

CHADWICK PLACE HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

In addition to the Chadwick Place Declaration of Restrictions (hereinafter "Restrictions") and the Chadwick Place Homeowners' Association Bylaws (hereinafter "Bylaws"), each Chadwick Place Lot Owner (hereinafter "Owner") is bound by these Rules and Regulations, enacted by the Chadwick Place Board of Trustees (hereinafter the "Board") and approved by the Chadwick Place Owners.

1. An Owner's dog or cat must be on a leash at all times when outside the Owner's lot.
2. Except for the occasions when an Owner's dog or cat is on a leash (see paragraph one), cats and dogs shall be confined to the Owner's property. Confinement outside may be by traditional fence (approved by the Homeowners' Association) or by an invisible fence that is demarcated as such.
3. Dog houses and storage sheds are not allowed within Chadwick Place unless concealed from view within the Owner's garage.
4. All residents shall clean up after their dogs and cats and dispose of waste in the Owner's trash receptacle.
5. Owners shall be responsible for their dogs so as to not disturb fellow homeowners with barking dogs. At no time should a dog be outside barking for a period greater than 30 minutes during daytime hours (9:00 am to 8:00 pm) and greater than 15 minutes during evening hours (8:00 pm to 9:00 am).
6. No vehicle that has license plates other than that of passenger plates shall be parked or stored on a regular basis in any location other than the Owner's garage concealed from view. In addition, any vehicles that are unsightly shall be confined in the Owner's garage concealed from view.
7. An Owner's vehicle or vehicles and Owners' guest's vehicles shall be parked in the garage or in the Owner's driveway whenever practicable. At no time should an Owner's vehicle be parked in the street other than on a temporary basis. No vehicle shall ever block any Owner's sidewalk, entryway, mailbox or driveway.
8. Playgrounds, playground equipment and trampolines shall be located in the backyard only.
9. Clotheslines are prohibited.
10. Paragraphs 3(i) and 3(n) of the Restrictions shall apply. However, Owners are permitted to have a child's pool within the following parameters:
 - a. The pool shall measure no more than six (6) feet at its widest point.
 - b. The pool shall not hold greater than twenty-four (24) inches of water.
 - c. Water shall be emptied from the pool when not in use. At a minimum, the pool shall be emptied during evening hours, starting at sundown, each and every day. When empty of water, the pool shall be stored and concealed inside the Owner's house or garage.

d. Owners shall be responsible for monitoring and supervising their pools so as to not pose a risk to children in the neighborhood. At no time shall any pool containing water be left unattended by the Owner or a responsible adult designated by the Owner.

11. Paragraph 3(n) of the Restrictions shall apply with regard to buildings and structures that require Board approval. Board approval is also required before an Owner may begin constructing any deck, patio, spa, hot tub, gazebo, pergola, retaining wall, or other similar permanent structure, or any substantial modification to existing structures unless said construction or modification was previously approved by the developer.

12. Construction projects on an Owner's property, including, but not limited to, building additions, swimming pools, patios, decks, landscaping, play equipment, spas, hot tubs, and fences, shall be completed within a reasonable time period and as soon as practicable. During the construction phase of any project, the Owner shall keep his or her property as neat and clean as practicable. This paragraph shall not be construed as to eliminate any Owner's obligation to obtain approval from the Board for any such project as required by the Bylaws, Restrictions, or these Rules and Regulations.

13. Owners are responsible for the general upkeep of their property. Each Owner shall keep his or her yard mowed and generally free of weeds. The Owner shall keep trees, shrubs, and other plant material on his or her property trimmed. Unsightly piles of brush, dirt or other debris shall be promptly removed from the Owner's property and the subdivision. If, after written notice to the Owner, the property is still not properly maintained, the Board may contract for appropriate maintenance at the Owner's expense.

14. All trash placed at the street curb for pickup must be enclosed in a receptacle. All such receptacles, including, but not limited to, paper or plastic bags and trash containers, shall be hidden from view within the Owner's garage. Trash receptacles may be placed at the street curb for pickup no earlier than 7:00 pm on the evening prior to scheduled trash pickup and must be returned to the garage by 7:00 pm on the day of trash pickup.

15. No Owner shall lease or rent their property for a period greater than one year, unless the Owner has obtained written consent of the Board. The Owner is responsible for providing the tenant or lessee with copies of the Bylaws, Restrictions, and Rules and Regulations. The Owner and tenant or lessee shall be jointly responsible for being in compliance with the provisions of these documents.

16. The Board shall have the right to impose fines on any homeowner for violations of the Restrictions, Bylaws or Rules and Regulations. When imposing the fine the Board shall consider (i) the seriousness of the violation; (ii) past violations if any; (iii) efforts made, if any, by the Owner to comply with the applicable restriction, rule or regulation; (iv) any previous efforts by the Board or other Owners to encourage the Owner to correct the violation; (v) the overall negative impact of the violation on the neighborhood and fellow Owners' quality of life. This provision shall not in any way limit the legal remedies of the Board or the Homeowners' Association's they may have pursuant to the Restrictions, Bylaws and Illinois law.

17. The Rules and Regulations set forth herein should not be construed to be a substitute for or nullification of the Restrictions. However, in the event any Restriction conflicts with these Rules and Regulations, the applicable rule or regulation shall apply.