

**RULES AND REGULATIONS
FOR
WESTON RIDGE COTTAGE HOMES
PROPERTY OWNERS ASSOCIATION, INC.**

These Rules and Regulations for Weston Ridge Cottage Homes Property Owners Association, Inc. supersede and replace all prior rules and regulations, except for Article VII of the Amended and Restated By-Laws for Weston Ridge Cottage Homes Property Owners Association, Inc. recorded in Lake County, Indiana on July 18, 2024 as Document No. 2024-019373 (the "Bylaws"). The following rules and regulations shall apply in addition to the terms and conditions governing the Subdivision as set forth in the Declaration of Covenants and Restrictions and Bylaws for Weston Ridge Cottage Homes Property Owners Association, Inc. (the "Declaration"):

1. **Definitions.** The capitalized words and phrases used in these Rules and Regulations shall have the same definition and meaning as those set forth in the Declaration.
2. **Noise.** Loud music or television or any other sound which may be objectionable to any other Occupant is prohibited at all times.
3. **Garbage.** All garbage receptacles shall be located and stored in such a place as to not be visible from any ground level location in the Subdivision, excepting only on those days of garbage collection by the Town of Saint John or its contractor, in which case such garbage containers, when empty, shall be immediately relocated to a place as described above.
4. **Ordinances.** All Town of Saint John Ordinances shall be followed.
5. **Occupancy.** The maximum occupancy limit is two occupants per bedroom plus the property owner.
6. **Calculating Occupancy.** Living rooms, dens, dining rooms, and basements do not count as bedrooms.
7. **Invasive Species.** No Owner shall plant, cultivate, or introduce upon any Lot any plant species designated as a highly invasive species, aggressive and invasive grower, or a prohibited invasive pest under Indiana law, specifically referencing the Indiana Terrestrial Plant Rule (312 IAC 18-3-25) and any subsequent updates maintained by the Indiana Department of Natural Resources. This includes, but is not limited to, common regional nuisances such as Bradford pears and other varieties of the Callery Pear (*Pryus calleryana*), Rose of Sharon (*Hibiscus syriacus*), Purple Loosestrife, Japanese Barberry, Burning Bush, Tree of Heaven, and Wintercreeper.
8. **Duty to Eradicate.** If any invasive or prohibited plant species becomes established on a Lot—whether intentionally planted or naturally seeded—the Owner is responsible for the complete removal and proper disposal of the plant at their own expense upon written notice from the Board of Directors.

9. Failure to Remedy. If an Owner fails to remove prohibited invasive species within thirty (30) days of receiving written notice and in accordance with Article VI of the Bylaws, the Association reserves the right to enter the violation area, require commercially reasonable abatement methods, and assess the Owner for all abatement costs incurred.

10. Property Maintenance. Siding, roofs, windows, shutters, and paint must be kept in good repair without visible peeling, cracking, severe weathering, severe fading, or mold/mildew.

11. Landscape Maintenance. Each Owner shall keep all private portions of their Lot, including trees/shrubs outside the foundation strip, replacements, weeding of owner-installed beds, etc., in a neat, clean, attractive, and healthy condition. All landscaping must be kept weeded. Dead plants, fallen tree limbs, and diseased vegetation must be promptly removed. If any trees are removed, the stumps are either removed or ground down, and a new tree is planted, or the area is leveled and repaired with fresh grass seed or sod. Damaged or missing edgings must be promptly replaced or removed. This rule applies to work the POA does not provide per the Amendment to the P.O.A. Agreement, Declarations, and Restrictions of Property Owners of Weston Ridge Cottage Homes recorded in Lake County, Indiana on June 13, 2024 as Document No. 2024-015729.

12. Decorations. Broken, faded, rusted, or fallen yard decor must be promptly removed.

13. Parkways. Owners whose private lots abut the parkway are responsible for the parkway, including the parkway trees. St. John Town Ordinance Sec. 24-44 (c) states that property owners are responsible for maintaining all landscaping, including any within the parkway.

14. Encroachments. No private improvement, landscaping, or personal property may cross or encroach upon neighboring private lots, utility easements, or Association-owned common areas.

15. Storm, Flood, and Other Damage. Property owners must adhere strictly to the following progressive timelines when addressing property damage resulting from any storm, flood, fire, or other casualty event.

- Immediate Mitigation (24–48 Hours): Owners must take immediate action to secure the property and prevent compounding damage, such as roof tarping, boarding up windows, and stabilizing structures.

- Minor Repairs (30–60 Days): Cosmetic fixes, minor siding damage, and fence repairs must be fully completed within this timeframe.

- Major Structural Restoration (Maximum 4 Months): Pursuant to Article VII, § 15 of the Bylaws, no structure partially or totally destroyed by fire, windstorm, or other casualty shall remain in such a state for more than four (4) months. The Unit must be rebuilt, repaired, or reconstructed to substantially restore it to its appearance and condition immediately prior to the casualty.

The Board recognizes that third-party delays can occur. If you cannot meet these timelines due to verified insurance adjustments or local government permit delays, you must submit formal

documentation to the Association for Board review prior to the expiration of the deadline to be considered for an extension.

16. Default and Enforcement. If an Owner fails to maintain their private lot after receiving a written violation notice and an opportunity for internal grievance resolution or hearing under Indiana HOA Laws, and in accordance with Article VI of the Bylaws, the Association reserves the right to enter the violation area, require commercially reasonable abatement methods, and assess the Owner for all abatement costs incurred.

Executed this 7th day of October 2026 after consideration and approval by the Board of Directors at a duly noticed meeting of the Board of Directors held on the 7th day of October 2026.

Weston Ridge Cottage Homes Property Owners Association, Inc. by:

Signed: _____

Printed: Wendy Costino, President

Attest:

Signed: _____

Printed: Linda Blauw, Secretary