

**RIVER RIDGE
HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

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TABLE OF CONTENTS

	Page #	Para #
PREFACE	3	-
ANNUAL ASSESSMENT	4	1
ANNUAL ASSESSMENT COLLECTION POLICY	4	2
ABOVE GROUND POOLS	5	3
OUTLOT B	5	4
MOTOR VEHICLE REGULATIONS	5	5
VEHICLE STORAGE	5	6
PARKING	6	7
REFUSE AND GARBAGE	6	8
PETS	6	9
RECREATIONAL EQUIPMENT	6	10
LIGHTING	6	11
ARCHITECTURAL CHANGES	7	12
METHOD OF REPORTING VIOLATIONS	7	13
METHOD OF CHANGING OR ADDING RULES OR REGULATIONS	8	14
METHOD OF ENFORCING RULES AND REGULATIONS	8	15
FINE SCHEDULE	9	16
ARCHITECTUAL REVIEW APPLICATION	10	-

PREFACE

These Rules and Regulations are not meant to be unduly restrictive or infringe on the rights of individuals. They are set forth to insure the full enjoyment of your home and surroundings. Cooperation by all is requested, it only takes a few to spoil the enjoyment of the majority. Guests are subject to the same Rules and Regulations as homeowners.

The laws and ordinances of the Village of Plainfield, Will County and the State of Illinois are fully applicable within the confines of River Ridge Sub-Division.

For the purposes of these Rules and Regulations, any other items of homeowner responsibility which may be listed in the Association Covenants or By-Laws will be considered to be listed here also. Any Violations will be handled in the same way as those specifically listed in this document.

These Rules and Regulations may be amended as appropriate by the Association's Board of Directors.

1. Annual Assessment

1.1 Each Assessment year begins on January 1st and ends on December 31st of that year.

1.2 The amount of each year's proposed Annual Assessment is determined by the Board of Directors taking account of planned expenditures and the requirement for proper maintenance and upkeep of the Common Areas. The Annual Assessment is included in the proposed Budget announced every year at the Annual Homeowners Association Meeting, normally held in February. The Annual Budget, including the proposed Assessment, is voted upon by the meeting attendees and once adopted becomes policy.

2. Annual Assessment Collection Policy

2.1 Once the amount of the Annual Assessment has been agreed at the Homeowners Association Annual Meeting, each Home/Lot Owner will be sent a letter notifying them of the amount due. Payment is due within 30 days of the date on the notification letter.

2.2 If payment is not received within **30 days**, an additional late fee of **\$10** will be added to that Home/Lot Owners' amount outstanding. They will receive a reminder of the amount due.

2.3 If payment is not received within **60 days**, an additional late fee of **\$25** will be added to the original amount due and a warning letter will be sent.

2.4 If payment is not received between 60 and **90 days** after the original letter an additional **\$50** late fee will be added to the Annual Assessment and the account will be passed to the Association's Attorney for collection. In that case, **the Homeowner will be responsible for all Attorney's fees incurred in addition to the Assessment plus late fees.**

2.5 In cases where a Home/Lot Owner has received notification that a late fee is due and they submit payment of the base Assessment without including the assessed late fee, that late fee will be doubled and added to their Assessment for the following year.

2.6 When a Home/Lot Owner needs to make special arrangements to make payments, that may be done by prior arrangement. Such arrangement must be made on paper and contain the Home/Lot Owners signed agreement. All payments must be complete by the end of the calendar year to which they pertain.

2. 7 The rules above also apply to any Special Assessment issued by the Board of Directors and to any Fines levied for the infringement of these Rules and Regulation as described on page 8 of this document.

3. Above Ground Pools

3.1 Above ground pools that are over 24" (twenty four inches) in height and more than 8' (eight feet) in diameter or length are **PROHIBITED**.

3.2 This rule was modified from the original covenants which will allow a small wading pool for children in the neighborhood. Any pools exceeding these restrictions will be considered a direct violation of the Rules and Regulations and the homeowner in violation will be subject to fines imposed for infractions.

