



Rules and Regulations

Grand Pointe Meadows Single-Family
Homeowners Association

Updated June 2022

The following are Rules and Regulations prepared by the Board of Directors (hereafter “Board”) of Grand Point Meadows Homeowners Association (hereafter “HOA”) in keeping with the Declarations of Covenants, Conditions and Restrictions (hereinafter “CCRs”) of said Association, The Illinois Common Interest Community Association Act at 75ILCS160 and the General Not For Profit Corporation Act of 1986 of the State of Illinois as amended from time to time.

Any changes to a homeowner’s property must comply with these rules and regulations and be approved by the Board’s Architectural Review Committee. Alterations to property should not be initiated without approval from the Architectural Review Committee and/or the Board of Directors.

I. RULES AND REGULATIONS REGARDING ASSESSMENTS

1. Due Date:

All assessments are due and payable to the property management company. GPM residents have two choices for paying assessments:

- a. Full amount of assessment due on or before March 1 of the assessment year.
- or* b. One-half (½) of the assessment on or before March 1 and the remaining ½ of the assessment on or before May 1 of the assessment year.

2. Late Charges:

Any payment not received by March 1 (either the full amount or the first installment) will be considered late after 30 days and will incur a late charge of \$50.00 per payment which shall be added to and deemed part of the Homeowner’s Common Expenses.

3. Continuation of nonpayment may be subject to additional late charges for each month past May 1 of the billed year and legal expenses for collection.

II. RULES REGARDING FINES FOR VIOLATIONS OF THE DECLARATION, BY-LAWS, RULES AND REGULATIONS OR ANY AMENDMENTS THERETO

1. Violation Fines:

In accordance with the CCRs any violation of the Rules and Regulations or the CCRs not corrected within fourteen (14) days following the date of the first written demand to cease and desist from an alleged violation will cause a fine of Twenty-five Dollars (\$25.00). After fifteen (15) days in which the violation is not cured, a fine of an additional Twenty-five (\$25.00) dollars PER DAY will be charged until the violation is corrected.

2. Fines for violations will incur late fees in accordance with Paragraph I above. At the discretion of the Board, the violation will be turned over to an attorney who will move forward with Collection and Legal Action.



III. GENERAL RULES

1. Architectural Changes:

All changes to the landscape or dwelling on a lot must be approved in writing by the Board/Architectural Review Committee. The Homeowner must submit a Plan Approval Request before each change is made. The form must be submitted directly to the HOA Management Company with a copy of the plat of survey with the changes clearly marked and a picture, brochure and/or detailed explanations of what changes are requested. Homeowner may not initiate any changes without first receiving written approval from the HOA. The Board will respond to each request within two (2) weeks from the date of the Plan Approval Request is received.

- a. No structural or other improvement to the land or dwelling shall be commenced or allowed on any portion of the Property unless it complies with the provisions of these Rules and Regulations and the CCRs. All structures on the Property shall be of new construction.
- b. No tool or storage sheds, television antenna or other structures may be constructed that are inconsistent with the general architectural design and aesthetic flavor of the Homeowner's residence.
- c. All structures shall be constructed in accordance with applicable governmental building codes and zoning ordinances of the Village of West Dundee. If and to the extent that there is any conflict between these Rules and Regulations and the provisions of any ordinances, codes, rules and regulations of the Village of West Dundee, such conflict shall be resolved by the application of the more stringent provision as between these Rules and Regulations and such ordinance, code rules and regulations of the Village of West Dundee.
- d. No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used as a residence either temporarily or permanently. Any temporary structure must not be erected for longer than Seven (7) days without prior Board approval.
- e. Major landscaping changes must be approved by the Board. Front yards must conform to the architectural and aesthetic value of the neighborhood.
- f. All changes to the outer appearance of the home must be submitted for review. This includes, but is not limited to paint changes. Any new construction of any housing on lots within the Grand Pointe Meadows (single-family detached) subdivision be a minimum of 2,700 square feet in size; two stories; and utilize one of the five (5) approved models/facades approved by the village of West Dundee upon the inception of the subdivision in 2002. All such models must also be approved by the GPMHOA Appearance Review Committee and by the GPMHOA itself.

