

Willow Creek Single Family Homeowners Association

Declaration of Covenants, Conditions and Restrictions

This document combines information from both the Willow Creek Declaration of Covenants, Conditions and Restrictions and Resolution #4 for Exterior Home and Yard Maintenance. This document is not a complete copy of either the Declaration of the Covenants, Conditions and Restrictions or Resolution #4 for the Exterior Home and Yard Maintenance.

This document is intended to provide a quick reference for Homeowners, Tenants and prospective Homeowners. To view complete version of both documents, please visit the Willow Creek Single Family Homeowners Association website at www.willowcreekhomes.org and click on the Documents page.

If you have any questions, please email the Board at willowcreekhomes@yahoo.com

4.1.1 Accessory uses and structures

A private residence shall be designed and built with an attached garage for the storage of vehicles. No accessory structures, or storage sheds shall be constructed, maintained, or utilized upon any lot within the Willow Creek subdivision.

A. AIR-CONDITIONERS

No window air-conditioner units will be permitted.

B. ANIMALS

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except for dogs, cats, or other household pets, provided that they are not kept, bred, or maintained for any commercial purpose.

No dog kennels of any type shall be kept or maintained on any of the lots and no household pets of any type whatsoever shall be kept, maintained, or housed anywhere on any of the lots except inside the dwelling unit.

No dogs and/or cats shall be allowed to run at large. Dogs and/or cats should not roam outside homeowners' lot lines. Homeowners are expected to walk their pets on a leash and to clean up after their pets per City Ordinance.

Dogs and/or cats shall be limited to the number allowed by City Ordinance.

No dog runs will be allowed.

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C. ANTENNAS

Exterior television antennas or radio antennas are prohibited on any lot unless fully enclosed within the dwelling unit. Dish antennas are permitted but are to be no larger than twenty-four inches (24") in diameter.

D. BASKETBALL HOOPS

Basketball hoops are to be of the free-standing style. There are to be no basketball hoops attached to the front of a dwelling. Metal poles are to be kept painted.

E. CLOTHES LINES

No clothes poles or lines will be permitted.

F. DRILLING OR MINING

No drilling or mining operations of any type whatsoever shall be permitted upon or in any of the lots, nor shall any wells, tanks, tunnels, excavations or shafts be permitted upon or in any of the lots. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any of the lots.

G. EXTERNAL WIRING

No lines or wires for communication or the transmission of electric current or power shall be constructed, placed or permitted to be placed anywhere, other than within dwellings and underground.

H. FENCES

No fences will be allowed, with two (2) exceptions. Those properties that back up against property other than Willow Creek subdivision will be permitted to erect a fence running the length of the back of the property line. This fence is to be consistent with the fence presently being used in Willow Creek subdivision at the 922 Willow Creek Road location.

Those properties, which backup up to the east pond area, will be allowed to install fences or devices necessary to restrict waterfowl from occupying their property. These fences must be double split rail type and wire mess can be used to prohibit waterfowl.

No fences will be approved for lots abutting the west pond area.

Approval for these two (2) exceptions must be in writing from the Architectural and Landscape Committee.

I. GARBAGE CANS

No garbage/trash, or other waste containers shall be stored, kept, or maintained anywhere except within the dwelling units or the garages on each of the lots, except on such days as such garbage/trash, or other waste material is to be collected and removed.

Grass clippings and other yard waste, contained within the required kraft paper bags, may be stored outdoors until the next Wednesday's pickup. Storage through winter is not allowed. Pickups start April 1st and end November 30th, as of this writing. Storage must not be visible from the street or in a location unsuitable to your neighbors.

J. GARDENS (FRUIT and VEGETABLE)

Fruit and vegetable gardens are permitted but must not exceed an area of ten feet (10') by ten feet (10'). All adjacent homeowners must submit their approval in writing to the Architectural and Landscaping Committee before approval will be granted to the homeowner by the Architectural and Landscaping Committee.

K. WALLS

The construction or erection of walls must conform to the City regulations as to setbacks and height. No such construction or erection shall be commenced without the prior approval of the Architectural and Landscape Committee.

L. MAILBOXES

It is desired that mailboxes be wood on wood supports. Brick/stone monument type mailboxes are also acceptable. Metal mailboxes on metal support poles are strongly discouraged. New or replacement mailboxes are to be wood on wood supports or of the brick/stone monument type.

L. PLAY EQUIPMENT

Children's play equipment (i.e. playhouses, swing sets, sandboxes) must be approved by the Architectural and Landscaping Committee. Areas used for these play items must not exceed one-third (1/3) of back yard. The approved materials of construction are wood or plastic.

Playhouses may not be used for storage of any personal belongings.

