

***Lakeview Estates
Homeowners CAMA
Rules and Regulations***

Adopted November 2006

INTRODUCTION

The Association welcomes you to Lakeview Estates Homeowners CAMA. We sincerely extend our best wishes to you in your new home and hope you enjoy living in our community.

The Association consists of 243 single family homes (Lots 1 through 243 inclusive) and common landscape areas. The Association is responsible for maintaining the berm along Laraway Rd. and along 80th Ave, the pond at the northwest corner of the subdivision, the entrance island and the landscaped cul-de-sacs.

The Association is administered by a Board of Directors elected by the owners to handle the day-to-day business of the subdivision. The Board of directors is responsible for hiring contractors to perform all of the maintenance and services as specified in the Rules and Regulations and the Covenants, Conditions and Restrictions.

For emergencies, questions and complaints please contact the management company.

As we wish to maintain a first class community, we feel sure you will recognize the need for Rules and Regulations to keep things running smoothly and to ensure a pleasant, comfortable and enjoyable environment. The information contained in this booklet is designed to achieve and maintain this goal, as well as to comply with the Association's Covenants, Conditions and Restrictions.

It is recommended that owners thoroughly review their copy of the "Covenants, Conditions and Restrictions" for additional information regarding rights and responsibilities. Each homeowner should have been provided a copy at their closing. Replacement copies of both, the Rules and Regulations, and the Covenants, Conditions and Restrictions can be obtained at current printing costs.

The Association realizes that most residents routinely observe the Rules and Regulations. However, for the benefit of community harmony, it is necessary to clearly identify Association policy.

We enlist your cooperation and request that you report any violation you observe to the management company.

Thank you,

The Board of Directors of Lakeview Estates Homeowners CAMA

LAKEVIEW ESTATES HOMEOWNERS CAMA

RULES AND REGULATION

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Subdivision Map

Lakeview Estates Homeowners CAMA

Board of Directors

President: Mr. Emil McCauley
Vice President: Mr. Kevin Wiltgen
Secretary: Ms. Kathy Cemate
Treasurer: Ms Nancy Dockweiler
Mr. Tim Trauscht
Director: Mr. Jon Brooks
Mr. David Ho
Mr. Scott Skrzynski

www.lakeviewestatesfrankfort.com

Managing Agent

Park Management and Realty, Inc.
7030 Centennial Drive
Tinley Park, IL 60477

www.parkmr.com

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SECTION 1 – GENERAL RULES

- A. All rules, regulations, restrictions contained in the Covenants, Conditions and Restrictions are incorporated as part of these rules and regulations and are subject to the enforcement policies set forth herein. To the extent that the provisions of applicable law, the Declaration, By-Laws or the rules and regulations are in conflict, the provisions of applicable law shall first control, followed by the provisions of the Declaration, the By-Laws and rules and regulations, in that order.
- B. These rules and regulations are binding on all owners, residents, their families and guests.

SECTION 2 – ASSESSMENT FEES

- A. Homeowners will be assessed an administrative charge of \$25.00 as well as all costs for checks returned for insufficient funds.
- B. Payment in full is required. Assessments that are not paid in full by the required date will be subject to the enforcement policies set forth in Section 14 of these Rules and Regulation. All fees and costs incurred as a result of this collection process will be charged back to the homeowner.

SECTION 3 – MAINTENANCE RESPONSIBILITIES

The term "Common Areas" is clearly defined in the Declaration and includes all real property (including the improvements thereto) controlled and operated by the Association for the common use and enjoyment of the owners. For the purposes of clarity, it should be understood that the individual unit lots are defined on the plat of survey.

SECTION 4 – GUEST AND OTHER RESIDENTS

- A. Bicycle riding is prohibited on any common grass areas.
- B. No playground equipment, pools, furniture or sandboxes are permitted in the common areas.
- C. Bicycles, wagons and all other play equipment must be removed from the common areas by sunset.

SECTION 5 – PLANTING OF TREES OR BUSHES in COMMON AREAS

- A. No vegetable gardens or planting of trees, bushes or flowers of any kind is allowed in the common areas without the written approval of the Board of Directors.
- B. No sod or plantings in the common areas may be removed for any reason unless authorized by the Board of Directors.

SECTION 6 – FIREWOOD

All firewood must be stored in an orderly fashion out of site from the street in front of the residence.

