

Rules - Lake Ridge Club Homeowners Association
(Amended and Restated December 31, 2008)

Table of Contents

1. Definitions of Key Terms
2. Responsibility of Owners and Tenants
3. Payment of Assessments and Other Charges
4. Landscaping
5. Exterior Changes
6. Video Reception Devices
7. Maintenance of Units; Insurance
8. Appearance of Lots
9. Patios
10. Garages; Driveways; Common Property
11. Vehicles
12. Snowplowing
13. Exterior Lighting
14. Sump Pump Discharge
15. Window Washing
16. Refuse Storage & Removal
17. Pets
18. Use and Occupancy Restrictions
10. Sale of a Unit
20. Lease or Sublease of a Unit
21. Procedures for Requesting Changes to Units
22. Rules Committee
23. Non-conforming Units and Uses

[Attachments : Policy Respecting Replacements of Trees and Bushes; Gutter Policy; Patio Design and Dimensions Guidelines; Roof Replacement Policy; Policy Regarding Use of Common Property for Private Functions.](#)

Formatted: Font: 10 pt, Italic

These Rules and Policies are binding on all Owners of Units in the Lake Ridge Club and their Tenants and Guests. Cooperation is needed so everyone can enjoy the highest quality of life. All Board members, officers, committee chairs and members volunteer their time and talents to make the Lake Ridge Club a better place to live and to protect the investment in our properties. Please show them the respect and cooperation you would expect if you occupied one of these positions.

Deleted: ¶

Deleted: .

In the event of a conflict between these Rules and the Declaration or By-Laws of the Association, the provisions of such Declaration and By-Laws will prevail. These Rules and Policies may be added to, amended or otherwise changed from time to time by Resolution of the Board.

Any questions, problems or requests involving the Lake Ridge Club Homeowners Association, or its contractors, should be addressed directly to the Manager. Until further notice the Manager is:

Deleted: n

Deleted: maintenance worker s

Formatted: Font: Bold

Oak & Dale Properties, Inc.
211 West Chicago Avenue
Suite 10
Hinsdale, Illinois 60521
Telephone: (630) 323-8810
Fax: (630) 323-8910
E-mail address: manager@lakeridgeclub.org

Deleted: manager@lakeridgeclub.org

Formatted: Font: 10 pt, Bold, Italic, Underline

Formatted: Default Paragraph Font

Except in an emergency, all communications to the Manager should be in writing, by fax or e-mail.

1 Definitions of Key Terms

- 1.1 **Association** means the Lake Ridge Club Homeowners Association.
- 1.2 **Lake Ridge Club** means all the property known as the Lake Ridge Club, including the Units and the Common Property.
- 1.3 **Common Property** means all the property in the Lake Ridge Club and improvements thereon owned by the Association.

- 1.4 **Lot** means one of the platted lots 1 through 68 in the Lake Ridge Club. **Dwelling** means the house on a Lot, including garage and porches and patios, driveway and walks and any other structures identifiable for the sole use and benefit of the Lot, whether a part of such Owner's Lot or adjoining Common Property. **Unit** means a Lot together with the Dwelling on such Lot.
- 1.5 **Board** means the Board of Directors of the Association. **Committee** means a committee of the Association.
- 1.6 **Declaration, By-Laws and Rules** means the Declaration, By-Laws and Rules, respectively, of the Association, as from time to time amended.
- 1.7 **Manager** means the individual or company from time to time selected by the Board as the managing agent for the Association.
- 1.8 **Owner** means the record owner or owners of a Lot. If title to a Lot is held in an Illinois land trust, "Owner" also includes the beneficiaries of such land trust. "Owner" includes a contract seller of a Lot. All voting power with respect to a Lot owned by a land trust must be exercised by the land trustee except such power may be exercised by a beneficiary if such trustee so directs in a document delivered to the Manager. Such direction will remain in effect until a subsequent document is filed with the Association.
- 1.9 **Tenant** means a tenant or subtenant of a Unit or any portion thereof. **Guests** mean the family, guests, employees, housekeepers and contractors of an Owner or a Tenant. A Guest of a Tenant will also be deemed a Guest of the Owner of the property leased to such Tenant.
- 1.10 **Assessment** means a share of common expenses assessed against an Owner or such Owner's Lot from time to time by the Board. Assessments may be annual or special. **Other Charges** means fines and charges, other than Assessments, charged to an Owner's account with the Association.
- 1.11 The use of the masculine pronoun in the Rules includes the feminine and the neuter and the singular includes the plural.

2. Responsibility of Owners and Tenants

- 2.1 An Owner is responsible for the actions of his Tenants and his and their Guests. A Tenant is responsible for the actions of his Guests.

3. Payment of Assessments and Other Charges

- 3.1 Assessments and Other Charges not paid within 30 days after the due date fixed by the Board shall bear interest from such due date at the reference rate (commonly called the "prime rate") then being quoted by Bank of America plus 3% per annum until paid, but not more than the maximum rate permitted by law.
- 3.2 If any Assessment or Other Charge is not paid when due, the Association has all the remedies provided for in the Declaration, including without limitation, the right to foreclose its lien against the delinquent Owner's interest in his Unit. The Owner shall be responsible for all costs of collection including attorney's fees.

4. Landscaping

- 4.1 No trees, shrubs, lawn or other landscaping on a Lot or Common Property may be removed, added to or changed without the prior authorization of the Board (and then only if unless there is compliance with rule 21.2). If no trees or bushes in Common Property are harmed, there is no interference with the rights of others, and none of the work is by a contractor (unless a hold harmless agreement is signed and submitted to the Management by the Owner), an Owner may (i) plant and maintain flowers, ground cover, rose bushes and other minor bushes and plants on non-lawn areas of his Lot and (ii) plant flowers around trees and bushes and in existing plant beds in Common Property which appears to be a part of the front or side yard of such Owner, or, if the adjacent Owner consents, of such Owner and such adjacent Owner. Without limiting the generality of the foregoing, none of the following is permitted without the prior authorization of the Board:
1. No vegetables or plants producing edible fruits, whether in or on the ground, pots or other containers, shall be planted or placed on any Lot or Common property, except in not more than 3 pots, each of which shall not exceed 16 inches in diameter or contain plants that exceed 2 feet in height above grade. All such pots and the plants therein shall be located, pruned and otherwise maintained so as to not interfere with existing landscaping materials and to be as inconspicuous as possible from windows, doors, porches and patios of other residents and from streets, and shall only be located on a rear area of a patio or on a non-lawn area on the side of the house of the Owner of such pots either on such Owner's property or on Common Property which appears to be the side yard of such Owner, or if the adjacent Owner consents, of

such Owner and such adjacent Owner. The Association, however, retains the right to make such ornamental plantings, including ornamental fruit trees, which it deems appropriate.

2. No ornaments, birdbaths, flower pots or other items may be installed on lawn areas.
3. No planting may be done in lawns.

4. No rose cone or other excessively obtrusive plant cover may be used. Burlap rose covers are not considered to be excessively obtrusive.

5. No ivy or other climbing plant which might attach to an exterior wall is permitted. Clematis and similar climbing plants attached to a trellis solely by tendrils (and not by any means which might attach to a wall) are permitted provided they do not interfere with the painting of a dwelling.

