

CODE OF BY-LAWS OF ROSEMARY VILLAS HOMEOWNERS' ASSOCIATION

Section 7.2. Right of Board to Adopt Rules and Regulations. The Board of Directors may promulgate such additional rules and regulations regarding Rosemary Villas as it may deem necessary from time to time and such rules as are adopted may be amended by a vote of a majority of the Board, and the Board shall cause copies of such rules and regulations and all amendments thereto to be delivered or mailed promptly to all Members.

RMV – HOA Additional Rules and Regulations

Trash, Recycle & Yard Waste Containers

All garbage, trash, refuse and yard waste shall be stored in appropriate containers supplied by the City of South Bend and/or St. Joseph County Solid Waste Management, and stored inside the Villa unit or garage and shall be kept therein. As per city ordinance, containers should not be placed on the front yard or tree lawn area prior to 12:00 p.m. on the day prior to collection and must be removed on the day of collection to the appropriate storage area (inside the Villa unit or garage).

Solicitation Signs

To be enforceable, signage expressing “No Solicitation” must be displayed on individual’s private property in view of the front entrance. For this purpose, the Board has approved the placing of a small sign to be attached to the villa.

- adjacent to the front door handle or doorbell; or
- placed in the lower corner of the storm door; or
- front window near the entrance.

The sign is to be no larger than 3” x 6” and have only two words --“NO SOLICITATION”. Signs must meet these criteria to be acceptable and may not be in the yard or landscape beds or in any other location on the property. The Board has the final decision for approval.

Approved Exterior Paint Colors

Siding Colors:

- Sherwin Williams - Universal Khaki (SW 6150)
- Sherwin Williams - Softer Tan (SW 6141)

Trim Colors:

- White
- Ash Beige
- Sandy Beige

The Sherwin Williams Paint Store on E. Ireland Rd has the formulas for these colors on file.

Homeowners who wish to repaint or replace their siding now use these selections as a guide when selecting a color that most closely blends with the rest of Rosemary Villas. Homeowners are not required to purchase paint from Sherwin Williams - only obtain the color samples or

formulas to be used anywhere. Any application of color to the exterior of a villa must be Board approved (siding as well as shutters, decks, windows, garage doors, etc).

Weeding

Weeds must be constantly attended to. Paragraph "P" of our Covenants state that each homeowner shall not impair the property or allow the property to deteriorate.

Political Signs

As a Homeowner in Rosemary Villas, you are bound by the Declaration of Protective Covenants and Restrictions ("Covenants") and all amendments thereto. Paragraph "S" of said Covenants provide, in part, as follows:

Up to four signs, no larger than twenty-four by twenty-four inches (24" x 24") in area, advocating the election or defeat of one (1) or more candidates for nomination or election to a public office, support for or opposition to a political party, or a political party's candidates, or the approval or disapproval of a public question may be displayed in a window on the Owner's property or on the ground that is part of the Owner's property, beginning no more than thirty (30) days before, and ending no more than five (5) days after, the date of the election to which the sign relates.

The time restrictions provided in this Covenant are directly in line with Indiana law, specifically, Indiana Code § 32-21-13-4.