



**RULES AND REGULATIONS of the  
LEONA'S ROLLING MEADOWS HOMEOWNERS ASSOCIATION**

The following are the Rules and Regulations as adopted by resolution dated August 13, 2007, of the Board of Directors ("Board") of the Leona's Rolling Meadows Homeowners Association ("Association") and supersede any and all other rules and/or amendments of the aforementioned.

The following Rules and Regulations are for all homes within the Leona's Rolling Meadows Subdivision.

1. **RULES REGARDING FINES FOR NON-PAYMENT OF ANNUAL DUES.** Annual dues shall be invoiced and mailed via first class postage to the lot Owner on record for each lot located within Leona's Rolling Meadows by the first (1<sup>st</sup>) day of February for the year in which they are being assessed. Any payment postmarked after the thirty-first (31<sup>st</sup>) day of March shall be considered late. All payments received will be applied in such manner as determined by the Board. Any payment of less than the full amount of the balance due shall be subject to a surcharge of twenty-five dollars (\$25.00) per month. Late fees shall be assessed the first (1<sup>st</sup>) of every month until the account balance reaches zero dollars (\$0.00) at which time it will be deemed current. At the Board's discretion, any account balance not deemed current within a reasonable time frame shall be eligible for legal review. Any applicable attorney/legal fees that result shall be the responsibility of the lot Owner on record.
2. **RULES REGARDING FINES FOR NON-PAYMENT OF SPECIAL ASSESSMENTS.** All special assessments or other lawful charges of the Association shall be invoiced and mailed via first class postage to the lot Owner on record for each lot located within Leona's Rolling Meadows. Payment postmarked after the original invoiced due date shall be considered late. Special assessments will incur late fees in accordance with Section 1 above.
3. **RULES REGARDING FINES FOR VIOLATIONS OF THE RULES AND REGULATIONS OR ANY AMENDMENTS THERETO.** Any violation of these rules not sufficiently corrected within twenty-one (21) calendar days following the date of the first written order to cease and desist by the Board will cause a fine of fifty dollars (\$50.00) to be invoiced and due upon receipt payable by the lot Owner on record. If, after thirty (30) calendar days from the date of the first written order to cease and desist the violation is not rectified, the fine will increase an additional twenty-five dollars (\$25.00) per day until the violation is remedied. Fines for violations will incur late fees in accordance with Section 1 above. Improvements which are installed without approval may be ordered for removal/removed at the lot Owner on record's expense.
4. **GENERAL RULES**
  - A. **ARCHITECTURAL CHANGES TO THE LOT OR DWELLING.**
    - a) The Architecture Review Committee ("ARC") must approve all substantial, aesthetic and structural changes to the exterior landscape in writing. Minor

landscaping to include planting trees, shrubs and plants are not subject to ARC review. However, if such alterations cause a change to be made to the existing lot grading and/or easement drainage an approval request must be submitted for review.

- b) For the following applications, an ARC Plan Approval Request Form must be submitted EACH TIME approval is requested:
    - Fences, flag poles, satellite dishes not on rear of home or greater than 24” in diameter, swing sets, play structures, sheds and basketball hoops.
    - Decks and patios (to include pavers and concrete slabs) do not require ARC review/approval, however are subject to all City of Kenosha rules and permit requirements.
  - c) Two (2) copies of the Plat of Survey marked up to illustrate proposed changes, product data, photos, and/or brochures of what is being requested shall accompany the request form.
  - d) A minimum of two (2) weeks shall be allowed for approval/response from the date the ARC is in receipt of a properly completed request form.
  - e) Any required City permits must be obtained prior to construction by the lot Owner on record.
  - f) Changes/alterations made to the originally submitted request form must be submitted in writing for further review.
  - g) Prior to receiving ARC approval for any change, the lot Owner on record must be deemed current on all Association accounts.
  - h) Approved requests are valid for ninety (90) days from the date of approval. All approved work must be completed within this time frame unless otherwise approved or shall be subject to additional ARC review.
  - i) Architectural requests approved by JW Property Management, as of January 1, 2007, are hereby considered null and void and must be resubmitted for review and approval in accordance with these current restrictions.
  - j) Any change implemented prior to January 1, 2007, without proper ARC review and approval must be submitted for post-review. Any change implemented without approval may be subject to modification or removal at the lot Owner on record’s expense.
  - k) Approved requests completed prior to October 31, 2006, shall be “grandfathered” in accordance to regulations in effect at such time.
  - l) “Grandfathered” changes which do not fall in line with these current regulations and are in need of 70% or more repair shall be repaired/replaced in such a manner so as to conform to these current rules and regulations.
- B. FENCE INSTALLATION.** A fence may be installed on a lot upon ARC approval and must conform to the following guidelines:
- **Fence Height:** No fence shall be greater than seventy two (72) inches in height.
  - a) **Ponds/Nature Areas:** Fences on home sites where the rear of the yard is adjacent to, backs up partially or fully to a common pond or nature area are required to

conform to the approved standard. The objective is to maintain a uniform look for all yards abutting the common pond or nature area with the finished or “good” side of the fence facing the open space.