4. Outlot B

4.1 Outlot B comprises the land between the end of the lots on the western side of Capista Drive and the DuPage River. It is owned by the original River Ridge developer, is Flood Plain and normally farmed by a local Farmer. As such, the area is to be treated as private property and the Owner as our neighbor. He should be accorded all the courtesy extended to, or expected from, any other neighbor. **No dumping of garden refuse, lawn clippings, rubble or any other garbage is permitted in the Outlot.** The riding of motorized vehicles in the Outlot is prohibited, unless specific permission has been granted by the Owner.

5. Motor Vehicle Regulations

5.1 All motor driven vehicles in use on the streets shall be properly licensed and driven by licensed drivers.

5.2 All vehicles must observe all speed and traffic regulations.

5.3 Vehicles with abnormally loud exhaust systems, such as motorcycles, and sports cars, shall be driven in such a manner as not to disturb residents.

5.4 No motorized vehicles may be driven or parked on common property, including the Berms bordering the Naperville/Plainfield and the Detention Pond Area.

6. Vehicle Storage

6.1 No junk, dilapidated or disabled automobiles, campers, motor homes, boats,

or other vehicles of any kind shall be maintained, stored, or parked on any of the lots or roads unless garaged completely and are fully screened from the view from the streets and the neighboring lots.

7. Parking

7.1 Parking on village streets must conform to village rules, including proper parking in the cul-de-sac areas.

7.2 No vehicle belonging to a homeowner or a guest shall be parked in such a manner as to impede passage in the street or to prevent ready access to another homeowner's driveway.

8. Refuse Storage & Removal

8.1 Refuse and garbage bins must not be stored in front of any lot until the evening of the day before pick-up.

8.2 All trash containers and recycling bins should be stored away by the evening of the pickup day.

9. Pets

9.1 Pets must be kept under control at all times. In accordance with Village Ordinances, Pets are to be kept on a leash when in unconfined areas.

9.2 Pet owners are responsible for picking up after their pets. Under no circumstances should pet waste be disposed of in any of the common areas of the Association.

10. Recreational Equipment

10.1 No Basketball backboards or other game equipment shall be allowed to block public sidewalks, be placed in the easement, streets or on common ground.

11. Lighting

11.1 Outside or Exterior lights serving any lot or structure shall not exceed in illumination of 100 watts per light. Any lights or fixtures attached to poles or buildings shall not be installed more than fourteen (14) feet above the surface of the ground.

12. Architectural Changes

12.1. **Approval Necessary:** No building, outbuilding, garage, fence, wall, retaining wall, in-ground pool, spa, porch, mail box or other structure or improvement of any kind shall be erected, constructed, placed or maintained on a Lot, or modified unless the same shall be approved in writing by the Board of Directors.

12.2 **Obtaining Approval:** Homeowners can obtain approval for Architectural Changes by filing a completed Application Form (provided on page 9), giving full details of the planned project, including such drawing as may be appropriate, and a copy of the obtained Village permit if required.

12.3 **Approval:** Upon the Boards approval, a copy of applicant's plans and specifications bearing such written approval shall be returned to applicant. Approval of any application shall be final and may not be thereafter reviewed or rescinded provided there has been compliance with all conditions of approval. If the request is denied due to aspects of the request that can be remedied by the applicant, the recommended changes can be made to the request and returned to the Board for subsequent review.

12.4 **Violations:** If any alteration or modification is made without the required prior written consent of the Board, the alteration will be deemed to have been undertaken in violation of the Covenants and Rules and Regulations. All unapproved alterations or modifications may be required to be removed until Board approval is granted, and are subject to fines imposed for infractions. In no event may any alteration or modification be allowed to remain if in violation of any of the Covenants and Restrictions contained in the Declaration, or in violation of any zoning or building ordinance or regulation.

