

STONEBROOK ESTATES HOA

Rules, Regulations, Fees And Management Co. Information

Effective November 5th, 2025

The following information is important for all Stonebrook Estates residents to know and understand. This information supersedes any written information on any of the following subjects prior to November 5, 2025.

Any general homeowner's questions should be emailed to the HOA Board at:

info@stonebrookestates-seha.com

HOME IMPROVEMENTS

Below is information on FENCES, SHEDS AND DECK & PATIOS. Where applicable, projects cannot be started without the homeowner submitting the Home Improvement Architectural Review Application (see below) to the Stonebrook Estates HOA Board.

During review of the application the Board shall have the right to take into consideration the suitability of the proposed improvement or new construction with surroundings as well as the effect the erection of the improvement or new construction will have on the view from adjacent and/or neighboring properties.

Where applicable, all projects MUST have the Village of Gurnee's building code approvals before commencing construction.

1.) FENCES

GENERAL OVERVIEW:

- 1.) Our goal, effective with this update, is to have open style/see through fences to avoid “walls” being built between our neighbors.
- 2.) Fences can only be constructed at the rear of homes. Front yard fences will not be approved.
- 3.) 6’ high maximum height
- 4.) Professional installation is recommended to insure long term durability and attractiveness.
- 5.) Regular maintenance (repair, painting, staining) is required.
- 6.) All applicable Gurnee Village building permits and building code requirements must be met/approved/obtained.

MATERIALS:

- 1.) Chain link metal/steel will **not** be approved.
- 2.) Vinyl/PVC will **not** be approved.
- 3.) Pressure treated lumber and cedar will be approved
- 4.) Composite/WPC (wood-plastic) will be approved
- 5.) Non-ferrous (rust resistant) aluminum will be approved.

STYLES/DESIGNS (See photo examples below):

- 1.) Stockade (no spacing between uprights) will not be approved.
- 2.) Stockade with minimum 3/4” gap between uprights will be approved.
- 3.) Shadowbox will be approved.
- 4.) Picket (with gap between uprights) will be approved.

2.) SHEDS:

- 1.) All applicable Gurnee Village building permits and building code requirements must be met/approved/obtained.
- 2.) Professional installation is recommended to insure long term durability and attractiveness.
- 3.) Floor size maximum is 10'x 14'.
- 4.) Cannot be higher than 12' at roof's peak.
- 5.) **Inexpensive aluminum sheds will not be approved.**
- 6.) Must have the siding, trim and roofing colors the same as found on the applicant's home at the time of application.
- 7.) Must be in the rear of the home.
- 8.) Must be free standing, cannot be attached to the home.
- 9.) Regular maintenance (repair, painting, staining) is required.

3.) DECKS/PATIOS: These will not need board approval as long as the following guidelines are met:

- 1.) Pressure treated lumber, cedar, redwood, concrete and paver brick materials are allowed.
- 2.) Composite/WPC (wood-plastic) material is allowed.
- 3.) Must be in the rear of the house.
- 4.) Regular maintenance (repair, painting, staining) is required.
- 5.) Professional installation is recommended to insure long term durability and attractiveness.
- 6.) All applicable Gurnee Village building permits and building code requirements must be met/approved/obtained.

The Board shall approve or disapprove any application submitted (see property improvement application below) and send written email reply to the applicant/homeowner within 30 days from receipt of the application. Any reasons for disapproval will be clearly stated.

FENCE PHOTO EXAMPLES BELOW:

Not Approved- Stockade



Approved- Shadowbox



Approved



Approved



STONEBROOK ESTATES HOA

Home Improvement Architectural Review Application

Name: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Project (Circle One): Fence Shed

Below please describe your project completely (materials, dimensions, colors etc.)
and include any applicable drawings/plans for the project:

Please email this application to the Stonebrook Estates Board at:
info@stonebrookestates-seha.com

GENERAL RULES & REGULATIONS

PRIVATE PONDS:

Only Stonebrook Estates family & friends are allowed to fish in our private ponds at their own risk. A Catch & Release rule must be followed.

No ice skating or swimming is allowed by anyone.

PARKING, RV/TRAILER, ETC.:

Please refer to Gurnee village ordinances, chapter 11.7 for any information not included below:

RV's, boats, boat trailers, house trailers, ATV's and utility/haul trailers cannot be stored on homeowner's property unless it is stored in a permanent, fully enclosed structure with a hard surface base. No more than 1 vehicle can be stored on a homeowner's property.

All the above cannot be parked in a driveway for longer than 72 consecutive hours while loading and unloading.

All above vehicles must have current valid registrations and be in operable condition

All above vehicles cannot be parked so they extend over a sidewalk or into the street.

Tractor trailers are not permitted to be parked at any time (other than moving purposes) in Stonebrook Estates.

SIDEWALKS:

Homeowners are expected to keep the sidewalks in the front and sides of their home clear of snow and other debris.

GRASS HEIGHT:

Homeowners are not permitted to let their grass grow longer than 5". A written warning will be issued, and the grass must be cut within 5 days. If the grass is not cut the HOA will have the grass cut at the owner's expense.

SWIMMING POOLS:

Only in ground swimming pools are allowed.

COMMON AREA DUMPING:

No grass trimmings, branches, dirt or general trash can be dumped into the common areas.

SOLAR PANELS:

The HOA board does not have to issue approval for solar panels to be installed on homeowner's homes. If approval is needed by the solar company, please send an email to info@stonebrookestates-seha.com and written approval will be emailed.

HOA FEES AND MANAGEMENT COMPANY:

Stonebrook Estates HOA uses a management company for its financial management.

The yearly HOA assessment statement/bill will be mailed to each homeowner by our management company in March of each year. **The yearly assessment is currently \$425.00.** A due date will be indicated on the statement. Any assessment payments not received within 30 days past the due date will be considered delinquent.

Below is our management company information:

Management Realty Partners Inc.

2704 Grand Avenue

Waukegan, IL 60085

Phone – 847-244-0100

Email – Jordan@managementrealtypartners.com

If anyone has any additional questions, please contact the HOA Board via email at:
info@stonebrookestates-seha.com

Thank You,

Stonebrook Estates HOA Board