

RULES AND REGULATIONS

PRAIRIE WOODS HOMEOWNERS ASSOCIATION

The Rules and Regulations established by the Prairie Woods Homeowners Association ("Association") are designed neither to restrict nor infringe on the rights of any homeowner or resident. Their purpose is to ensure the full enjoyment of the Prairie Woods Subdivision ("Subdivision") by all Owners and residents.

1. METHOD OF ENFORCING RULES AND REGULATIONS

- a) Owners should report repeated infractions of Rules and Regulations to the Board of Directors of the Association in writing signed by the complaining Owners.
- b) Upon the first reported infraction of a Rule or Regulation, the offending Lot Owner or resident will receive a letter from the Board of Directors notifying him or her of the violation. Upon the second infraction the Lot Owner or resident will be requested to appear before the Board of Directors. If a satisfactory settlement is not reached at this meeting, legal proceedings or such other action as approved by the Board of Directors, may be initiated to enforce the Rules and Regulations.

2. METHOD FOR CHANGING OR ADDING RULES AND REGULATIONS

Owners wishing to change or add a specific rule or regulation should make their requests in writing to the Board of Directors for review and consideration.

3. RECREATIONAL VEHICLES BOATS AND TRAILERS

Recreational vehicles, boats trailers and the like, too large to be parked in the garage, cannot be stored within the boundaries of the Subdivision for more than two (2) days.

4. ANTENNAS, ANTENNA TOWERS, SATELLITE DISHES

No antenna or antenna tower can be constructed, installed or located within the boundaries of the Subdivision for the purpose of receiving or transmitting radio, television or computer data signals, without the prior written approval of the Board of Directors. Antennas may be installed within an attic without prior approval. Notwithstanding the foregoing, Owners may install direct broadcast satellite (e.g. DirecTV, Dish Network, etc.) type dishes, not to exceed forty (40") inches in diameter on the rear or side of their homes. Dishes may not be installed on the front of the home unless no signal can be received from back or sides.

5. **CONTRACTOR SIGNS**

Contractors are not permitted to place their signs on any Owner's Lot or the Common Area unless prior written approval is given by the Board of Directors.

6. **"FOR SALE" SIGNS**

Only one "For Sale" sign may be displayed for a home at any time and such sign must be located on the Owner's Lot. "For Sale" signs may not be placed in the parkways, "Open House" signs may be displayed during the hours of the open house only.

7. **SWIMMING POOLS**

Only plans for below ground swimming pools that will be installed by a contractor registered with the Village are permitted. Plans for swimming pools and related landscaping and construction must be submitted to the Board of Directors for written approval prior to installation. The Owner, upon such approval, hereby agrees to indemnify, defend and hold Declarant, Association and its members, officers, agents and directors harmless against any claim brought against them arising from the approval and installation of such pool and landscaping.

8. **VILLAGE COMPLIANCE/PERMITS**

All Rules and Regulations of the Association are in addition to and subject to local ordinances. All fees and permits are the sole responsibility of the Owner. No construction of improvement of any kind shall be initiated until the proper permits have been issued by any applicable governmental authority.

9. **GARAGES, SHEDS, OUTBUILDINGS**

No garages, sheds, outbuildings or other freestanding structures shall be constructed within the boundaries of the Subdivision without prior written approval of the Board of Directors. Landscaping, as necessary, will be required around free standing structures and should be submitted to the Board of Directors at the time such construction is requested. An approved structure must match the color of the house siding and roof tiles on the lot in which it will be located.

10. FENCES

Fences cannot be constructed without prior written approval from the Board of Directors. Chain link, barbed wire, metal and stockade fences are prohibited, with an exception for decorative aluminum fences. Fences are prohibited in the front yards. Fences taller than five (5) feet are prohibited, except on Lots that have at least one side on the outer boundary of the Prairie Woods Subdivision. Lots that face the outer boundary of the property may have fences as high as allowed by ordinance or variance approved by the Village. All fences must meet the requirements of any applicable governmental authority.

11. CONSERVATION AREAS AND OUTLOT RESTRICTIONS

- a) Pursuant to the Declaration of Covenants, Conditions, Easements and Restrictions for the Subdivision all ice skating, swimming, diving, boating use of Outlots A, B, C, D and E are specifically prohibited.
- b) Conservation areas are not maintained and harbor potentially unsafe conditions. Residents are not allowed in these areas.

12. MAILBOXES

- a) Mailboxes on the Meadows side of the subdivision must be grouped on the posts provided. Meadows residents must provide and install their own mailbox, which must be black and comply with stated dimensions: 19" x 6 ½" x 8 ¾". Failure to comply will result in a written warning. After the warning, continued non-compliance will result in the association installing a mailbox for which the resident will be charged the cost of materials and installation on their next assessment invoice.
- b) Mailboxes on the Arbor side of the subdivision are provided and installed by the resident according to Post Office regulations.
- c) Replacement of mailbox posts and arms are the responsibility of the Association.

13. RENTAL PROPERTY

When a property is rented out the property owner must inform the board prior to renting out the house. The property owner must also provide their own mail forwarding information as well as renter contact information. The property owner remains liable for all Association rules and regulations.

14. TEMPORARY BUILDINGS

No temporary buildings, trailers, or outbuildings shall be used as a residence on any Lot.

15. TRASH AND STORAGE

- a) No trash, lumber, metals, bulk materials or refuse shall be kept, stored or allowed to accumulate on any Lot or on the Common Area. Building materials and dumpsters may be stored on a Lot during the course of construction.
- b) Trash and yard waste containers shall be stored in a manner so that they not visible from the front of the house.

16. BOARD DECISIONS ARE FINAL

Board decisions are final. Should a resident choose to challenge the decision of the Board and the original decision is found to be sound and fair, the resident will be required to pay all legal fees incurred by the Association.

Purchaser acknowledges receipt of and agrees to comply with the Rules and Regulations of the Association, as they may be amended from time to time.

Buyer

Date

Buyer

Date