- b) All fences shall be constructed of quality wood or, if approved by the Board, vinyl fencing that simulates wood; and shall be maintained in a satisfactory condition at all times. Chain-link and/or stockade fences shall not be permitted.
  - c) Fences may commence no more than 50% of the total length of each side of the home or beyond the City of Kenosha’s required setback. At no point may the fence interfere with a window per the City of Kenosha’s three (3) foot clearance rule.
  - d) Fences may be installed immediately adjacent to the property lines provided the fence complies with all City of Kenosha setbacks. All corner lots are subject to additional ARC review to ensure safety.
  - e) Fence bottoms must follow existing grade.
  - f) Fences are not to be permitted within the pedestrian and access easements to the Outlots as per recorded property plats. Any fence placed on a public easement area is done so at the Owner’s own risk and expense.
  - g) At the Board’s discretion, ornamental/decorative fencing shall be allowed outside of the typical fence restrictions. All ornamental/decorative fencing requests must be reviewed and approved by the Board.
  - h) It shall be the lot Owner on record’s responsibility to ensure approval is granted by the lot Owner on record of any adjacent property prior to submitting a request for a fence that would “tie-in” to or utilize any side of an existing fence.
  - i) Invisible, electronic underground dog fences are permissible if the dog(s) being fenced obeys the signal. At any time the dog(s) exits the yard unleashed, the lot Owner on record may be fined twenty-five dollars (\$25.00) and may be required to install a standard fence. Home/lot owners are urged to obey Kenosha City leash laws and contact the appropriate authorities where necessary.
  - j) Fences are subject to all applicable City zoning ordinances, governmental easements and building codes. Any fence placed on a public utility easement area is done so at the lot Owner on record’s risk and expense.
  - k) ARC approval of the placement of fences shall not be constructed to conform to the governing Municipality or other regulatory bodies’ approval. Separate approval shall be sought where necessary. Furthermore, ARC approval does not guarantee or supersede that proper drainage is maintained in accordance with the declaration.
- C. **FLAG POLE INSTALLATION.** A freestanding flagpole shall be permitted on a lot upon ARC approval of the location, style and size. Temporary flagpoles may be attached to the front of the home. Flags should be kept in neat and honorable condition.
- D. **HOLIDAY TRIM.** Tasteful holiday trim may be displayed in the appropriate season provided that it is not excessive. Holiday decorations should be placed no more than forty-five (45) days prior to the holiday and must be removed no more than forty-five

(45) days after holiday. Owners whose holiday trim is not removed in a timely fashion may be subject to fine.

- E. **SATELLITE DISHES & EXTERNAL ANTENNAS.** Satellite dishes from DirecTV, Dish Network and other vendors are permitted. Installation of satellite dishes and/or antennas for the purpose of receiving television signal must not be affixed to or visible from the front of the home. The preferred installation location for a satellite dish is on the rear roof of the home, not visible from the front yard or street unless the signal is impaired by such placement; in which case a certified satellite dish installation company must document the problem. Installation of satellite dishes under twenty-four (24) inches on the rear roof and not visible from the front of the home do not require ARC approval. Any dish over twenty-four (24) inches or dishes placed elsewhere on the home will require ARC approval and may be considered depending upon location, size, etc. If the dish is installed within six (6) feet of ground level, the view of the dish must be blocked by evergreen-type bushes. The Association will comply with all FCC guidelines for satellite and antenna placement.
- F. **SWIMMING POOLS.** A pool may be installed on an Owner's lot following these guidelines:
- a) Swimming pools are subject to all applicable Kenosha City zoning ordinances, size restrictions and building codes.
  - b) All above ground swimming pools shall have evergreen-type shrubs which conceal the pool structure at least every four (4) feet of exposed pool perimeter of a type, size and placement as approved by the ARC.
  - c) For safety purposes, an approved metal enclosure surrounding the immediate perimeter of the pool shall be permitted.
  - d) Yards which are fully enclosed by an approved wood fence do not require landscaping as detailed in 4.F.c, however the fence must be installed prior to or at the same time as pool installation.
  - e) The exterior swimming pool color, lighting, deck, stairs and materials that surround the swimming pool at grade level (i.e., grass, concrete, brick pavers, decking, sand or stone) shall be approved by the ARC prior to installation.
- G. **SWING SETS & PLAY STRUCTURES.** Swing sets and play structures must be placed in the rear yard and be made of wood, molded plastic, or other high quality non-metallic material. Swing sets and play structure must be kept at least five (5) feet from the lot line to protect neighbors' property.
- H. **SHEDS.** At the Board's discretion a shed constructed of a similar material to that of the house may be installed/constructed. Sheds shall match/compliment the style and color of the home's exterior. Metal or molded plastic sheds shall not be permitted.
- I. **BASKETBALL HOOPS.**
- a. **Permanent Installation Option:** Freestanding basketball hoops are permitted however shall not be attached/affixed to the exterior of the house. Basketball hoops must be installed a minimum distance of eight (8) feet from the side property line and ten (10) feet from the front property line.

