

Deerpath Lake Final Rule Revision Considerations December 2016

New Additions/Revisions of Existing Rules:

1. **Emergency Services:** Emergencies, including immediate personal safety issues, theft, or fire requiring the police, fire department or medical assistance, should be directed immediately to 911. Association emergencies should be directed to the property management.

2. **Establishment of Committees:** The Board may appoint, from time to time, Committees made up of volunteer residents to focus on certain areas of interest or concern to the Association. Each committee would be headed by a Board member. The focus and scope of each committee would be determined by the Board and information provided by each committee would be presented to the Board by the Board Member heading the Committee. The Board retains the right, at its discretion, to consider, modify, approve, or reject the findings or suggestions of said Committee. The Board also retains the right to dissolve or create committees at will.

Revisions of or Additions to Existing Rules:

Use of the common or limited common elements

8: Landscaping/Exterior Changes: Board approval is required prior to any exterior changes, including landscaping changes. Homeowners will be held responsible for any and all maintenance of any landscaping or exterior changes they make, regardless of Board approval. Any changes made by the owner will become their responsibility and the responsibility of subsequent unit owners. The Association retains the right to charge the owner or subsequent owners for maintenance of changes, including trimming and/or removal and replacement of any alterations and the costs to return area to its original condition at the Board's discretion and the owner's or subsequent owner's sole expense.

Decorative fencing for landscaping is not allowed in the front of any unit.

Soil Covers and Mulch: Soil covers may consist only of natural colored cedar chips. No stones, pavers or other types of woodchips may be used. Additions applied by a homeowner that do not comply Association standards may be removed by the association at the owner's or subsequent owner's expense.

Exterior Lighting: All exterior garage, porch and entry lights must be fitted with non-colored bulbs, except during the holiday season and then they must conform to existing holiday décor rules (see Rule 4).

Watering of the lawn and trees is prohibited after the first year of installation of the planting. Watering of perennials and annuals is permitted. Watering of distressed trees or bushes can be done with Board (or Landscaping Committee) approval. Unattended watering of any area is not allowed.

Temporary Rented Storage Containers such as PODS, may be used for moving purposes only and only in the unit's drive. Containers may NOT remain on the property any longer than 2 weeks.

16: Owners may not use any common or limited common area (including common hallways) for their personal or exclusive use without prior approval by the Board. Patios or decks may not be expanded into the common or limited common area. Residents may not toss any debris from their patio or deck onto the common area.

20: Open house signs may be placed on the property Thursdays, Saturdays or Sundays only.

24: *Garage Sales and Estate Sales:* No more than two garage or estate sales per unit are allowed each calendar year unless approved by the Board.

Garbage and Trash

29:

- a. Garbage, recycling or their receptacles may not be stored on common areas or limited common areas such as decks, patios, hallways, driveways or sidewalks.
- b. Garbage may be set out no earlier than one hour before sunset of the day prior to collection.
- c. Receptacles must be returned to garages no later than the evening of the scheduled pick up.
- d. For holiday pick-up scheduling or special pick-ups of large articles, consult the Village of Palatine website.

Parking

41: Cars may not be left, unmoved, in the guest parking areas for longer than fourteen days in a row without first notifying the property manager. Vehicles left for longer than fourteen days shall be considered abandoned and will be towed, at the owner's expense.

Swimming Pool

45: When using the pool, if requested by another homeowner or property manager, the owner must display photo identification with a current Fawn Lane address. The homeowner must also identify any of their guests, currently at the pool, to prevent non-resident usage of the pool. Lost keys will be replaced at the expense of the homeowner. Pool parties or any pool usage may not be restricted to the exclusive use of any homeowner or their guests.

Pets

Aggressive Pets: Owners of animals that have had two or more reported aggressive incidents with either another domestic animal and/or a person will be fined. Animal attack incidents should be reported to the Palatine Police Department immediately and to the property management company, including the police report, by the next business day.

Vent addendum: Vent addendum is rescinded.