- 4.2 An Owner of a Lot shall be responsible for the care and maintenance of all flowers, ground cover, rose bushes and other minor bushes and plants (other than lawn, trees and shrubs required to be maintained by the Association) on his Lot and beds and other areas planted by him, his Tenant or Guests on Common Property.
- 4.3 No plants or seeds or other things or conditions, harboring or breeding infections, plant diseases or noxious insects shall be introduced or maintained upon any part of a Lot or the Common Property.
- 4.4 The Board shall determine, what, if any, trees and shrubs will be replaced by the Association in accordance with the attached Policy Respecting Replacement of Trees and Bushes. Any additional plants requested by an Owner shall be subject to the approval of the Board and shall be at the expense of the requesting Owner.
- 4.5 Lawn, trees and shrubs damaged by an Owner, his Tenants or Guests and replaced by the Association shall be at such Owner's expense.
- 4.6 Only mulch of a type and color approved by the Board is permitted. No stone mulch other than American Heritage or equivalent is permitted without the prior approval of the Board except for that in place on August 15, 2000. Stone mulch adjacent to a lawn area must have a flagstone or similar border between the mulch and lawn.
- 4.7 No flagstone or other edging not in place on August 15, 2000 is permitted in beds or other areas unless approved by the Board. The Board will not approve any edging that may interfere with lawn maintenance.
- 4.8 The Association is not responsible for damage to border and other plantings by an Owner, Tenant or Guest resulting from mowing, pruning, weed control, fertilizing, mulching or other Association activities.

5. Exterior Changes

- 5.1 No Owner or his Tenant or Guest may erect, remove, add to, or change the exterior appearance of any Dwelling, fence or other structure without the prior authorization of the Board except as otherwise permitted in Rule 5.2 or 5.3. Without limiting the generality of the foregoing, none of the following is permitted:
 1. No awning, canopy, shutter, window air conditioner, or fan (other than replacement of roof fans installed by the developer in a Dwelling with the same type of fan).
 2. Any reflective window film application.
 3. Temporary window coverings, except for neutral colored temporary window coverings during the first 45 days after a Unit is occupied by a new Owner.
 4. Any electronic bug killing device.
 5. Any vinyl or other non-glass windowpane.
 6. Any screen or storm door not authorized by the Manager pursuant to Rule 5.2.
 7. Any gutters not authorized by the Board. The Board will only consider requests for gutters on rear elevations, rear portions of side elevations and rear porches which comply with the attached Gutter Policy,
 8. Any change in the material or style of an overhead garage door at a Unit, or any portion thereof, except as hereinafter authorized and then only in compliance with rule 21.2 .
 1. Except as provided with respect to Units 22 and 17 in subparagraphs 4 and 5 below, metal garage doors with 3 (twin-tandem) across x 4 down inset panels must be replaced with Taylor Encore

Deleted:

Formatted: Indent: Left: 0.5"

Deleted:

Formatted: Indent: Left: 0.5"

Deleted:

Deleted:

Deleted:)

metal garage doors, Model # 3600, manufactured by Taylor Building Products; West Branch, MI. [Current local dealers for the above model include: Doors by Russ, Inc; Plainfield, IL 815-436-2450; Forest Door Co. Cicero, IL. 773-242-1934; Overdoors of Illinois, Inc. Homewood, IL 708-798-6768]

2. Except as provided in subparagraph 3 below, wood garage doors with 4 (twin-tandem) or 8 (double-width) across x 4 down inset panels must be replaced with Shadowline #RP3000 wood garage doors, manufactured by Kite Woodworking Co. Sullivan, IL. [A current local dealer for the above is: Forest Door Co. Cicero, IL. 773-242-1934].
 3. Wood garage doors may also be replaced by metal doors using the following specification, subject to the following conditions: (i) approval by a vote, as described in subparagraph 6 below, of the Owners of a majority of the Units in the affected cul-de-sac or street, and (ii) if one door of tandem wood doors is replaced by an authorized metal door, the other door must be replaced at the same time by a matching metal door: Haas Platinum Edition Model #RHT-780, double clad steel insulated raised panel garage doors, 4 (twin-tandem) or 8 (double-width) panels across x 4 sections down, manufactured by Haas Door Co.; Wauseon, WI. [A current local dealer for the above is: Doors by Russ, Inc. Plainfield, IL, 815-436-2450].
 4. Units 22 and 38 have garage doors that are dissimilar to others within their cul-de-sac or street and have previously been grandfathered, without setting precedent. When these doors require replacement, they must be replaced with doors that match the doors on a majority of the garages of Owners in their cul-de-sac or street, unless otherwise authorized by the Board.
 5. Unit 17's garage doors have been replaced with a Haas Model RMT 680 metal door. These doors are grandfathered without setting precedent. When these doors require replacement, they must be replaced with doors that match the majority of garages of Owners in their cul-de-sac or street, unless approved by the Board .
 6. Votes are to be taken by the Manager only.
 7. Each replacement door must be windowless, and be painted (which term includes staining) Lake Ridge Club taupe. The initial painting of a replacement door shall be the responsibility of the Owner. Except for normal, scheduled exterior painting, all garage door maintenance and replacements are the responsibility of the Owner. unless otherwise authorized by the Board.
 9. Any addition to or change (including any change in color) in exterior lights or lighting except as authorized by the Board, or by the Manager pursuant to Rule 5.2.
 10. Any addition to or change in the air conditioning condensing unit or any other exterior portion of the HVAC system of a Dwelling, except for (i) a replacement authorized by the Manager pursuant to Rule 5.2, and (ii) a second condensing unit authorized by the Board. The Board will only consider a request for such a second unit if (i) such unit is needed for a medical need certified by a physician, and (ii) the owner of the Dwelling submits and agrees to and does implement at his cost as soon as possible a landscape plan for screening both condensing units which is approved by the Board, (iii) such second condensing unit will not create a significantly increased noise level objectionable to nearby residents, and (iv) such condensing unit is gray, tan or other muted color acceptable to the Board.
 11. No exterior signs, lights, decorations, displays or devices shall be located on a lawn or any other place where they might interfere with landscaping or other services.
- 5.2. The Manager may authorize the following subject to the following conditions and compliance with Rule 21:
1. Installation of Sugarcreek Industries Model #397 Tudor Brown Full View Deluxe front entry storm door with aluminum screen, sculptured or straight lever and brass hook bottom extender. [Such doors are available through Evergreen Door and Window (708) 423-1730 and Wolt Window 630-620-8686.] Any wood fitting strip must be painted Lake Ridge Taupe [touch-up paint is available through the Chair of the Architecture Committee].
 2. Replacement of asphalt driveway with Unilock Unit a Unilock unit paver brick subject to the following:
 1. Such replacement driveway shall be identical as to pattern and types and size of bricks to any of the Dwelling driveways on Bristol Court, except that the bricks on such replacement driveway may be one of the existing Unilock brick colors used in Lake Ridge Club driveways, which are: St. Clair, Sienna, and Prairie.
 2. The replacement driveway bed shall be on a 12 inch compacted gravel base and a 1 inch

sand setting bed.

