

TAMARACK RIDGE HOMEOWNERS' ASSOCIATION RULES AND REGULATIONS

Table of Contents

Authority	1
Homeowner Association Dues.....	2
Architectural Review Committee (ARC)	2
Construction Dumpsters, Dumpster Bags, and PODS-style Moving Containers	3
Exteriors	3
Garbage Cans	3
Generators.....	3
General Storage.....	3
Holiday Decorations.....	4
Lamp posts	4
Livestock / Pets.....	4
Mailboxes	4
Outdoor Sports Equipment / Toys	4
Parking.....	4
Signs.....	4
Solar Installation.....	5
Yard Maintenance	5

Authority

The Tamarack Ridge Homeowners Association (HOA) was created under a Declaration of Covenants, Conditions and Restrictions (CC&R's) as a means of assuring that our subdivision will remain an attractive residential area with strong property values. Pursuant to Article 3.06 of the CC&R's, the following rules and regulations have been formulated by the Tamarack Ridge Board of Directors for the protection and general welfare of the community.

The board wishes to foster a community of friendly neighbors who respect the rights of others. Compliance with certain rules and regulations is necessary to accomplish this in the close community in which we live. It is the responsibility of the board to enforce compliance with these rules in an equitable manner but not harass those that may occasionally slip.

Homeowner Association Dues

Our only source of operating income is from our annual maintenance fees. It is the obligation of every home owner to pay the annual fee on time. Annual dues and special assessments are set at the annual homeowners meeting.

- Annual assessments will be billed and emailed in January.
- Payment of annual assessment is due by April 15.
- A late fee of 12% will be charged after April 15th and due immediately

Architectural Review Committee (ARC)

The ARC is a Standing Committee that is in place to fulfill the requirements specified by the CC&R's Article 2.05.

Article 2.05 states: No Home, garage or other structure or improvement of any kind shall be installed, erected, constructed or placed on any Lot (or altered or changed with respect to layout, location or exterior design, appearance, color or material composition) without: (1) prior submission of detailed plans and specifications to the Committee for its review; and (2) acquisition of prior written approval by the Committee with respect thereto.

The ARC does an initial review of requests within 2-3 business days of receipt. Since approval may require research and follow-up it is difficult to provide a specific estimate. The ARC makes every effort to respond to requests as quickly as possible.

Requests must include:

- Construction plans and specifications showing dimensions, composition and color of all exterior materials and equipment
- Actual samples of roof, siding, brick or stone, and paint and stain colors

Examples of when ARC requests **ARE** needed:

- Replacement or alterations in style or color of roof, siding, trim, doors, windows
- Installation of a structure, including but not limited to a: pool, hot tub, swim spa, sauna, porch, patio, deck, pergola, awning, permanent basketball hoop, swing set (with installed footings), outbuilding, shed or fence
- Any structural modification/alteration to the existing blueprint of the house/structure
- Fencing around in-ground pools need both a permit by the village and ARC review
- Repaving of driveway, walkway, patio, porch, or deck with different materials than existing
- Installation of a rooftop solar system

ARC requests are **NOT** needed when:

- Painting or reroofing with **SAME** colors and materials
- Replacing a garage door with the **SAME** door style and color

- Repaving a driveway with the **SAME** paving materials
- Maintenance and repairs
- Replacement of light fixtures (other than the lamp post)

Construction Dumpsters, Dumpster Bags, and PODS-style Moving Containers

- These items are not allowed to be placed on Association roads, except when used in conjunction with driveway resurface/pavers projects.
- The site around the item must remain clean and free of all debris.
- Dumpsters, dumpster bags and PODS should be removed within two weeks of the completion of the project.

Exteriors

Home exteriors must be clean and in good repair. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows, doors, lamp posts and mailboxes) which are missing, broken or otherwise in a state of disrepair, must be repaired. This includes but is not limited to; structural integrity, painting, staining and sealing.

Garbage Cans

- Trash and garbage cans should not be at the curb more than 24 hours before or after the scheduled pickup.
- Garbage cans should be stored in the garage or somewhere not visible from the front of the property.
- Containers stored on the side of the home should be screened from view of the street.

Generators

Generators may be installed in the side or rear of a home, preferably on a cement slab adjacent to the air conditioner.

General Storage

At no time may any of the following be stored on the exterior of the Owner's property:

- Garden and property maintenance equipment (includes but not limited to lawn mowers, snow blowers, ladders, chain saws, portable generators)
- Boats, canoes, kayaks or similar water recreational items
- Unused building materials
- Trailers of any kind

Holiday Decorations

Exterior decorations such as seasonal or holiday decorations must be removed within 30 days of the holiday.

Lamp posts

All lot owners are required to have a working lamp post of the design and location specified by the CC&R's. Replacements must be of the same materials and craftsmanship and approved by the ARC. The light fixture must be illuminated during all periods of darkness.

Livestock / Pets

Homeowners shall not be allowed to keep, house, raise, maintain and/or breed any wildlife animal, livestock, poultry/fowl, reptile or primate for any purpose.

Common household pets such as dogs/cats may be kept/maintained, but cannot be exclusively kept or housed on the exterior of the homeowner's property and shall be subject to any Village rules regarding pets, and any Village nuisance rules/ordinances.

Mailboxes

All lot owners are required to have a mailbox of the original development design. Replacement mailboxes must be of the same materials and craftsmanship and approved by the ARC.

Outdoor Sports Equipment / Toys

With the exception permanent basketball hoops, all outdoor sport equipment and toys should be stored or placed in the backyard of the property or garage, not visible from the front of the house, when not in use.

Parking

In general, the following vehicles are not permitted to be stored outside of a garage:

- Commercial vehicles that are panel truck size or larger
- Trailers and recreational vehicles (such as RVs, campers, ATVs, golf carts, boats, utility)
- Inoperable vehicles (Vehicles that appear immovable, non-functional or irreparably damaged)
- Parking and vehicle storage is not permitted on any portion of the homeowner's yard

Signs

Signs (including but not limited to: industry, business, trade, occupation, political, announcement, professional or advertisement) may not be posted anywhere in the

Common Open Space or Deed Restricted Space. Garage sale signs and open house signs may be located in common area only during period of event.

Temporary signs may be posted on the homeowner's property. The permitted posting duration varies depending on the sign function.

Examples:

- For Sale – while property is for sale
- Garage Sales or Open House – posted shortly before and removed as soon as the event ends
- Celebratory – several days
- Holiday related – 30 days before and after the holiday
- Political – signs must be removed within a week of election day
- Vendor/construction advertising – For the duration the work is being done and the vendor is on-site

Solar Installation

- Solar PV and Solar Thermal systems may be installed on the roof of the homeowner's property
- The rooftop system design and installation plans must be submitted to the ARC prior to installation
- Any battery storage associated with the system must be installed in the rear of the property

Yard Maintenance

- Lawns with weeds or grass over six (6") inches must be cut immediately
- Weeds and grass should be removed from all planting beds
- All hedges, trees, and shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home through pruning
- Dead or severely damaged trees and shrubs should be removed and dead grass reseeded