- b. **Portable Option:** It is permitted to utilize a portable basketball hoop provided it remains in the lot Owner on records' driveway, which does not include the apron or sidewalk. Basketball hoops shall be maintained in an upright position at all times and be kept in good repair. Portable basketball hoops shall be stored away during the winter season.
- c. All basketball hoop equipment must be properly maintained and kept in good repair.

5. **USE RESTRICTIONS.**

- A. Each dwelling unit shall be used only as a residence provided, however, that no Owner shall be precluded with respect to his dwelling unit from keeping his personal business records, home office or account books therein.
- B. Mailboxes are supplied and installed by the respective builder. Maintenance and/or repair after initial installation shall be the responsibility of the lot Owner(s) on record assigned to each mailbox cluster. Repair/replacement must conform to the original design. Ornamental mailboxes are prohibited. The Association assumes no responsibility for the installation, maintenance or repair of mailboxes.
- C. No camper, motor home, commercial or recreational vehicle, boat, trailer, bus, or unlicensed vehicle may be stored or kept on any lot for longer than forty eight (48) continuous hours. Such vehicles shall be stored within a garage with the door closed.
- D. Any vehicle parked in the home's driveway must clear the driveway width and length not to impede/obstruct/overhang any section of sidewalk or lawn. Any vehicle parked on the driveway must be damage-free, in fully operational order and be used for routine transportation. Long-term storage of vehicles in driveways is not permitted.
- E. Individuals who utilize any Association common area do so at their own risk.
- F. Individuals may not place any personal property, landscaping or other materials in common areas owned and maintained by the Association. Items shall be removed and disposed of and fines may incur.
- G. Individuals are strictly prohibited from maintaining or attempting to maintain Association property and shall be assessed fines if, after formal notice, they do not cease maintenance activity.
- H. The dumping or burying of yard waste or other materials in Association common areas is strictly prohibited. Violators shall be reported to the proper authorities and penalty shall be in accordance with the City of Kenosha general ordinance code.
- I. Any and all items not covered in these Rules & Regulations are subject to review and/or approval by the Officers of the Board and the Board of Directors.

THE ABOVE RULES AND REGULATIONS are hereby adopted this 13th day of August, 2007, to be effective immediately thereafter. The Rules and Regulations apply to all lot Owners on record within Leona's Rolling Meadows.

**RESOLUTION**

WHEREAS, the Board of Directors ("Board") of Leona's Rolling Meadows Homeowners Association ("Association") is charged with the enforcement of the Rules and Regulations and all amendments thereto; and

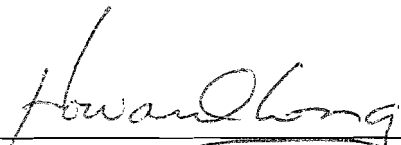
WHEREAS, the Board has deemed it necessary and has the power to establish and promulgate Rules and Regulations for the administration of the property.

NOW THEREFORE, the Board of Directors state as follows;

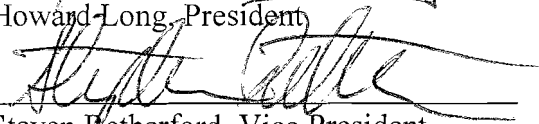
BE IT RESOLVED that the Board has reviewed and approved the attached Rules and Regulations for the Association and has distributed to the homeowners notice of these Rules and Regulations for their review for a period of fifteen (15) days following the mailing. Notification shall be sent via first class postage to all lot Owners on file at their last known addresses; and

BE IT FURTHER RESOLVED that any comments or suggestions will be reviewed by the Board at the end of that period and the final Rules and Regulations will be in effect immediately thereafter. The Board and its Officers are directed to enforce said Rules and Regulations in accordance with the By-Laws and any amendments thereto and all applicable federal, state and municipal laws.

This Resolution was adopted by the Board of Directors on August 13, 2007.


  
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Howard Long, President

8/13/07  
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Date

  
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Steven Retherford, Vice President

8/13/07  
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Date



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