3. Finished pavers shall be compacted and sand swept.”

3. Enclosure of screen porch subject to the following conditions:

1. The enclosure is consistent with other Lake Ridge Club screen porch enclosures.
2. Only clear untinted glass may be used. Without limiting the foregoing, there shall be no mirror surface.
3. The enclosure shall be all glass and screens except for white metal sash and for existing Lake Ridge Taupe end and corner posts and fascia. Without limiting the foregoing, no wood fitting strips shall be used to reduce the size of the space to be enclosed.
4. Screening shall be black, white or silver aluminum.

4. Installation of an eyeball light in the ceiling of the front porch entryway of a Dwelling for the purpose of illuminating the embedded address number of such Dwelling, provided:

1. The bulb in such light shall be white or clear and shall be focused on the embedded address number.
2. Bulb shall be 50 watt par 20 with an intensity of not in excess of 560 lumens.
3. No wiring shall be apparent from the exterior of the Dwelling.

5. Replacement of an air conditioner condensing unit must be a residential unit that is comparable in size, cooling capacity and sound level not louder than the equipment being replaced, and the color is gray or tan. Any other color must be approved by the Board.

5.3 The Board has approved the following changes, subject to compliance with Rule 21.2 .

1. Exterior Attachments (which term shall mean readily removable minor items attached to the exterior of a Dwelling after its construction such as entryway decorations and trellises) subject to the following conditions:

1. The Board may withdraw its approval of any Exterior Attachment (other than an Exterior Attachment authorized by the Declaration) at any time it determines that such Exterior Attachment may be or may become an annoyance or nuisance to the neighborhood, or may adversely affect the value of any house in the Lake Ridge Club or the attractive harmonious character or continuing appeal of the Lake Ridge Club, or any part thereof. In making a decision as to any Exterior Attachment, the Board may, among other factors, consider the size, color and material of such Attachment and its conspicuousness from the street or other Dwellings.
2. No Exterior Attachment shall be attached to any brick but may be attached to mortar between bricks.
3. If an Exterior Attachment is removed, any damage to mortar or any part of the exterior of the Dwelling shall be promptly restored to the same condition it was before such attachment.
4. All Exterior Attachments shall be kept in good repair and appearance.
5. No Exterior Attachment will be made or continue if it violates any ordinance of the Village of Burr Ridge.

2. Subject to any other restrictions in these Rules including without limitation Rules 5.1.11, 18.2 and 18.8, an Owner may display on his property and on Common Property which appears to be a part of the front or rear yard of such Owner, or, if the adjacent Owner consents, such Owner and such adjacent Owner, minimal signs, lights and other attention attracting devices between Thanksgiving and the succeeding January 15th which are part of the decorations celebrating a traditionally accepted religious holiday and do not detract from the appearance of the Lake Ridge Club. All such displays and associated wiring must be removed by such later date.

3. Replacement of overhead garage doors subject to Rule 5.1.8

4. Replacement of roofs subject to the attached Roof Replacement Policy.
 5. Subject to any other restrictions in these Rules including, without limitation, Rules 5.1.11, 18.2 and 18.8, an Owner may display on his property during a birthday, anniversary, or similar personal non-commercial, non-political celebration minimal decorative signs, lights and banners and balloons and other attention attracting devices which do not detract from the appearance of the Lake Ridge Club or interfere with the use or enjoyment of their property by neighbors of the Owner. Such displays must be removed by 11pm on the day of the celebration.
 6. An Owner having a real estate open house on a Sunday afternoon may display on the day of the event from noon to 4pm an open house sign on his property and not more than two (2) open house direction signs on Common Property. Each sign shall not exceed five (5) square feet in area.
- 5.4 Each of the following is prohibited by the Declaration and no request for any of such items will be considered by the Board:
1. Any sign (including any "for Sale" sign) or any, banner, balloon or other attention attracting device on any Lot or Common Property or on the exterior of any Dwelling or in or on any window of any Dwelling or any vehicle or other personal property visible from outside the Dwelling, except as provided in Rules 5.3.2, 5.3.5 and 5.3.6, and an American flag is permitted on a flagpole permitted by subparagraph 2 below.
 2. Erection or use outside of any exterior solar collector, energy generating or storage device, antenna (other than a Video Reception Device permitted by Rule 6), tower, flagpole, (except a flagpole, not exceeding eight (8) feet in length, attached on the front of the Dwelling or its garage), or laundry drying equipment.
- 5.5 No Owner or his Tenant or Guest may paint (which term includes stain and other coatings) the exterior of any Dwelling or other structure, except for touch-up painting, painting required by replacement or repair, and painting of new items authorized by the Board. All paint colors are subject to prior approval of the Board except that touch-up painting shall be the same color as the original color of the area being touched-up.
- 6. Video Reception Devices**
- 6.1 No antenna, satellite dish or other video reception device may be installed on the exterior of any Unit unless required to be permitted by FCC regulations. Direct broadcast satellite antennas with diameters of one meter or less are permitted provided they are not on and do not overhang Common Property other than a driveway or other Common Property within the exclusive use or control of the Owner of the Unit.
 - 6.2 A satellite dish must be painted so as to blend, as much as possible, with its background. Any fasteners and other mounting hardware must be stainless steel or other non-rusting material. Any antenna should be located to minimize its visibility from the street and its impact on other Units to the extent possible without unreasonably delaying or preventing or increasing the cost of the installation, maintenance or use of such antenna or precluding the reception of an acceptable quality signal.
 - 6.3 Any antenna violating this Rule 6 shall be removed or relocated by the Owner at his sole cost. Owners should contact the Manager prior to installation of an antenna and identify its proposed location.
- 7. Maintenance of Units; Insurance**
- 7.1 Each Owner shall be responsible for the maintenance, repair and replacement of his Unit, including without limitation, roof, patios, walks and driveway, except for the Association's periodic Sealcoating of asphalt driveways and exterior painting (which term includes staining) of Dwellings and for maintenance, repairs and replacement the obligation of the Association pursuant to the Declaration. Painting required by the replacement or repair and painting of new items approved by the Board shall be the responsibility of the Owner. All colors are subject to prior approval of the Board.
 - 7.2 The Board determines when painting the exterior of a Dwelling and/or garage doors and front doors is needed. An Owner will be given notice of painting at least 30 days prior to the date work is scheduled to begin. Such painting shall be assessed to the Owner as determined by the Declaration.
 - 7.3 Each Owner shall keep his Dwelling fully insured on a replacement cost basis and shall provide the Manager a certificate of insurance evidencing such insurance is in effect and a renewal certificate before any such insurance expires.
 - 7.4 In the event of damage to or destruction of any Dwelling, its Owner shall proceed promptly to repair or reconstruct such Dwelling in a manner consistent with the original construction or other plans and specifications approved by the Board. The Owner shall pay all cost of repair or reconstruction not covered by insurance proceeds.

7.5 During any work on a Lot, the Owner of such Lot shall keep streets and ponds free and clear of dirt, mud and other debris from the work and repair all damage to the Common Property resulting from such work.

8. Appearance of Lots

8.1 Furniture, umbrellas, patio furnishings, flowers, plants and other items on any Lot or Common Property which, in the judgment of the Board, detract from the general appearance of the Lake Ridge Club shall be removed at the request of the Board.