SECTION 7 – TRASH DISPOSAL

- A. Garbage, rubbish, debris or other unsightly materials are not to be stored or left in any common area or on private property. Refuse must be stored inside the homeowner's garage or out of view from the street in a sealed can or sealed plastic bags and not in paper bags or boxes. The refuse containers shall be placed at the end of the homeowner's driveway in accordance with Village ordinance.
- B. Homeowners should contact the village for instructions on disposal of large items such as refrigerators, stoves, etc. or excessive quantities of building materials
- C. The Association may require removal of any items that in the opinion of the Association, through the Board of Directors, detracts from the overall beauty and safety of the property. Any costs incurred by the Association for the disposal and/or cleanup will be at the homeowner's expense.

SECTION 8 – TELEVISION SIGNAL RECEPTION/SATELLITE DISH

- A. No antennas or satellite dishes in excess of 36" may be attached or mounted to any portion of the residence or property.

SECTION 9 – PETS

- A. No animals, other than dogs, cats, birds, fish or animals reasonably considered to be household pets, shall be raised, bred or kept anywhere on the property, nor shall any animals be kept, bred or maintained for commercial purposes. Household pets shall not include livestock, exotic animals, etc.
- B. All pets must be restrained with a pet containment system or on a leash when outside a residence. The pet's conduct and activities must be controlled by its attendant to prevent damage to common/private areas and danger or injury to persons, property or other pets.
- C. No doghouses, pens or pet runs are permitted on any common property.
- D. Pets shall not be permitted to defecate on any common or private property. If an accident occurs on common or private property, pet owners must clean up after their pet immediately. An owner neglecting to do so will be reported to the village.
- E. No pet shall be allowed to create a nuisance, unreasonable disturbance or damage any common property or the property of any other resident.
- F. All owners are responsible for the actions of the pets residing in or visiting their residence.

SECTION 10 – INSURANCE REQUIREMENTS

A. Association's Responsibilities

1. Community Area Insurance

- (a) The Association shall have the authority to and shall obtain comprehensive public liability insurance, including liability for injuries to and death of persons, in such limits as it shall deem desirable, liability insurance as it may deem desirable, insuring the Association's directors and officers from liability resulting from an occurrence on or in connection with the common area.

SECTION 11 – OUTDOOR PARKING

A. Non-Permitted Vehicles

- 1. All vehicles, regardless of gross vehicle weight, that have exterior advertising, or commercial signage.
- 2. Refer to sections 8 and 9 of the Covenants and Restrictions for additional non-permitted vehicles and restrictions.

B. General Rules

- 1. On the homeowner's property, parking is limited to the homeowner's driveway.
- 2. No permitted vehicle shall be parked, maintained or stored so as to obstruct passage of other permitted vehicles or emergency vehicles.
- 3. There shall be no parking on routes of passage across any other portions of the community areas, including all turf areas, sidewalks and fire lanes.
- 4. Parking is limited to the homeowner's driveway, and non-prohibited areas on residential streets as designated by the Village.
- 5. Parking, maintenance or storage of non-permitted vehicles on any portion of the community area is expressly prohibited, except that commercial vehicles may park in permitted areas for their normal commercial purposes, so long as such parking is only for the period of time necessary to provide the commercial services requested by a homeowner or the Association.
- 6. Upon receipt of Notice of Violation, a homeowner must follow the procedures set forth in the Enforcement Policies.

7. Abandoned motorized vehicles or illegally parked vehicles will be reported to the proper Village authorities. A vehicle is deemed abandoned if:
 - (a) It is in a state of disrepair rendering it incapable of being driven.
 - (b) It has not been used or moved for ten (10) consecutive days or more and is apparently deserted.
 - (c) The license plate and/or Village sticker have expired.
 - (d) The acts of the owner and condition of the vehicle(s) clearly indicate it has been abandoned.

SECTION 12 – DWELLING UNIT EXTERIORS

- A. Pursuant to Article 24 of the Declaration of Lakeview Association, the Board of Directors (hereinafter referred to as the Board) and/or its duly authorized committee is obligated to protect and preserve the architectural integrity and aesthetic environment of the community.
- B. If a homeowner wants to construct an addition, improvement and/or alteration of their residence exterior in conformity with the requirements of the Declaration of the Association, the homeowner must, in writing, notify the ARC for approval. Allow 10 business days for ARC review.
- C. Decks, Patios & Fences

1. Homeowners are responsible to keep decks and patios clean and free from clutter, weeds, and debris. The following items may not be stored on decks or patios:

boats, trailers, motorcycles, golf carts, or any furniture that is not designated a lawn/garden furniture.
2. No drying or airing of clothing, carpeting, or laundry or hanging of clotheslines is permitted.

