

# **Naperville Fox Meadows Homeowner Association**

## *Rules and Regulations*

The Naperville Fox Meadows Homeowners Association (NFMHOA) Rules and Regulation are governed by the NFMHOA board with the input from the homeowners and are subject to change over time with evolving culture and standards. The primary purpose of this governance is to ensure Fox Meadows's reputation as a premier location to live.

Fox Meadows homeowners should always be cognizant of any approved changes to their property that might affect the community's overall appearance and home values. Any approved changes to a residence should meet the high standards that are the reason residents choose to live in Fox Meadows. Further, any approved changes should not interfere with a neighbor's enjoyment of their own property nor cause any public safety hazard.

### **Fences**

No animal runs, pens or fences of any kind shall be permitted on any residence, except as approved in the DCR's or Bylaws.

### **Garbage Containers**

All receptacles for rubbish, trash, garbage, yard waste and recycling and other similar items may be placed on the curb for collection as specified by the city of Naperville – but not before 6pm the day before trash/recycling pickup.

All receptacles and any items not removed by the trash haulers must be moved and placed out of sight from the street or neighbors until proper arrangements can be made for removal by the end of the day of trash pickup.

### **Lawn, Shrubbery and Plant Beds**

Lawns should be mowed and trimmed, to include the area along the sidewalk and curb. Grass height may not exceed 5 inches. Lawns should be kept free of weeds and maintained in a manner consistent with the high standards of Fox Meadows.

- Plant beds shall be maintained in a neat manner. Dead plant material should be pruned and weeds removed.
- Shrubs and tree limbs must be pruned so as not to impede pedestrian movement or vehicular sight. Shrubs must be pruned so as not to reduce sidewalk width. Tree limbs overhanging a sidewalk must be kept at a height of 7 feet of clearance above the sidewalk.
- Dead or diseased trees and bushes are to be removed and/or replaced.

### **Pools**

Wading pools (pools that are temporary in nature, not permanently installed in the ground) may not exceed 10 feet in length or diameter or be greater than 15 inches deep. No other pools are permitted, except as approved in the DCR's or Bylaws.

### **Satellite Dishes**

FCC regulations allow the installation on a homeowner's property of a dish antenna that is one meter (i.e., 39.37") or less in diameter and is designed to receive direct broadcast satellite service, including direct-to home satellite service. Installation does not require prior approval from the NFMHOA Board as long as placement of the dish creates no public safety hazard. Please see Section 207 of the FCC Telecommunication Act of 1996 for additional information on TV antennas and wireless cable.

### **Sheds**

No utility sheds, shacks or trailers may be placed upon any lot in Fox Meadows.

### **Rule Violation Remedy Timelines**

Violations must be remedied within 14 days after written notification unless homeowner has received a written extension.

### **Violation Enforcement Process and Fines**

A violation occurs when a homeowner within Fox Meadows circumvents, neglects, omits, refuses to comply with, or resists the enforcement of any of the provisions of the Naperville Fox Meadows Homeowners Association:

- Declaration of Covenants & Restrictions
- NFMHOA Rules
- Bylaws and Amendments
- Modification Guidelines

Violations may be the result of:

1. Failure to comply with any of the above and /or
2. Circumvention of any of the above, which include making a modification without prior approval by the NFMHOA Board.

Upon determination that a violation exists, the homeowner is notified in writing with the details of the violation and required compliance. Upon receipt of the notice of violation, the homeowner shall, within the timeframe specified in the notification, eliminate the violation to avoid the fine.

If the violation is not rectified, and the homeowner does not request a hearing within the timeframe specified in the violation notice, fines are levied as described in the chart below.

<b>Fine Schedule</b>
1. If the violation is not rectified within the specified timeframe in the violation notice, a \$100 fine is assessed to the homeowner. A second violation notice is sent with the timeframe to rectify to avoid further fines or enforcement actions by the Association
2. If the violation is not rectified within the specified timeframe in the second notice, and the homeowner does not request a hearing, a \$200 fine is assessed to the homeowner. A third violation notice is sent with the timeframe to rectify to avoid further fines or enforcement by the Association.
3. If the violation is not rectified within the specified timeframe in the third violation notice, and the homeowner does not request a hearing, a \$20 per day fine is assessed to the homeowner until the violation is rectified. If the fines reach a total of \$500, legal action to compel compliance and/or seek recovery of all fines will be brought against the homeowner, who will be responsible for any legal/court fees. Daily fines continue to accrue until the violation is rectified.

**Request for a Hearing**

If a homeowner disagrees with an NFMHOA Rule or DCR interpretation, the homeowner may request a hearing with the board. The homeowner is encouraged to submit in writing to the board the reason why they disagree (along with any corresponding documentation).

The board will afford the homeowner an opportunity for a hearing before the board of directors. Following the hearing, the board will report their decision in writing to the homeowner.

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