8.2 All toys, recreation equipment, bicycles, and other property of an Owner, his Tenants or Guests must be removed from lawn areas by sunset and on the day of mowing or other lawn maintenance.

8.3 Garden, lawn or other equipment or tools shall not be stored or left outside or used in such manner as to interfere with lawn maintenance by the Association, except that hoses on hose holders in good condition may be installed on non-lawn areas near outdoor faucets provided they do not interfere with lawn maintenance by the Association.

8.4 An Owner shall keep his lawn areas, and lawn areas in the immediate vicinity of his Dwelling, clean and free of debris.

8.5 Permanent or temporary installation of fixed or portable basketball posts, backboards, hoops or nets, is prohibited.

8.6 Firewood may be stored outside only in a manner and at a location not readily visible from another Unit. At no time may more than two face cords of firewood be so stored.

8.7 The Association may, at its option, remove from any Lot or Common Property any plants, fences, equipment, tools, toys or other property of an Owner, his Tenants or Guests not complying with the Declaration, By-Laws or Rules, and charge the Owner for any costs incurred in connection therewith.

9. Patios

9.1 Patios, including supporting and retaining walls, although on Common Property, are considered private and the Association has no obligations with respect thereto. No patio shall be constructed, added to or otherwise changed except in accordance with the attached Patio Design and Dimensions Guidelines.

9.2 Owners shall keep patios clean and free of clutter.

9.3 Patios may not be used for storage, other than for storage of one barbecue grill and other items usually associated with patios.

9.4 Umbrellas, furniture, flowers, plants and other items on any patio which, in the judgment of the Board, detract from the general appearance of the Lake Ridge Club shall be removed at the request of the Board.

10. Garages; Driveways; Common Property

10.1 All garage doors shall be kept closed except when residents are entering or leaving or are involved in activities requiring ready access to the garage.

10.2 Garages and driveways shall not be used for offensive or unsightly activities or for vehicle maintenance, other than car washing, interior vacuuming and quickly accomplished maintenance tasks such as windshield wiper blade replacement but excluding oil changing and other tasks involving oil or other stain causing materials. Such Rule shall not be applicable to activities inside a garage which are not discernible from outside by sight, sound, odor or otherwise.

10.3 The use of any garage, driveway, parking area or Common Property as a parking place for commercial vehicles is prohibited, except that repair and other service vehicles may park in an Owner's garage or driveway while actually performing services in, on or for such Owner's Unit. The term "commercial vehicles" includes but is not limited to all trucks, vans and vehicular equipment that bear signs or have printed thereon any reference to any commercial undertaking or enterprise.

10.4 No driveway or Common Property may be used for the overnight parking of any vehicle too large to fit in the garage.

10.5 No driveway or Common Property shall be used for parking motorcycles, motorbikes, boats, campers, trailers or other recreational vehicles or other personal property other than non-commercial automobiles, vans, SUVs and similar vehicles.

- 10.6 Common Property shall be used only for access, ingress and egress to and from Units and for other purposes incidental to the residential use of the Units.
- 10.7 Common Property shall not be used for storage, other than storage of firewood to the extent permitted by Rule 8.6.
- 10.8 The Association will Sealcoat asphalt driveways every other year or as deemed necessary and assess the Owners of such driveways for such Sealcoating. When the Board determines an asphalt driveway needs replacement it must be replaced with Paver Bricks in accordance with Rule 5.2 and in compliance with Rule 21. Asphalt drive replacement may be required by the Board for any reason it deems appropriate, including but not limited to (i) severe cracking, buckling or sinking such that the impression of poor maintenance or a lack of upkeep of the home or the community is created and (ii) pavement structure unable to function properly because of loss of flexibility, structural breakup or ruptures, sub-grade failure or other causes.
- 10.9 Except as otherwise provided in Rule 16 (Refuse Storage and Removal, Dumpsters) and in this Rule, no storage container is permitted on any Common Property or on any driveway or any exterior portion of any Lot without the consent of the Board. An Owner may have a POD or similar fully enclosed portable moving and/or storage container (an "Authorized Container") on the driveway of his Unit subject to the following conditions:
1. If an Authorized Container is kept on a driveway overnight such driveway must be kept free of such container and any other Authorized Container the next night.
 2. Authorized Containers must be kept closed and locked when not being loaded or unloaded.

11. Vehicles

- 11.1 All motor vehicles in use on streets in the Lake Ridge Club shall be properly licensed and driven by licensed drivers.
- 11.2 All vehicles (including bicycles) must be driven carefully and at a safe speed which takes into consideration the safety of other vehicles, pedestrians and animals within the Lake Ridge Club, but in no event in excess of 17 miles per hour.
- 11.3 Vehicles with loud exhaust systems, such as motorcycles, shall be driven in a way that doesn't disturb others.
- 11.4 Minibikes, trail bikes, snowmobiles, off road vehicles and other non-licensed motorized vehicles may not be driven within the Lake Ridge Club. Owners of these vehicles shall have proper trailers to bring the vehicles to and from their garages. Storage of these vehicles and their trailers must be in garages.
- 11.5 Skateboarding is prohibited.
- 11.6 Owners and other residents should park in their own garage or driveway, unless it is temporarily impossible to do so. Common Property parking areas are primarily for short term visitor parking, and residents may not use such parking areas except while Sealcoating or other construction or repairs are being done on their driveways.
- 11.7 Permanent parking is not permitted on any street. Street parking between 2:00 a.m. and 6:00 a.m. is prohibited.
- 11.8 Disabled and/or inoperable vehicles are not allowed within the Lake Ridge Club for longer than 24 hours. After such period, a notice will be sent to the person owning the vehicle requiring removal within 48 hours from receipt of the notice. After such 48 hours, the Board may have the vehicle towed away at the expense of the owner. No "junk" vehicles are permitted in the Lake Ridge Club at any time. The 24 and 48 hour periods in this Rule shall be extended to the extent removal of a disabled and/or inoperable vehicle is prevented by snow or other natural phenomenon or force majeure.
- 11.9 No vehicle shall be parked in a manner which impedes the normal flow of traffic, blocks access of other residents' parking, or obstructs access of Fire Department or other emergency vehicles.

12. Snowplowing

- 12.1 The Association shall contract for the snow plowing of driveways and streets within the Lake Ridge Club. Walks, steps and porches shall be the responsibility of the Owner.

13. Exterior Lighting

An Owner shall be responsible for changing light bulbs on the exterior of his Dwelling except that the Association will replace front door and front garage lights upon request for an Owner who has on file with the Manager a signed

Release releasing the Association, the Board and authorized agents from liability for damage to light fixtures. Only bulbs stipulated by the Board may be used. Bulbs for garage fronts and front porch and back exterior lantern type bulbs are available to Owners without charge from the Manager. The Board may require a change in the intensity, area of illumination, and/or times a light may be used at any time after the Board determines that such light may become an annoyance to any neighbor or neighborhood or may adversely affect the value of any house in the Lake Ridge Club or the attractive character or continuing appeal of the Club or any part thereafter.

