, along with appropriate information for the Board to make its decision.

Applications are available from the Property Manager.

No work may begin until you have received approval from the Board. In addition, any exterior alteration or architectural change which requires a permit from the Village of Glenview must also be submitted to the Board for approval before any work is begun.

Please refer to the Declaration for further information.

COMMUNITY AREA

The Declaration allows the right of enjoyment of the Community Area for all residents of the HOA, but no individual has the right to private use of any part of the area.

This means no private gatherings or private organized events; no installation of play equipment or other structures, party items, chairs and tables, barbecues or grills, etc., however temporary. This also means no storage on the Community Area of any such items, however temporary.

No activity shall be carried on in the Community Area which may become an unreasonable annoyance or nuisance to the Residents.

It is intended that the Community Area be an aesthetic amenity for the enjoyment of all, and not be used for active recreational purposes.

This restriction is not intended to prevent community gatherings such as Block Parties, which are open to all residents.

COMPLAINT PROCEDURE

Any resident wishing to lodge a complaint should call or write the Property Manager, detailing the nature of the issue and the dates of the problem. The Property Manager will assess the issue and forward it to the appropriate Board member for consideration.

ELIGIBILITY FOR BOARD POSITIONS

Any resident wishing to become a member of the Board of Directors must be in good financial standing with the HOA. This means that no assessments or fines can be outstanding at time of eligibility. All Board members must keep their assessment account current at all times to retain status on the Board. Should a Director fail to remain in good standing with a current account, including but not limited to assessments, fees of any nature, fines or violations, the Board may vote to suspend and/or remove the Director from office.

In addition, no one is eligible to run for election to the Board if in violation of any current Rules and Regulations, Declaration and Bylaws.

GARBAGE AND RECYCLING

All containers used for the pickup of garbage or recycling must conform to the requirements of the Village of Glenview. Please contact the Village for further information.

All such containers must have lids to prevent the trash or garbage from being blown about the property.

Please be sure to put only recyclable items in your recycling containers. Do not mix recyclables with garbage.

HOLIDAY DECORATIONS AND LIGHTING

Holiday decorations and lighting may be installed 30 days prior to the holiday, and should be taken down within 30 days of the holiday.

No holiday decorations are allowed on the Community Area.

LEASING/RENTING

If you rent or lease your property, you must provide a copy of the renter's agreement or lease to the Property Manager. In addition, you must provide your tenant or lessor a copy of the Declaration and Bylaws, as well as a copy of these Rules.

LITTERING

Please observe the Village of Glenview regulations regarding the pickup of pet litter and general trash littering.

No trash or other litter, including cigarette ashes or butts, may be deposited in the storm sewers.

MAILBOXES

Mailboxes are the property of the Association, not of the individual homeowner. If your mailbox needs repairs, please contact the Property Manager.

NOISE AND OTHER NUISANCES

No activity shall become an unreasonable annoyance or nuisance to the Residents. Complaints of such activity shall be made to the Property Manager.

PARKING

Residents are required to observe the Village of Glenview regulations regarding overnight parking on the streets during the winter months.

No vehicles may be parked on the curbs or sidewalks.

Residents must observe Village traffic laws and park vehicles on the correct side of the street, that is, along with the flow of traffic.

Boats, trailers, campers, and commercial vehicles must be parked in the resident's garage. Oversized vehicles and self-contained motor homes may not be stored on the driveway.

PETS

All dogs must be on a leash and under the owner's control, when outside private property.

All pet waste must be picked up and disposed of properly.

The Village requires all dogs to be licensed.

PROPERTY MANAGER

Our property management company is Foster-Premier. The Property Manager for the Haverford Homeowner Association is Ms. Kathy Kreutter. She may be contacted at (847) 459-1212.

REPLACEMENT PLANTINGS

The replacement of original plantings is no longer the responsibility of the developer, either on private or Community area; if you have a question about plantings on the Community Area, please contact the Property Manager. Changes to your landscaping require Board approval.

SPRINKLER SYSTEM

The sprinkler system throughout the community operates on a pre-set schedule. If you have any questions about its operation, please contact the Property Manager.

No tampering or alteration of any part of the sprinkler system is allowed by individuals.

VILLAGE OF GLENVIEW STATUTES

The Village of Glenview has statutes and regulations which govern street parking, pets, receptacles of garbage and recycling, and permits for architectural alterations or changes.

Please consult the Village for details.

WILD ANIMALS

There will be no feeding or housing of any wild animals found upon the property.

Date of Adoption: March 5, 2009