N. POND FRONTAGE

Under no circumstance will any structures, whether permanent or temporary, be permitted which extend into or are designed such that they can extend into water areas, (i.e. docks, boathouses).

O. RECREATIONAL/COMMERCIAL VEHICLES

No trailer, boat, tractor, truck, motorcycle, mobile home/RV, airplane, snowmobile or commercial vehicle shall be parked, stored, or left unattended, permanently or temporarily, on any of the lots, except in the garage on the lots. No more than four (4) licensed and operating automobiles may be parked in the driveway on a regular basis. Parking of vehicles on any other portion of the lot other than the garage or driveway shall be prohibited.

Short-term parking of recreational vehicles in driveway will be permitted for a duration, not to exceed one (1) week per season (spring, summer, fall, winter).

As used herein, the term "commercial vehicles" shall include, without limitation, all automobiles, station wagons, vans, trailers, trucks or vehicular equipment bearing signs or which have printed thereon a reference to any commercial activity or which contain commercial equipment open to public view.

P. SIGNS

No extended purpose signs of any kind shall be displayed on any lot except for one (1) sign to advertise the property is for sale. All signs shall be maintained in good condition and shall be removed at such time as their purpose has been satisfied. Special purpose signs (i.e. garage sale) may be displayed for a period not to exceed three (3) days.

Q. SOLAR COLLECTORS

Solar collectors which are visible must be carefully designed to relate to the architectural design of the home in which they are placed. Solar collectors must be aesthetically integrated into the design forms when exposed to view and must be hidden from view wherever possible. Any building with solar systems must be pre-approved by the Architectural and Landscaping Committee prior to the commencement of construction.

R. SWIMMING POOLS

No above ground swimming pools, excluding children's wading pools, shall be erected, placed, or utilized on any lot. In ground swimming pools must be submitted and approved by the Architectural and Landscaping Committee. They will be subject to restrictions relating to surface vs. ground level, fence types, and location. Solid, privacy fences will not be allowed.

RESOLUTION No. 4

**RESOLUTION FOR EXTERIOR HOME AND YARD/LAWN MAINTENANCE
for
WILLOW CREEK SINGLE FAMILY HOMEOWNERS ASSOCIATION**

4.1.1.S EXTERIOR HOME MAINTENANCE

S.1 GENERAL

The Association reserves the right to enforce all City of West Chicago Ordinances and Codes which relate to the exterior of homes.

S.2 EXTERIOR HOME SURFACES

All exterior surfaces of the home shall be free of mold. All wood siding and trim shall be painted or stained and maintained.

4.1.1.T YARD AND LAWN MAINTENANCE

T.1 GENERAL

Yard and yard beds shall be maintained in a clean and safe condition. Containers and trash shall not be present. Hoses shall be stored neatly when not in use and not left lying in yard.

T.2 SIDEWALKS AND DRIVEWAYS

All sidewalks, walkways, stairs, driveways and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. No weeds and/or grass shall be growing between the separation expansion cracks of sidewalks, walkways, driveways including curbs.

T.3 WEEDS

All premises and exterior property shall be maintained free from weeds. Weeds are considered plants that grow and reproduce aggressively. This does not include trees, shrubs, cultivated flowers, garden plants, and normal fescue grasses. Dandelions are considered to be a weed.

T.4 LAWN GRASS

All open areas of the yard not covered with beds, sidewalks, walkways, or driveways shall be covered with grass. Lawn grass shall be cut/mowed regularly and the grass length shall not exceed a height of six (6") inches. All grass not assessable by mower shall be trimmed such that its length does not exceed six (6") inches. Trimming should occur at the same time as lawn grass cutting/mowing such that all grass is the same length.

T.5 LEAVES

Leaves shall be removed from the yard and yard beds no later than May 31st of each year and in the fall, leaves shall be removed from the yard no later November 31st of each year.

T.6 MAILBOXES

Mailboxes shall be plum and square. All metal mailboxes and posts shall be rust free and painted. All wood mailboxes shall be stained or painted so as to protect the wood from the elements. Monument mailboxes shall be structurally sound with no unattached parts.

T.7 DECORATIVE EDGING

Decorative edging surrounding yard beds, walkways, driveways, etc. including but not limited to stone and brick shall be maintained in place and structurally sound.

T.8 POTTED PLANTINGS

Potted plantings shall be in pots designed for the outdoors. Plastic, metal, cardboard, and wood crates or similar containers are not allowed.

T.9. FIREWOOD/LOGS

Outside storage of firewood/logs shall be stacked adjacent to the home. If there is no objection from adjacent homeowners it may be stacked on the property line. It shall be stacked in a neat and orderly manner, not scattered throughout the yard. No more than two (2) cords of firewood/logs shall be stored on the exterior of the home.