14. Sump Pump Discharge

If the Board determines at any time that the discharge from a dwellings sump pump may result in pooling of water on lawn areas or may have a material affect on pond shoreline erosion, it may require the owner of such dwelling to repair or replace the discharge pipe and/or tile, and/or redirect, and/or redesign the discharge flow from such sump pump in such a way as the Board determines is necessary or advisable to minimize such effect.

15. Window Washing

15.1 Exterior window washing by the Association (excluding skylights) shall be done twice a year in the fall and the spring.

16. Refuse Storage & Removal, Dumpsters

16.1 Refuse must be stored indoors until the evening prior to pick-up. If put out on the evening or night prior to pick up, all garbage of a type that might attract raccoons or other animals must be stored in a covered plastic container which cannot be broken into by such an animal. (See Rules 16.7 and 16.8 for construction debris and other refuse to be removed by dumpster.)

16.2 Metal containers are not permitted.

16.3 Refuse must be placed in plastic garbage containers, tied or sealed trash compactor or heavy-duty plastic bags. White kitchen bags are not permitted outside of approved containers.

16.4 Papers meant for recycling must be tied, weighted down or put in brown grocery bags in such a way that the wind cannot blow them onto Common Property or the property of others.

16.5 Refuse and recycling materials are collected on Thursday. If Thursday or a weekday prior thereto in any week is a holiday recognized by the collection service, the pickup moves to Friday.

16.6 All trash containers must be stored inside by the evening of the collection day.

16.7 No dumpster shall at any time be located on a street, parking area, or other Common Property or on any lawn or driveway, whether or not Common Property, except as provided in Rule 16.8, without the prior approval of the Board.

16.8 A dumpster may be located on an Owner's driveway in connection with work on his Unit without Board approval but only during daylight hours. The Board shall consider a request for approval to keep a dumpster overnight on an Owner's driveway if disability, health, safety or substantial hardship renders it impractical to store in such Owner's garage debris or other refuse to be disposed of in the dumpster.

17. Pets and Service Animals

17.1 Except as otherwise permitted under grandfather provisions in the Declaration, and except for fish and birds kept at all times within a Dwelling or Lot, no more than two dogs or two cats or one dog and one cat may be kept or maintained in or on any Dwelling or Lot. No animal may be kept, bred or maintained for any commercial purpose.

17.2 Dogs and cats when outside must be kept on a stout leash not longer than 8 feet held by a competent individual or under the control of a competent person and obedient to that person's commands. The following exceptions to such Rule apply only to animals in their apparent front or rear yards which do not disturb other residents with barking, whining or other noises or aggressive behavior. Such exceptions are not applicable while landscape maintenance, snow removal or other work is taking place at or near such yard. The "apparent front yard" of an animal means the front yard and driveway of the Unit in which the animal lives plus Common Property, between the front of such Unit and the street, which appears to be part of the front yard of such Unit and no other Unit. The "apparent rear yard" of an animal means the patio of such Unit plus Common Property, between the rear of such Unit and six feet from the nearest pond shoreline or berm, which appears to be a part of such Unit and no other Unit.

1. An animal in its apparent front or rear yard may be kept on any length leash short enough to prevent it from going beyond the boundaries of such yard.

2. An animal attended by and under the voice control of a competent individual may be off leash while in its apparent front or rear yard.
 3. An animal in its apparent front or rear yard may be kept on a tie out line for not more than three periods a day of 15 minutes or less and may be left unattended for not more than 5 minutes in any period. Such tie out line and any stake or other attachment fixture must be removed from such yard when not being used.
- 17.3 The individual in charge of an animal while outside must carry a bag for clean-up and pick up all fecal matter immediately after the animal is finished. Clean up of such matter on an animal's own apparent front or rear yard which is impractical because of weather, darkness or other reason may be deferred for up to a week or to a time before landscape workers next start work in such yard, whichever is earlier. Any damage caused to lawn, trees, shrubs in Lake Ridge Club by an animal, including those at the Unit where the animal lives, shall be repaired at the expense of the Owner of such Unit.
- 17.4 The Board may require the removal of any animal which endangers health, makes objectionable noises or constitutes a nuisance or inconvenience to other residents in the judgment of the Board.
- 17.5 At the request of a disabled person with a service animal, the Board may make exceptions to the Rules respecting pets and service animals to the extent reasonably necessary to accommodate such person's disabilities.

18. Use and Occupancy Restrictions

- 18.1 No occupation or profession shall be conducted in or on any Unit other than to the limited unnoticeable extent permitted by Section 2(b) of Article IV of the Declaration.
- 18.2 No unlawful activities or activities which in the judgment of the Board, are an annoyance or nuisance or the cause of unreasonable noise or disturbance shall be carried on in or on any Dwelling, Lot or Common Property.
- 18.3 No estate or similar sales are permitted.
- 18.4 No garage sales are permitted except for any Association scheduled and sponsored garage sales.
- 18.5 No outside burning is permitted except for grilling food for on-site consumption. Outdoor cooking is restricted to gas, electric and charcoal grills on patios.
- 18.6 No swimming, boating or ice-skating is permitted in or on any pond.
- 18.7 No fishing in any pond is permitted by anyone other than an Owner, or Tenant, or visiting family member or house guest, or by any minor not under the close supervision of an adult Owner, Tenant, family member or house guest. An Owner may obtain a Lake Ridge Club fishing license from the Manager for use in identifying Owners or persons identified by an Owner as being entitled to fish.
- 18.8 Radios, stereos, televisions, musical instruments, party activities, car horns and other noise sources must be restricted at all times to a level that is not unreasonably disturbing to Owners and other residents.
- 18.9 No person shall discharge any matter (toxic or non-toxic) into the air, ponds, sewer or storm drain systems, or place materials in any storage area which could cause harm to such systems, will cause an odor readily detectable outside reasonable boundaries, or will cause a nuisance or endanger the public health, safety and welfare of anyone within the Lake Ridge Club.
- 18.10 Feeding of waterfowl and other wildlife is prohibited except that small tree-nesting birds may be fed from feeders that are remote from lawn areas and are of a type which prevents seed from falling on the ground, provided no geese or other wildlife other than such tree-nesting birds are attracted to such feeders or the ground underneath them and that the feeders or feeding activities are not objectionable to other residents. Fish in ponds may be fed only from food provided by and to the extent permitted by the Board.

19. Sale of a Unit

- 19.1 No Unit may be sold until after 5 days written notice from the Owner to the Manager of the name of the proposed transferee and the date of the proposed transfer. A copy of the deed showing the name of the new Owner of record shall be furnished by the transferor or transferee to the Manager within 30 days after the closing of such sale.

20. Lease or Sublease of a Unit

- 20.1 No Unit or any portion of a Unit shall be leased (which term shall include a sublease), until after 5 days written notice to the Manager of the proposed lessee (which term shall include a sublessee), the date the proposed lease

is to commence and such other information as the Board shall request, and then only if a copy of such lease has been furnished to the Manager and consented to in writing by the Board.