13. Reporting Violations

13.1 Any Homeowner of the association may report a violation of these Rules and Regulations by filling out a violation complaint form, which is available on the Association Website (www.myriverridge.org) or from any member of the Board of Directors, and mailing it to:

**Board of Directors
River Ridge Homeowners Association P. O. Box 284
Plainfield, IL 60544**

13.2 Upon receipt of a Violation Report, the Board will investigate the matter and decide whether a violation has in fact taken place. If the complaint is found to be justified, the Board will send a "Notice of Violation" to the perpetrator who must take timely action to satisfy the complaint. Failure to act could result in a

fine or fines imposed for infractions.

14. Changing or adding Rules and Regulations

14.1 The Board of Directors can add to the Rules and Regulations or amend the Rules and Regulations as circumstances demand by majority vote of the board.

14.2 Homeowners wishing to change or add a specific rule or regulation should make their request to the Board of Directors in writing. Such request will be reviewed and voted upon at the next subsequent Board of Directors meeting, and a written reply will be provided as to the decision of the Board.

15. Enforcing Rules and Regulation

15.1. **Procedure** - The Board shall not impose a fine, suspend voting, begin court action or infringe upon any other rights of a member or other occupant for violation of rules unless and until the following procedure is followed:

a. **Issuance of a Notice to Cease and Desist Violation** - The Board will initiate a written notice to an offending Lot/Home Owner to “cease and desist” from an alleged violation. The notice will specify:

- i. The alleged violation.
- ii. The action required to abate the violation, and
- iii. The time period during within which the violation must be corrected. If the violation is corrected within that time period, no further action will be taken and no sanction will be applied.

b. **Hearing Before the Board.** If the violation continues, is repeated or is not corrected within the time period indicated in the Notice to Cease and Desist, the Board will issue written notification of a hearing to be held by the Board in executive session. The notice shall contain:

- i. The nature of the alleged violation.
- ii. The time and place of the hearing
- iii. An invitation to the violator to attend the hearing and produce any statement, evidence and witnesses on his or her behalf.
- iv. The proposed sanction to be imposed.

c. Conduct of the Hearing Before the Board.

- i. A hearing shall be held before the Board in executive session. The violator will be afforded the opportunity to argue his/her case before the Board and to explain how the violation will be corrected in the future.
- ii. If the Violator does not attend the Hearing, for whatever reason, the Board shall enter into the Hearing minutes a copy of the notice of Hearing together with a statement of the manner of delivery of the notice to the Violator.
- iii. Having heard any evidence, written or oral, from the Violator, the Board will discuss the case and hold a vote to decide if there is a case to answer and if so, what sanctions are to be imposed. Full minutes of the deliberations are to be recorded.
- iv. The minutes of the Hearing shall also contain a written statement of the results of the Hearing and the sanction, if any, imposed.

16. Fine Schedule

16.1 The Fine schedule for sanctions that the board has the authority to impose upon finding an Association member guilty of infractions is as follows:

- Up to **\$100** for each reported infraction cited during a first hearing.
- Up to **\$200** for each reported infraction cited during a second hearing.
- Up to **\$300** for each reported infraction cited during a third hearing.

16.2 A fine for a violation will continue to be levied until the violation has been eliminated and the Association has received written proof that the violation has ceased.

16.3. The collection policy for Fines is the same as that described for the “**Annual Assessment Collection Policy**” shown in detail in paragraph 2.

RIVER RIDGE HOMEOWNER'S ASSOCIATION
ARCHITECTURAL REVIEW APPLICATION

Name: _____

Address: _____

Phone: _____

Date: _____

Application is hereby made for approval to make the following additions, alterations or changes to the above named property:

Detailed drawing and specification or site plans of the proposed changes, along with a copy of the required village permit are attached. I understand that I may not proceed with the proposed work until I have received approval in writing from the Association Board. I further understand that if I have not received written approval within 45 days from the date of application, approval will be assumed to have been given.

Applicant's Signature: _____

Application Approved: _____ Board Member
(Signature/Title)

Date: _____

Application **NOT** Approved : _____ Board Member
(Signature/Title)

Date: _____