SECTION 13 – SEASONAL DECORATIONS

Seasonal decorations visible from outside the building may be installed no earlier than thirty (30) days prior to and shall be removed no later than thirty (30) days after the date of the holiday.

SECTION 14 – ENFORCEMENT POLICIES

- A. If someone is believed to be in violation of any of the provisions of the Declaration or rules and regulations, a formal complaint via phone, e-mail, or traditional mail can be directed to the management company by a property owner.

- B. The Board may send a warning notice. The owner will be entitled to notice and an opportunity to be heard before the Hearing Committee should the Board exercise its right to assess a fine. See paragraph C below for details.
- C. Fines for violations are contained herein. If the fine is of a continuing nature, the Board may assess a monthly fine until the violation is corrected.

Upon discovery of a violation, the following procedure will take place until violation is corrected:

- First written notice specifying the nature of the violation, granting 30 days to correct the violation, or appear in front of the Hearing Committee.
 - A second written notice will be sent granting another 30 days to correct the violation, revoking the right to appear before the Hearing Committee, with a warning that the next notice will contain a \$250.00 fine.
 - A third notice will be sent referring to the specific violation assessing a \$250.00 fine that will assess on a monthly basis until the violation is corrected.
- D. In the event of any violation of the Declaration or rules and regulations 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 attorneys' fees shall be assessed back to the account of the offending owner at the time they are incurred.
 - E. Any damage to Association property for which a party is found responsible under these rules and regulations may also be assessed as an additional charge.
 - F. Any homeowner failing to pay any other charges imposed within thirty (30) days of notification that such charges are due shall be subject to all of the legal or equitable remedies available for collection. All charges imposed shall be added to the homeowner's account and shall be collectible as a common expense in the same manner as any regular or special assessment against the residence.
 - G. Notices are deemed served either by personal delivery or by regular mail following two (2) days after deposit in United States Mail and in the case of certified/registered mail, return receipt requested, postage repaid, to the residence owner and the residence address or to such other address as the residence owner shall have previously filed with the Board. For residences held in trust, the notices may be sent either to the address of the trustee or to such address as has been provided to the Association by the trustee or the beneficial owner of the trust.
 - H. Within the discretion of the Board, if a violation exists which is in the nature of an emergency or if it threatens the health, safety or welfare of the owners or the common property, then the Board may tender the matter to its attorney for immediate action, without resort to the normal notification and fine procedure.

Lakeview Estates Homeowners CAMA
Frankfort, IL

GUIDELINES FOR REVIEW OF A PROPOSED STRUCTURE INSTALLATION

1. Review the covenants for your type of proposed structure or addition.
2. Submit this completed form to the ARC, along with a copy of the following material:
 - a. at the Village of Frankfort's "Forms, Permits and Licenses" webpage, download the appropriate form and prepare the material they require for review by the ARC (allow 10 days for ARC review)
(<http://www.villageoffrankfort.com/Forms,%20Licenses,%20Permits/index.php>)
 - b. **If there is no form available for your type of structure from the village, provide literature regarding the structure and a dimensioned plat plan with the proposed structure indicated on it.**
 - c. a completed Developer/Association approval form from the village
(www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/Developer%20Approval%20Form.pdf)

The ARC will keep the copy of the above for its record.

Structure Request Form

Structure Type _____

Date: _____

Name: _____ Phone _____

Address _____
Number Street

Please inform the Architectural Review Committee and the Board of Directors that I have followed the above guidelines and wish to install the proposed structure on my property.

Signature

Return this completed form to a board member or to the management company. After approval from the ARC, you will need to take the approved information to the village and fill out a Building Permit. (www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/bldg%20permit%20application.pdf)

Links to the village forms mentioned above can be found at the HOA website under the "HOA Library" link.

Lakeview Estates Homeowners CAMA
Frankfort, IL

GUIDELINES FOR REVIEW OF A PROPOSED LANDSCAPE INSTALLATION

1. Review "Lawn and Landscaping" in the covenants.
2. Submit this completed form to the ARC, along with a copy of the following material:
 - a. download the "Village of Frankfort Landscape Permit Guidelines" and prepare the material they require for review by the ARC (allow 10 days for ARC review) (http://www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/landscape%20permit%20app%20and%20guidelines0305.pdf)
 - b. prepare the documents required by the village for review by the ARC. Allow 10 business days for ARC review.
 - c. a completed Developer/Association approval form from the village (www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/Developer%20Approval%20Form.pdf)

The ARC will keep the copy of the above for its record.