- 20.2 Each lease shall be for a fixed period of 1 year, except that a sublease may be for the balance of the term of the prime lease.
- 20.3 No lease may be renewed or assigned without the prior written consent of the Board.
- 20.4 Each lease must be in writing and expressly provide that the lessee is bound by and subject to all the obligations of the Owner of the leased property under the Declaration, By-Laws and Rules, the failure of the lessee to comply therewith shall constitute a default under the lease and if the lessee fails to comply therewith, the Association shall have the right to terminate the lessee's right to possession by notice to the lessee in addition to any other rights it may have by agreement, law or otherwise.
- 20.5 No lease shall release an Owner of any of his obligations under the Declaration, By-Laws or Rules.

21. Procedure for Obtaining Change Authorizations

- 21.1 An Owner desiring or required to make an exterior change to a Dwelling (other than a change authorized in Rules 5.1.8 and 5.3) or any change to a Lot or Common Property (other than permitted by Rule 4.1) must submit a written request for authorization of the proposed change to the Manager with site and elevation drawings showing the location and dimensions of the proposed change. The request together with the drawings shall describe the proposed change in detail, including without limitation, materials, color, manufacturer, warranties and such other information as shall be requested by the Association. The Owner shall confirm that the proposed change complies with the Rules and any applicable specifications in the Rules or the policies and guidelines attached to the Rules. Upon receipt of such request the Manager will furnish the Owner with the form of Indemnity and Hold Harmless Agreement referred to in Rule 21.2. Unless the Manager is authorized by Rule 5.2 to approve such change, the Manager will forward copies of all documents to the appropriate committee. Such committee shall make a recommendation to the Board with respect to such request.
- 21.2 No work requiring the authorization of the Board or the Manager and no other work requiring compliance with Rule 21.2 or subject to Rule 21 shall be commenced until (i) the Owner has (l) executed an Indemnity and Hold Harmless Agreement provided by the Association, and (ii) has caused his contractor to provide the Association with proof of general liability and workers compensation insurance and, if applicable, an Illinois State Contractor's license and a building permit and business license from the Village of Burr Ridge.
- 21.3 No deviation from the terms of an authorization by the Manager or the Board is permitted without the approval of the Board.
- 21.4 No authorization by the Manager will be effective unless in writing signed by the Manager. No authorization by the Board will be effective unless evidenced by a resolution of the Board.

22. Enforcement of Declaration, By-Laws and Rules

- 22.1 Anyone violating any provision of the Declaration, By-Laws or Rules may be subject to such corrective action and/or fines as the Board shall determine.
- 22.2 The Association has the right and duty to enforce the Declaration, By-Laws and Rules as provided in the Declaration. Any complaint alleging a violation shall be in writing signed by the complainant and sent to the Manager. Upon receipt thereof the Manager shall forward the complaint on a confidential basis to the Board through the President of the Association and, if necessary, call the Village of Burr Ridge Police Department for assistance.
- 22.3 Upon receipt of a written complaint alleging a violation the Board shall investigate the allegation and if it finds a violation has occurred may take action including, but not limited to, fining or instituting legal action against the alleged offender. Prior to taking any action the President of the Association, on behalf of the Board, shall give the alleged offender written notice of the complaint (at the address of the alleged offender on the records of the Association) without disclosing the identity of the complainant and an opportunity to respond thereto in writing within a specified period (not less than 7 days) and to request a hearing before the Board. If a hearing is requested the Board shall conduct such hearing within 30 days following receipt of such request. Anyone alleging a violation may be asked to meet with the Board to discuss the matter. In making a decision as to whether or not action should be taken, the Board may estimate and compare the costs and benefits of taking or not taking such action.
- 22.4 Depending upon the violation and severity and frequency of violation, the choice of enforcement procedures and/or the enforcement remedy utilized may be varied by the Board at its discretion.

1. There will be a \$150 fine for a first violation. A second violation of the same offense will be a \$300 fine. A third and any subsequent violation of the same offense will be a \$450 fine.
2. Any violation not corrected within one week (and any subsequent week) after a finding by the Board that a violation has occurred and after notice of such finding has been given to the Owner in question by the President of the Association, shall, for each such week, constitute a separate violation unless such Owner has commenced a correction of such violation and is in good faith continuing to do so.
3. In cases where the Board determines that a violation constitutes a risk to the health, safety or welfare of the Association, or any Owner or Tenant or their Guests, the Board may impose a \$250 fine for a first violation and subsequent fines of \$500 and \$1000 for second, third and any subsequent violations.
4. All costs incurred by the Association in connection with any violation including, without limitation, all legal fees, costs and expenses, shall be payable to the Association within 10 days after notice of such fine has been given to the Owner in question and, if not paid within such 10 day period, shall become a Charge payable by such Owner under Article VI (A) of the Declaration as of the expiration date of such 10 day period.
5. Any of the fines above set forth may be waived or modified at the discretion of the Board.

23. Rules Committee

- 23.1 The Rules Committee has responsibility for on-going review of existing Rules and formulation of new Rules or modifications of existing Rules whether initiated by the Rules Committee, other committees, the Board or Owners. All new Rules and modifications of Rules formulated or reviewed by the Rules Committee shall be submitted to the Board with the recommendations of the Rules Committee and shall not become effective until approved by the Board. The Board may make or amend Rules without waiting for a recommendation from the Rules Committee.
- 23.2 Owners wishing to change, add or delete a Rule must submit their request in writing to the Manager who will forward the request to the Rules Committee.
- 23.3 The Rules Committee shall function as an advisory group to the Board and shall not be an enforcement group.

24. Non-conforming Units and Uses.

- 24.1 Any physical aspect of any Unit which was in existence on April 18, 2001 and not on such date in violation of the Declaration, By-Laws or any Rules shall not be deemed in violation of the Rules or any amendment thereto.

~~Attachments : Policy Respecting Replacements of Trees and Bushes; Gutter Policy; Patio Design and Dimensions Guidelines; Roof Replacement Policy; Policy Regarding Use of Common Property for Private Functions.~~

