

The items below are help clarify issues Board members dealt with in the past year. Please take the time to read these items and contact the Board at [board@autumnfields.net](mailto:board@autumnfields.net) with any questions.

## Temporary Above Ground Pools

The Autumns Fields' Covenants state that above ground pools are not allowed (see Section 22) and prohibits temporary items including recreational apparatuses (see Section 5). The Board has been brought into disputes between homeowners regarding the presence of temporary above ground pools. The current Board holds that an item is a temporary above ground pool if any of the following are true:

- The Village of Frankfort rules would determine that the above ground pool would require a fence to be in compliance with Village ordinances, or
- The top of the pool is 24 inches or higher.

If the Board is made aware of a violation, a written notification will be submitted to the homeowner. If the homeowner remains out of compliance with the covenants after the date to remedy in the written notification, the Board shall apply a fine of \$500 per month until the above ground pool is removed. The Board retains the right to apply liens to properties with unpaid fines.

## Landscaping of Dedicated Areas on Double Frontage Properties

The properties of Autumn Fields that border Wolf or Laraway Roads, termed double frontage in Frankfort Village ordinances, have areas within their property lines that have been dedicated to the Village of Frankfort per the Annexation Agreement for Autumn Fields Subdivision. These dedicated areas have ordinances, see Village of Frankfort Landscape Ordinance Section 158.26, that define how they are to be landscaped. All this landscaping was originally performed by the developer of Autumn Fields as contractually obligated by the Village of Frankfort.

The Homeowners' Board has held the position to maintain these dedicated areas via periodically mulching the landscape beds and replacing dead trees. The Board has been approached in the past by residents with these properties requesting to make alterations. The current members of the Board will uphold the following guidelines for landscape changes within the dedicated area:

- Landscape plans must be provided to the Autumn Fields ARC (email [arc@autumnfields.net](mailto:arc@autumnfields.net)),
- Landscape plans must maintain compliance with Village ordinance Section 158.26,
- Homeowner must acquire approval from the Village, and
- Changes must not increase the mulch area.
- If the homeowner taking their own initiative to just replace a dead tree within the dedicated area, the Board request written notification that this action is to be performed and that the tree maintains compliance with Section 158.26. Ideally, residents will replace the tree with the same tree species.

## Permits

Homeowners need to notify the ARC before submitting to the Village a permit application. Too often this happens late in the process when contractors already have been scheduled. This puts undue timing pressure on ARC members. Please follow these steps when performing a project when acquiring a permit:

1. Contact the Village and determine what items you need to submit to obtain the permit.
2. Notify the arc at [arc@autumnfields.net](mailto:arc@autumnfields.net) about your pending project.

3. Provide project information requested by ARC. When review is complete, the ARC will provide a letter of approval that can be submitted to the Village along with other Village required documents.

If you are unsure if your project requires a permit, please contact Frankfort Village hall. Roof replacements, which have been the most common building projects the last year, do require a Village permit; thus, the ARC should be notified before applying for the permit.