Landscape Installation Request Form

Date: _____

Name: _____ Phone _____

Address _____
Number Street

Please inform the Architectural Review Committee and the Board of Directors that I have followed the above guidelines and wish to install the proposed landscape at my residence.

Signature

Return this completed form to a board member or to the management company. After approval from the ARC, you will need to take the approved information to the village and fill out a Building Permit. (www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/bldg%20permit%20application.pdf)

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GUIDELINES FOR REVIEW OF A PROPOSED POOL INSTALLATION

1. Per the covenants, **no above ground pools are allowed.**
2. Review the "Fences" section of the covenants.
3. The fence shall have narrow vertical pickets, be an open style (no privacy type fence) and shall be constructed of metal or reinforced PVC. A separate ARC fence request form is not required with this pool request.
4. Submit this completed form to the ARC, along with a copy of the following material:
 - a. download the "Village of Frankfort Pool Application Requirements" and prepare the material they require for review by the ARC (allow 10 days for ARC review) (http://www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/Pool%20Guidelines.pdf)
 - b. both pool and fence manufacturer brochures indicating material, color and style (copies ok)
 - c. a completed Developer/Association approval form from the village (www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/Developer%20Approval%20Form.pdf)

The ARC will keep the copy of the above for its record.

Pool Installation Request Form

Date: _____

Name: _____ Phone _____

Address _____
Number Street

Please inform the Architectural Review Committee and the Board of Directors that I have followed the above guidelines and wish to install the proposed pool and fence on my property.

Signature

Return this completed form to a board member or to the management company. After approval from the ARC, you will need to take the approved information to the village and fill out a Building Permit. (www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/bldg%20permit%20application.pdf)

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GUIDELINES FOR REVIEW OF A PROPOSED DECK INSTALLATION

1. Submit this completed form to the ARC, along with a copy of the following material:
 - a. download the "Village of Frankfort Permit Guidelines for Decks" and prepare the material they require for review by the ARC (allow 10 days for ARC review)
(http://www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/Deck%20Permit%20Guidelines.pdf)
 - b. prepare the documents required by the village for review by the ARC. Allow 10 business days for ARC review.
 - c. a completed Developer/Association approval form from the village
(www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/Developer%20Approval%20Form.pdf)

The ARC will keep the copy of the above for its record.

Deck Installation Request Form

Date: _____

Name: _____ Phone _____

Address _____
Number Street

Please inform the Architectural Review Committee and the Board of Directors that I have followed the above guidelines and wish to install the proposed deck to my residence.

Signature

Return this completed form to a board member or to the management company. After approval from the ARC, you will need to take the approved information to the village and fill out a Building Permit. (www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/bldg%20permit%20application.pdf)

Links to the village forms mentioned above can be found at the HOA website under the "HOA Library" link.

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GUIDELINES FOR REVIEW OF A PROPOSED FENCE INSTALLATION

1. Review the "Fences" section of the covenants. It explains when fences are allowed.
2. The fence shall have narrow vertical pickets, be an open style (no privacy type fence) and shall be constructed of metal or reinforced PVC.
3. Submit this completed form to the ARC, along with a copy of the following material:
 - a. download the "Village of Frankfort Fence Installation Guidelines" and prepare the material they require for review by the ARC (allow 10 days for ARC review)
(http://www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/Fence%20Guidelines.pdf)
 - b. fence manufacturer brochure indicating fence material, color and style (copies ok)
 - c. a completed Developer/Association approval form from the village
(www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/Developer%20Approval%20Form.pdf)

The ARC will keep the copy of the above for its record.

Fence Installation Request Form

Date: _____

Name: _____ Phone _____

Address _____
Number Street

Please inform the Architectural Review Committee and the Board of Directors that I have followed the above guidelines and wish to install the proposed fence on my property.

Signature

Return this completed form to a board member or to the management company. After approval from the ARC, you will need to take the approved information to the village and fill out a Building Permit. (www.villageoffrankfort.com/pdf/Bldg%20Forms_pdf/bldg%20permit%20application.pdf)

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