

Beacon Hill Homeowners Association (BHHA)

Architectural Control Compliance Regulation – Articles 5 & 6

Purpose: The purpose of the Covenant Violation Regulation – Articles 5 & 6, is to ensure members of the BHHA can rely on the BHHA to enforce covenant compliance in a consistent and unbiased manner for the benefit of the Beacon Hill neighborhood.

Compliance: All BHHA members are provided a copy of the BHHA covenants when they purchase their home in Beacon Hill and any member can review a current copy of the covenants on the BHHA website. Members are expected to be aware of the covenants and act in a manner which will ensure, as a homeowner, their home is in compliance with the current covenants and changes will not be made causing the homeowner to fall out of compliance. All members have been provided with the knowledge that Architectural Committee (AC) review and approval is required for all homeowner property modifications or additions to ensure these modifications or additions are in compliance with Article 6 and 7 of the BHHA covenants, **prior to initiating projects**. Covenant Compliance is required for all covenants listed in the current BHHA covenant document provided. The Village of Kildeer is instructed to deny building permits submitted without requisite AC/BHHA approval but it is ultimately the Homeowner's responsibility to obtain the necessary approvals by the AC/BHHA before beginning work, even if a permit is erroneously issued by the Village of Kildeer without such approval.

AC Covenant Violations: If a homeowner is found to have initiated or completed a project, that required AC review and approval and they did not have AC approval to initiate/complete the project, it will be determined they are not in compliance with the BHHA covenants. It is the responsibility of the AC to notify the Beacon Hill Board of Directors of this violation. The Beacon Hill Board will work to address/correct this violation in the following manner:

1. The Beacon Hill Board will work with the AC to determine if project would have been approved, had the homeowner followed the required process.
 - a. If the project would have been approved had the homeowner followed the process:
 1. The homeowner will be issued a \$100 non-compliance fine for failure to comply with the BHHA AC review process.
 - b. If the project would not have been approved, the Board will work with the AC to determine if:
 1. The homeowner needs to restore the property to its original condition
 2. The project will be allowed but the project is considered out of compliance and the BHHA should assess an appropriate fine
 1. The Board will call a special meeting to review the situation and assess an appropriate fine.

2. If the homeowner refuses to pay the fine, reasonable interest shall accrue and the debt will be turned over to the attorney for collection.

Regulation Compliance: The BHHA Board reserves the right to address any/all covenant violations in the manner noted in Article 7.