2. Signage:

No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted on any property except for one "For Sale" sign of not more than Five (5) square feet. Political signs for election candidates must be removed within Forty-Eight (48) hours after the conclusion of the election. Construction signs advertising the contractor may be placed on the property during construction, but must



be removed immediately upon completion of the project.

3. **Pets:**
No animals or livestock of any kind shall be raised, bred or kept on any Homeowner's property. Dogs, cats and other household pets shall not exceed four (4) and said pets shall not be kept, bred or maintained for any commercial purpose. All pets must be leashed at all times outside the home unless they are restrained by fencing, either electric or erected.
4. **Garbage Containers:**
Trash and debris shall be regularly removed from the property and shall not be allowed to accumulate thereon and shall be placed out for collection in the proper containers on the driveway of the home. Garbage may not be burned on the property. Under no circumstance shall the garbage container or bag impede access to streets, driveways or sidewalks. Garbage containers shall be stored in the garage until the designated date for pick-up. Garbage must be stored in a clean, leak-proof, nonabsorbent container covered with a tight-fitting lid which is maintained in good repair. All wet materials so stored must be drained and wrapped in such a manner that moisture cannot spill when the material is removed. No waste materials shall be deposited at curbside no earlier than 4:00 PM the day before collection. All garbage containers must be stowed within Twenty-Four (24) hours of collection.
5. **Clothes Lines:**
No clothes lines shall be installed on any part of the property.
6. **Mailbox Maintenance:**
The HOA solely shall maintain mailboxes and mailbox posts. All units shall be black in color, approximately 11" H x 8.5" W x 20" D. Numerals shall conform to HOA standards. Homeowners may not alter or add to the mailbox stand, including refraining from plantings around the base of the stand.
7. **Parking:**
No passenger vehicles shall be parked in such a manner that it blocks access to any driveway or garage. Overhead garage doors should be kept closed on a consistent basis. No part of any property shall be used for storage of recreational vehicles including, but not limited to snowmobiles, boats, or motorhomes except within the confines of the garage. No repair or body work of any motorized vehicle shall be permitted except within the confines of the garage. No commercial vehicles shall be allowed. This includes any vehicle with advertising larger than 2' x 2', or vehicles that have large tool/supply attachments or ladder storage. Homeowners may not leave any inoperative vehicle in the street or driveway, nor shall they use the street for storage of any vehicle. Vehicles that are parked on the street must be in working condition and used consistently.
8. **Turf Maintenance:**
Each Homeowner shall regularly mow and trim all areas of his property covered with grass or ground cover, etc., and maintain a weed-free yard. Homeowners must not allow lawn growth to exceed Eight (8) inches in height. Homeowners shall keep all areas



of his property designed or intended for the proper drainage or detention for water, including drainage ditches, unobstructed and shall mow and maintain such areas regularly. No Homeowner shall alter the rate or direction of flow water from any lot by impounding water, changing rate, blocking, regarding or redirecting drainage ditches or drainage areas.

9. Fences:
No fences may be constructed upon the property except in accordance with applicable ordinances and as approved by the Board. All fences are subject to the following requirements:
 - a. All fences shall be a maximum of Five (5) feet and constructed of wood, decorative aluminum or wrought iron material.
 - b. All fences shall be maintained, painted, or stained on a consistent basis so as not to disrupt the aesthetic integrity of the community.
 - c. No fence shall be allowed on any part of the front yard. On corner lots, no fence shall be allowed in any side yard that faces an intersecting or immediately adjacent street provided that the fence is located within that portion of yard between the rear lot line and the rear line of the principal structure on such lot.

10. Swimming Pools:
No Homeowner shall construct a swimming pool of any type or size without the written consent of the Board. The Board will not approve installation of above-ground pools. Any drainage, cleaning or backwashing of installed pools must not impede any adjacent property.