- Deleted:
- Deleted: y
- Deleted: ing

POLICY RESPECTING REPLACEMENT OF TREES AND BUSHES

1. All trees, bushes and shrubs located in Lake Ridge Club are the property of the Association. Residents are required to obtain the permission of the Association before any tree or bush is removed. Actions by residents (such as excessive or inappropriate pruning) that cause damage to any tree or bush will be corrected by the Association at its discretion and the homeowner will be billed for any associated costs. This policy DOES NOT apply to owner installed decorative plant material in existing beds as encouraged and allowed by the BOARD. Residents that desire to renew or replace the landscape or portions thereof surrounding their unit may submit a plan through the manager and if approved by the Landscape Committee the resident may undertake that work at the unit owners' expense.
2. Dead trees and bushes will be removed by the Association at its discretion and expense. Unightly trees and bushes which in the Landscape Committee's opinion cannot be economically rendered attractive by trimming, topping, staking or other means will also be removed by the Association at its discretion and expense. The Association, at its expense, will also from time to time trim or remove trees and bushes which are impinging on other trees and bushes or touching or threatening to touch Stuccato Board or other portions of houses.
3. Not every removed or missing tree or bush will be replaced. Before replacement, the Landscape Committee shall consider whether the appearance of the area is materially and adversely affected by the removal. If non-replacement would leave the affected lot or neighboring lots unsightly or otherwise materially and adversely affect the appearance of the affected lot or other lots, then the material may be replaced. For instance, the loss of a tree or bush on a lot with many or overcrowded plantings may not render the lot unsightly or otherwise materially and adversely affect the appearance of such lot.
4. If the loss of a tree or bush results in an unsightly loss of symmetry (e.g., the loss of the second bush in a group of 5 bushes along a garage), the Landscape Committee may restore such symmetry by removing another tree or bush (i.e., in the foregoing example, the fourth bush) rather than replacing the lost tree or bush.
5. A replaced tree or bush which becomes stressed or dies will not be replaced if the Landscape Committee decides a replacement would likely meet a similar fate due to lack of or an excess of water, soil condition or other continuing problem. If non-replacement would result in an unsightly condition for the affected lot or other lots, the Committee will consider other alternatives such as replacing the lost item with a stone, groundcover or sod.
6. In deciding whether to recommend the replacement of a tree or bush, the primary concern of the Landscape Committee shall be the general appearance of the affected lot as visible from the street or other lots.
7. The replacement material for a particular tree or bush shall be determined by the Landscape Committee and does not have to be of the same type as the tree or bush being replaced. In determining a particular replacement material, the Landscape Committee shall establish a cost target consistent with the available budget, among other factors. Homeowners may request a more expensive replacement item than that selected by the Committee if they are willing to pay the cost difference.
8. Replacement trees and bushes require regular watering until they become well established. Homeowners will be asked to water the replacement materials any time there is insufficient rain. Replacement materials that die because of lack of watering by the homeowner may not be replaced.
9. Until the Board determines otherwise, the Landscape Committee or its chair may make all decisions with respect to replacement within the constraints of the budget approved by the Board for replacements.
10. Efforts will be made to make replacements on a timely basis recognizing that budget, time of year, availability of stock and landscaper availability restrict when replacements can be accomplished. When feasible, unsightly dead material will be removed even if the replacement is delayed by any of the above factors.

11. All communications from homeowners regarding tree and bush replacements must be made through the management company. Owners are required to advise the management company for Lake Ridge Club in writing via letter, fax, or e-mail if they are interested in making any landscape or other external changes. Oral requests will not be accepted. The management company will ensure that the appropriate LRC committee is advised of the request. If the request is for more than a routine removal or replacement, the owner should provide information on what changes are desired and why, including photo's of the present situation where possible and an illustration of what is desired. This will permit the committee to respond with suggestions and recommendations prior to the resident contacting the landscaper, architect, etc. for a proposal helping to ensure that the resulting proposal can be approved.
12. Common areas between dwellings ("Galley Ways") present special problems. There is little space in these areas. Some Galley Ways contain too much plant material which hinders access to side and back yards by landscapers, painters and other service providers. In some cases species are inappropriate for the area in that they grow too high or too dense to thrive or to permit other trees and bushes to survive.

If the Landscape Committee decides to remove or plant a bush or tree in a Galley Way it shall recommend a plan to the Board after receiving a recommendation from the Association's landscaper and shall give a notice of its recommendation to each homeowner adjacent to such Galley Way (the "Adjacent Homeowners") by mail or by placing such notice in such homeowner's mailbox. Within 14 days after such notice is mailed to or placed in a homeowner's mailbox, such homeowner may submit a substitute plan to the Committee consented to by the other Adjacent Homeowner, and agree to pay the difference in cost between the Committee's plan and such substitute plan. The Committee shall send such substitute plan to the Board with a statement as to whether such plan meets the provisions of this Policy including the 4 goals listed in the next paragraph. If such substitute plan is approved by the Board, it shall be implemented by the Association's landscaper at such homeowner's expense to the extent implementing such plan exceeds the cost of implementing the Committee's plan.

In making recommendations to the Board or reviewing substitute homeowner plans with respect to a Galley Way, in addition to other provisions of this Policy, the Landscape Committee will consider the following goals listed in the priority of their importance:

- a. Maintaining or improving access to side and back yards.
- b. Providing plants which when mature can be reasonably expected to survive and to be of a height and density appropriate for the area.
- c. Providing diverse and interesting plant material
- d. Screening requested by an Adjacent Homeowner having an above ground window overlooking such Galley Way...

LAKE RIDGE CLUB GUTTER POLICY

Gutters may be installed on entire or portions of alcoves of front elevations which are inconspicuous from the street and which pose intractable drainage problems, rear elevations, and/or on the sides of porches on a case-by-case basis after review by the Architectural Committee and approval by the Board of Directors. The Architectural Committee, when evaluating the request, must consider the impact of the gutters being installed on the community and on individual homeowners. The gutters must, where possible, empty into underground drain tiles running into the ponds for those houses backing up to ponds, or run into swales behind the house for those houses not in close proximity into ponds, except that gutters in alcoves of front elevations shall empty into appropriate drainage systems as specified by the homeowner and approved by the Board. Gutters must be a color as close to "Lake Ridge Club Taupe" as possible and be approved by the Architectural Control Committee and must be installed by licensed contractors.

All gutter maintenance is the responsibility of the unit owner. Should the gutters, their installation or the installation of drain tiles, or the runoff from the gutters cause any damage, hazard or problem, including without limitation, flooding or increased flooding of a neighbor's basement, damage to any common property or the property of any other homeowner or any third party (including without limitation any underground cables or utilities), the homeowner on whose house such gutters are installed or are being installed, at such homeowner's sole cost, shall cause such damage, hazard or other problem to be promptly repaired, removed or otherwise corrected. These obligations are in addition to any other obligations a homeowner may have under the Amended and Restated Declaration of the Association or the Rules and Regulations of the Association.

Note in particular that the downspout must empty into a 4" drain tile running underground to the pond which must extend a minimum of 4" and maximum of 6" into the pond or to the swale behind the house, or, in the case of a gutter in an alcove of a front elevation, into an appropriate drainage system as specified by the homeowner and approved by the Board. The gutter contractors will not install underground drain tiles so the homeowner must make his/her own arrangements to have this work done before the gutter work is started. Since the homeowner may be held responsible for damage to any underground utilities and/or systems resulting from drain tile installation(s), he/she or the installing contractor should contract JULIE (Joint Underground Utilities Locator) whose phone number is (800) 892-0123, to locate and mark underground utilities and cable prior to the work being started.

Five inch OMNI Bronze or ROLLEX Bronze seamless aluminum gutters and 3" x 4" oversize downspouts in the shape of the gutters and downspouts installed on Unit 55 have been approved by the Association. A sample of any other product must be submitted to the Architecture Committee for approval prior to being installed.

If the Board determines at any time that the emptying of downspouts into underground tiles or into swales may have a material effect on pond shoreline erosion, it may require homeowners with gutters on their homes to redirect and/or redesign the discharge flow from downspouts in such way as the Board determines is necessary or advisable to minimize such effect.

The Board may add such additional or different requirements to any approval as it deems advisable. The term "tile" as used herein shall include rigid or corrugated plastic pipe

As amended at the August 15, 2007 LRC Board meeting.

PATIO DESIGN AND DIMENSIONS GUIDELINES

No patio shall be constructed, added to or otherwise changed without the approval of the Board of Directors. Design, materials, location and size are subject to the approval of the Board. Materials shall be those materials used by patios existing on November 15, 2003. The following guidelines shall be generally followed by the Architecture Committee in determining whether to make a recommendation to the Board to approve a requested patio, or addition or other change thereto. The provisions of these Guidelines shall not be applicable to repairs and replacements where design, materials, location or size are not changed.

