

**Bradford Park
Homeowners Association
Rules and Regulations**

Bradford Park Homeowners Association

| RULES AND REGULATIONS | |
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Bradford Park Homeowners Association

SECTION 1: Administration and Appearance of Property

Any rule or regulation that requires Board approval should be sent to info@bradfordparkhoa.com.

A. Alterations

1. No alterations of any kind may be made to the exterior of any home including but not limited to roofs, driveways, patios, house paint/stain, front doors, and garage doors without approval from the Architectural Review Committee.

B. Building Projects

1. Approval by the Architectural Review Committee is required in all cases prior to approval by the Village of Wayne. Information on this process is available by emailing the Bradford Park Board of Directors info@bradfordparkhoa.com
2. Sheds and storage cabinets are prohibited on the outside of a homeowner's property.

C. Private Roads

1. All roads in the Bradford Park are privately maintained by the Association. The use of all roads are subject to all applicable rules and regulations for a residential area as pursuant to the Rules and Regulations established by the State of Illinois, the county of DuPage and the Village of Wayne. Enforcement of these regulations is done by public safety officials of any of these jurisdictions, but primarily those of the Village of Wayne.
2. The speed limit on all roads in the Bradford Park Subdivision is twenty-five (25) MPH and is strictly enforced.
3. Overnight parking on any road within the Bradford Park Subdivision is prohibited unless work is being performed on your driveway, or for other reasons with notification to the Board.

D. Assessments and Collections

1. Yearly assessments are due and payable on receipt. Any payment which is not received within 30 days or by the specified due date shall be considered late and will be assessed a 20% late fee. Should the homeowner experience a hardship, the homeowner should notify the Board as soon as possible and payment terms will be determined. Dues must be paid in full by the end of the year.
2. Any assessments, special assessments, fines, or other charges of the Association are due and payable within 30 days from the date of the invoice. Any payment which is received after 40 days from the date of the invoice shall be considered late and will be assessed a late fee of 20%.
3. Homeowners who are delinquent in the payment of any assessments, special assessments, fines, or other charges shall be subject to legal action in accordance with the provisions of the Declaration and By-Laws. Once legal action has been commenced, all legal fees and costs will be assessed to the Homeowner, as required by the Declaration and By-Laws.
4. Any Homeowner who submits a check that is returned by the bank for insufficient funds will be assessed the current rate charged by the Association's bank.

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E. Board Meetings

1. Board meetings are open to all Homeowners except for closed session meetings for the following purposes: (i) to discuss litigation when an action against or on behalf of the Association has been filed and is pending in a court or administrative tribunal, or when the Association finds that such an action is probable or imminent, (ii) to discuss third party contracts or information regarding appointment, employment, engagement, or dismissal of an employee, independent contractor, agent, or other provider of goods and services, (iii) to interview a potential employee, independent contractor, agent, or other provider of goods and services, (iv) to discuss violations of rules and regulations of the Association, (v) to discuss a member's or unit owner's unpaid share of common expenses, or (vi) to consult with the association's legal counsel. Any vote on these matters shall be taken at a meeting or portion thereof open to any Member.

F. Exterior Upkeep and Maintenance of Homes

1. Homeowners shall maintain the outside of their house. Peeling paint, rotted wood, torn, missing or damaged shingles, or any other area that has not been maintained, as deemed by the Board, must be remedied.

G. Common Property

1. All persons using common property do so under an assumption of risk basis.
2. All community members have a standing right of use. Board notification and approval is required in advance of use of common space for group functions. Please submit an email to the President of the Board of Directors stating the date, time, number of guests and type of activity. All trash, garbage and any other items shall be removed from the area at completion of use. Use by any other individual or group is strictly prohibited. The following activities are prohibited:
 - A. No temporary structures shall be maintained overnight
 - B. Open fires are not permitted
 - C. No activities shall be undertaken to harm or change the natural and pre-existing condition of the area.
 - D. The use of motorized vehicles of any kind on common property, except streets, is prohibited. All unlicensed vehicles are prohibited on common property and streets within the Bradford Park Subdivision.
 - E. Pets may use the facilities as long as they are under direct control (leashed) at all times and all droppings will be cleaned and removed by the person accompanying the pet.

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H. Maintenance of Lots (Improved and Unimproved)

1. No person shall accumulate or store junked, broken or expired licensed vehicles, litter, refuse or any unsightly items, as deemed by the Board, anywhere on their property.
2. Owners may not store personal items of any kind in their front and side yards, or any area open to public view, including, but not limited to, firewood, construction material or construction debris, patio furniture, grills, bicycles, garbage receptacles, lawn equipment, snow removal equipment and other recreational equipment.
3. All swing sets must be maintained, no peeling or rotten wood. Any new or replacement swing set must be behind the house and not open to public view. Swing sets must be maintained, no peeling or rotten wood. Location of a swing set, whether new or a replacement of a current swing set must be approved by the Architectural Review Committee.

