Kilbourn Woods Homeowners Association Policy Book

Using the guidelines from the declarations and covenants of the Kilbourn Woods Homeowners Association, this "policy book" is meant to offer the homeowner an overview of important procedures or prohibitions. This is not an exhaustive list of acceptable or prohibited items, however. Please refer to your copy of the declaration for more information. If you need another copy, please email the Board at kwhoaBoard@gmail.com .

By following the guidelines of this policy book, homeowners should obtain rapid approval of their planned home improvements when they submit their Review and Approval (also known as an R&A) application form to the Board. Contact the Board at the email listed above to receive the most current R&A form. Please keep in mind that the R&A form MUST be submitted BEFORE construction begins. Sheds, inground pools and fences all require approval before the project has started.

Note: HOA dues must be paid in full before the Board will accept submissions of the R&A form for property improvements.

Sheds

1. Shed must conform to City codes.
2. **Size** is limited to single story construction of 100 square feet or less.
3. Material is limited to Wood and Vinyl. Rubbermaid type sheds are okay as long as they are vinyl, plastic or resin. No aluminum or steel will be allowed.
4. Asphalt shingles, plastic, vinyl, resin roof ok. No aluminum\steel will be allowed.
5. The shed must be color coordinated with your house.
6. Sheds must be properly anchored and/or placed on a foundation. (tie down should calibrate to withstand a 65MPH wind sheer rating)
7. Placement must be set back behind the centerline of the main residence and follow City placement guidelines.
8. The building should not be used to house pets or animals.

Pools

1. Inflatable pools do not require Board approval, but must be kept in the rear of the lot property, and conform to all City codes which include placement for corner lots and proximity to electrical boxes.
2. No constructed above ground frame-supported pools are allowed.
3. Hot Tubs do not require Board approval, but must conform to City codes.
4. Inground pools must conform to City codes of construction, fencing, drainage, placement and dimensions.
5. Inground pools must have a 4 to 6 foot fence around the lot, not just the pool.

Fences

1. Fences must conform to City codes.
2. Vertical Board-on-Board, picket or scalloped fences made of wood, stone or vinyl designed to simulate a wood look or wrought iron or wrought iron type are allowed.
3. Chain link and split rail fences are not allowed.

General restrictions generating fines

It should be noted that to keep annual dues within reason, the HOA does not employ full time staff for violation remediation. The HOA Board asks that minor violations be reported to the City of Kenosha public departments and/or police as applicable. The HOA can be engaged if other methods of remediation have failed to yield results and will be addressed on a case by case basis.

- Department of Community Development and Inspections 262-653-4263
- Police Department Public Information 262- 605-5238

1) Nuisances: no offensive activity, trade or animal behavior that serves as a continuous annoyance to neighbors.
2) Lot appearances: It is the expectation that properties are to be maintained and landscaped in such a way as to enhance the appearance of the lot and surrounding lots.
3) Signage: no signs other than "Garage Sale, "For sale" or "For rent".
4) Vehicles: repair or body work in garage only.
5) Animals: common domestic household pets only. Prohibited specifically are bees, fowl or livestock. A pet shall not be allowed to run at large in the community and shall always be leashed and within immediate control of a person when outside. All droppings must be picked up and disposed of by the person in control of the pet. Owners of pets shall take reasonable precautions and efforts to prevent their pets from being a nuisance or annoyance to other residents. Owners must comply with City ordinances related to animals.

HOA Fines for violations

The first contact will result in a warning. The second contact about the issue will result in a $25 fine. Any subsequent contacts about the same issue will result in a $100 fine each. Unpaid fines are subject to collection action.

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