1. No home may have more than two patios. If two portions of a patio are connected by a walk, each of such portions shall be considered a separate patio for the purpose of this section. If there are two patios connected by a patio walk, it shall be of the same materials as the patios which such walk connects. For the purposes of all portions of this policy except this section 1, in the case of two patios, the term "patio" shall include both patios and any connecting walk.
2. No patio shall exceed 500 square feet in area not including any area between the house and the patio).
3. A request for approval shall be submitted to the Managing Agent, which shall send a copy to the Architecture Committee. Such request shall contain a drawing of the proposed patio, change or addition showing all length, width and height dimensions and the types, if any, of bushes or trees to be planted and shall identify any landscaping to be removed or relocated. In the case of a change or addition, all dimensions of the patio being added to or changed shall also be included in the drawing.
4. All patios shall be at the rear of a home, except that when that is not practical due to a side porch entrance or insufficient space at the rear of a home, a patio may be towards the rear but at the side of such home. No side patio may extend beyond a line which is 2 feet short of the midpoint between the home and any adjacent home.
5. No patio may extend into any common area at the rear of a house by more than 30 feet measured from the rear of the house.
6. Railings around a patio not exceeding 3 feet in height shall be permitted where either the height of the patio or its proximity to a pond might result in a dangerous condition. All railings shall be aluminum or wrought iron similar to the railings on Units 56 and 57 and shall be painted or coated Lake Ridge Club Taupe.
7. Patios larger than 150 square feet in area or having a height in excess of 1foot may be required to be shielded in whole or in part by bushes installed at the homeowner's cost.
8. In determining whether to approve any requested patio or addition or other change to a patio, the Architecture Committee, in making its recommendation to the Board, shall consider whether such patio, addition or other change might adversely affect the appearance or value of the Lake Ridge Club or any portion of it or any house in the Lake Ridge Club.
9. If any landscaping is to be added, removed or relocated, a recommendation to the Board by the Landscape Committee with respect to such action shall also be obtained.
10. All patios constructed or approved by the Board prior to November 15, 2003 shall be deemed grandfathered.

Roof Replacement Policy

Roof replacements must comply with Rule 21.2 and the following minimum standards (reference to "CSSBS" means The Cedar Shake and Shingle Bureau Standards):

1. Roof shakes must be red cedar split shakes, CSSBS No.1 Grade or better and not less than 1/2" (medium) and not more than 3/4" (heavy) in thickness. CSSBS Premium Grade shakes which are the same as No. 1 Grade but with 100% edge grain are permitted.
2. Spray preservatives and pre-treated shakes are not permitted.
3. All flashing and nails must be stainless steel. No staples are permitted.
4. Landscaping and infrastructure must be adequately protected and repaired or replaced if damaged. Contractor must be required to place protective plywood sheets under dumpsters, trucks and other debris removal equipment to minimize damage to driveways and streets.

Homeowners may also want to consider the following:

- a. 30 pound asphalt-saturated felt underlayment interleaved with shakes over entire roof.
- b. 36" wide (72" at gutters) "Ice & Water Shield" additional underlayment at all eaves and valleys to help protect against ice dam damage.
- c. New lead flashing around soil pipes.
- d. Reflashing or replacing skylights.
- e. Replacing power roof vents.
- f. Replacing aluminum diverters over entryways.
- g. Having contractor specify per sheet cost for replacing any damaged wood sheathing.
- h. Obtaining and comparing several bids, including materials and labor warranties.

In gathering information in connection with the preparation of this policy discussions were held with the following contractors:

Cedar Roofing Company, Inc. 847/247-4400
Lindholm Roofing, Inc. 708/524-1767
Woodridge Enterprises 630/243-8713

This listing of contractors does not constitute a recommendation or approval of any of such contractors.

Policy Regarding Use of Common Property for Private Social Functions

Common Property in Lake Ridge Club (LRC) encompasses essentially everything except the individual units, the land they occupy and a small perimeter around the houses. This property, identified as Lot 77, includes the maintenance building (coach house) and the ponds as well as all of the other land in LRC. Each unit owner has a 1/68th ownership share in Lot 77.

The LRC Declaration states “All property known as Lot 77 is hereby reserved and designated as Common Property and shall be used only for the common social and recreational pursuits of residents of Lake Ridge Club and their guests....”. It is the policy of LRC to permit residents to hold private social events on Common Property (including the Coach House) subject to the following conditions and restrictions:

1. Any private function to be held on Common Property must have prior Board approval. All provisions of the Declaration and Rules are applicable to private functions.
2. Residents must submit their request to the Oak & Dale property manager in writing, including a complete description of the event to be held*, no later than 4 weeks prior to the proposed event to permit the Board to consider the request and to respond in writing. The homeowner sponsoring the event must acknowledge in writing his/her sole responsibility for the event (see item 5 below) and must provide a \$300 deposit with his request (see item 5 below). The Board may make its approval conditional on residents meeting such additional requirements as it shall designate including all provisions of the Declaration and Rules.
3. No functions will be permitted on, along the immediate shoreline, or in LRC Lakes.
4. Residents will be fully responsible for returning the Common Property to its original condition no more than 24 hours after the event. No temporary structures or equipment or other items may be installed on Common Property without the consent of the Board. Any temporary structures, equipment, etc that may have been erected or installed must be removed within the 24-hour period. Any portion of the Coach House that is used (including the toilet facilities), must be cleaned after the event.
5. Any damage done to Common Property, including damage to sod and plantings, or any cleaning that is necessary as a result of the event will be corrected by the Board at its discretion and any associated costs paid from the sponsor's deposit. Costs in excess of the deposit will be billed to the resident that sponsored the event. If no remediation is required, the deposit will be returned to the resident.
6. Neither the Board nor the Association assumes any responsibility or liability in conjunction with this function nor does the Board warrant in any way the condition of the Common Property to be used. The sponsor of the function shall provide the Association with a signed hold harmless agreement in a form satisfactory to the Board.
7. Social functions on Common Property must be terminated by 9:00 pm on weekdays and by 10:00 pm on weekends and holidays. Noise levels or activities that cause a disturbance to neighbors are not permitted.
8. Neighbor's rights and access to their property must not be compromised as a consequence of the event.
9. Commercial activities, fund-raising events and gambling activities are not permitted. No signage at any location within LRC is permitted other than at the event location itself.

Common (community) social functions sponsored by the Board are not covered by this policy nor are social functions which are primarily held in a resident's home or on the patio and that may incidentally utilize some Common Property except that they must be conducted without undue disturbance to neighbors and residents may not erect any structures or signs.

* The information provided should include (but not be limited to) the number of guests expected, how many non-resident guests are expected, how parking will be handled, whether liquor will be served, what specific common property is to be used, what temporary structures or equipment will be used (e.g. grills, tents etc), how refuse is to be handled during the party and afterwards while awaiting pickup, and how the common property will be cleaned-up after the event. If liquor is to be served, the sponsoring resident must attest that it will not be provided to minors.