I. Landscaping

1. Lawn cutting must be maintained and cannot become unsightly. A neat appearance must be maintained. Weeds that are allowed to dominate the lawn must be eliminated.
2. Unimproved lots must be cut bi-weekly at a minimum, with regular weed control measures and treatment applied.
3. Weeds in or out of beds cannot reach a height in excess of ten (10) inches anywhere on the property.
4. Homeowners are not permitted to remove trees from their property without approval from the Architectural Committee. Trees that are completely dead or diseased should be removed from the property for safety and aesthetic purposes.
5. Noise from mowing and other landscaping tools is allowed from 8:00 a.m. to 8:00 p.m. every day.

J. Parking

1. Pursuant to the Association's Declaration, habitual parking of commercial vehicles on any Lot or street is prohibited. Habitual parking shall include, but is not limited to, parking a Commercial Vehicle on any Lot or street more than two (2) consecutive nights per thirty (30) day period. Commercial Vehicles shall include the following: (i) limousines; (ii) hearses; (iii) vehicles which are designed, equipped and used for carrying commercial freight, goods, wares, merchandise or equipment; (iv) any vehicle displaying commercial advertising on the body thereof; (v) vehicles with snow plows attached; and (vi) vehicles affixed with a ladder rack, service rack or any rack used for the purpose of transporting equipment to be used for a commercial or industrial enterprise.
2. Boats, campers, trailers of any type (open or enclosed), or any other recreational or non passenger vehicles and accessories are prohibited on any Lot or street unless the same are fully enclosed within the garage located on such Lot. Stored or covered vehicles of any type are not permitted on any lot which is open to public view. No vehicles are to be parked on any lot except upon driveways or within attached garages. No vehicles can be parked at any time on your lawn. No unlicensed motor vehicles are allowed on common property and streets within the Bradford Park Subdivision.

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K. Pets

1. All pets must be restrained, and not allowed to roam. When walking your dog, clean up dog waste.

L. Garbage

1. All garbage must be placed in durable plastic receptacles provided by our refuse company.
2. All garbage receptacles shall not be in open public view from streets and adjacent homes. It is strongly recommended that garbage receptacles be kept inside garages.
3. Garbage cannot be put out earlier than 6:00 pm, the day before garbage pick-up day and must not be left out after 10:00 pm on garbage pick-up day.

M. Holiday Decorations

1. Holiday decorations shall not be installed any earlier than three (3) weeks before and must be removed no later than two (2) weeks after the date of the holiday with the exception of winter holiday lights.
2. Winter holiday lights can be installed no earlier than November 1st and must be removed no later than February 1st.

N. Signs and Advertisements

1. No signs or billboards of any kind shall be displayed to the public view on any Lot except that one professional sign used by a builder to advertise the Property during the construction and sales period, or a "for sale" sign if offered by Owner or broker may be displayed, which signs shall be in compliance with the applicable ordinance of the Village of Wayne.
2. Unit Owners may install one political sign or issue within ten feet from the front of their Unit, no larger than 12" by 24" in size, no more than thirty (30) days before the scheduled election. All political signs must be removed the day immediately following the election and may not be installed on Common Area within the Association. Signs in violation of these requirements may be removed without notice. No signs or billboards of any kind shall be displayed on any common area property.

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SECTION 2: Enforcement of Rules

- A. If someone is believed to be in violation of any of the provisions of the Covenants, Conditions and Restrictions, By-Laws, or Rules and Regulations, a written complaint must be provided to the Board via the Bradford Park Homeowners Association email address at info@bradfordparkhoa.com.
- B. The person charged with the violation will be given a written Violation Notice of the complaint, informing the homeowner of the alleged violation. The homeowner has twenty (20) days from the date of the Violation Notice to correct the violation or request a hearing before the Board of Directors to discuss the cited violation(s). A response is required by the homeowner via email or letter within the twenty (20) days from the date of the Violation Notice.
- C. If the homeowner has not corrected the violation, requested a hearing or fails to appear at the requested hearing within the twenty (20) day period a Violation Fine Notice will be sent informing the homeowner that a fine has been assessed to their account. The homeowner will be given an additional five (5) days from the date of the Violation Fine Notice to correct the violation before the twenty-five dollar (\$25.00) per day fine will be assessed for a violation of a continuing nature. All fines are collectible in the same manner as unpaid expenses/assessments. Refer to the Enforcement Policy and Fine Schedule for a current list of fines.
- D. In the event of any violation of the Rules and Regulations, Declaration or By-Laws of the Association, the Board reserves the right to pursue any and all legal remedies to compel enforcement, legal and equitable. Any and all costs and attorneys' fees shall be assessed back to the account of the offending homeowner at the time they are incurred.

Refer to the Enforcement Policy and Fine Schedule for additional details