11. Window Air Conditioners:
No permanent window air conditioning units may be installed in any home.

12. Flagpoles:
In compliance with Illinois Statute 765 ILCS 160/1-70 (ATTACHMENT A): No flagpoles shall be allowed in the front yard. Flagpoles in the back yard must be set in concrete, properly secured and not visible from the street in the front of the house on the property. A short, temporary flagpole may be attached to the front porch. The Board must approve all permanent flagpoles prior to placement.

13. Holiday Decoration:
Holiday trim may be displayed in a tasteful manner from November 1 through January 31 provided that it is not excessive to create a nuisance for the neighboring homes.

14. Play Equipment:
Swing sets, trampolines, sandboxes and other such play equipment, must be placed in the rear of the yard and kept at least Ten (10) feet from the lot line to protect the neighbor's property. The Homeowner must maintain said equipment.

15. Basketball Hoops:
No basketball hoops may be attached to any portion of the home.



- a. Permanent Basketball Hoops: shall be installed according to manufacturer's installation instructions, and set in concrete. All permanently installed hoops, backboards and poles must be kept in working order and properly maintained, which includes paint and landscaping or replacement when necessary. Grass must be trimmed around the base regularly.
 - b. Mobile Basketball Hoops: all mobile basketball hoops, backboards and poles must be kept in working order and properly maintained, which includes paint or replacement when necessary. Mobile Basketball Hoops must be used and set up according to manufacturer's directions. This includes filling bases according to manufacturer's instructions, properly balancing and erecting the hoop in a location that will not affect neighboring properties in case of high winds and storms. No extra weighting will be allowed on the base that is not directly stated in the manufacturer's installment instructions. Grass must be trimmed around the base regularly. All Mobile Basketball Hoops must be stored after December 1 of each year and may be re-erected after February 1.
16. Home Exteriors:
Siding, soffit, fascia and all exterior surfaces of the home must be maintained and in good repair. Any unsightly or damaged or portions of a home in disrepair must be repaired or replaced within Sixty (60) days of damage or incur violation fines.
17. Outside Storage:
The front and sides of every residence must be free and clear from storage or any kind. Personal materials may not be stored in front or side yards which can be viewed from the street. This includes, but is not limited to, grills, lawnmowers, implements, and play equipment. Rear yards may not be used to store building materials, collections of any kind, or items in disrepair. Unsightly yards will be subject to violation fines.

THESE ABOVE RULES AND REGULATIONS HAVE BEEN ADOPTED ON THE 21st DAY OF June, 2022, AND IS EFFECTIVE IMMEDIATELY THEREAFTER. The Rules and Regulations apply to all Homeowners, Residents and Associations as defined within this document.



ATTACHMENT A

765 ILCS 160/1-70 Sec. 1-70. Display of American flag or military flag.

(a) Notwithstanding any provision in the declaration, bylaws, community instruments, rules, regulations, or agreements or other instruments of a common interest community association or a board's construction of any of those instruments, a board may not prohibit the display of the American flag or a military flag, or both, on or within the limited common areas and facilities of a unit owner or on the immediately adjacent exterior of the building in which the unit of a unit owner is located. A board may adopt reasonable rules and regulations, consistent with Sections 4 through 10 of Chapter 1 of Title 4 of the United States Code, regarding the placement and manner of display of the American flag and a board may adopt reasonable rules and regulations regarding the placement and manner of display of a military flag. A board may not prohibit the installation of a flagpole for the display of the American flag or a military flag, or both, on or within the limited common areas and facilities of a unit owner or on the immediately adjacent exterior of the building in which the unit of a unit owner is located, but a board may adopt reasonable rules and regulations regarding the location and size of flagpoles.

(b) As used in this Section:

"American flag" means the flag of the United States

(as defined in Section 1 of Chapter 1 of Title 4 of the United States Code and the Executive Orders entered in connection with that Section) made of fabric, cloth, or paper displayed from a staff or flagpole or in a window, but "American flag" does not include a depiction or emblem of the American flag made of lights, paint, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component.

"Military flag" means a flag of any branch of the United States armed forces or the Illinois National Guard made of fabric, cloth, or paper displayed from a staff or flagpole or in a window, but "military flag" does not include a depiction or emblem of a military flag made of lights, paint, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component.

(Source: P.A. 96-1400, eff. 7-29-10.)

