

VILLAGE HOMES OF PARK RIDGE - ADDITIONS TO THE BYLAWS

VISITOR PARKING

Residents may **not** park in visitor parking or in front of garages. A unit owner/resident may reserve visitor parking for a temporary special use with the permission of the Board of Directors. A visitor is a guest not to exceed a (7) seven-day stay. Extensions may be requested through the Board of Directors. A resident or their guest may not park in a numbered parking space unless it is the person or their guest for whom it is intended. A resident is permitted to park in a visitor space in front of the Club House while using the Club House only.

Failure to comply with these rules the owner/resident will receive:

First offense - Written warning sent by Confirmation Delivery to the unit owner.

Second offense - A fine of (\$200.00) two hundred dollars to be paid within (30) thirty days, or the Club House privileges will be revoked until payment is made. If payment is not made within (60) sixty days, a lien may be placed on the unit.

Subsequent offenses - The vehicle will be towed at the expense of the owner or a fine of (\$400.00) four hundred dollars to be paid within (30) thirty days. If payment is not made within (60) sixty days, a lien may be placed on the unit.

PETS

Each unit shall be limited to two pets, per the Village Homes of Park Ridge. All dogs over five months of age shall have a rabies inoculation and be licensed per the Village of Sturtevant Municipal code Section 12.5(1) (a).

No owner or keeper shall knowingly keep or harbor any vicious, wild, exotic, non-domesticated, or dangerous animal. The word "vicious" shall mean an animal that may suddenly assault a person or another animal while he, she, or it is peacefully on the public streets, Association property, or while lawfully on the premises of the owner or keeper of such an animal.

No owner or keeper of any dog shall permit the dog to run at large on the Association property. A dog shall be deemed to be at large unless carried or is attached to a leash not more than (10) ten feet in length, and the leash must be of sufficient strength to restrain the dog. The leash shall be held by a person physically able to control the dog and prevent it from annoying or worrying pedestrians or other animals.

No person shall harbor or permit to remain on his/her premises any dog to urinate on bushes or trees, permit fecal matter that is deposited by such a dog to remain on Association property. It shall be solely the responsibility of the person in control of said dog to, immediately after deposit, remove all fecal matter and dispose of the same.

Failure to comply with these rules the owner/resident will receive:

First offense - A written warning sent by Confirmation Delivery to the unit owner.

Second offense - A fine in the amount of (\$200.00) two hundred dollars to be paid within (30) thirty days, or Club House privileges shall be revoked, until payment is made. If payment is not made within (60) sixty days, a lien may be placed on the offender's unit.

Third offense - A fine in the amount of (\$400.00) four hundred dollars to be paid within (30) thirty days, and Club House privileges shall immediately be revoked, until pet or pets are permanently removed from the offending unit. If payment is not made within (60) sixty days, a lien may be placed on the offender's unit.

Subsequent offenses - Board of Directors will exercise fiduciary responsibility, per the Bylaws, to determine fines and/or other applicable actions, based on individual circumstances.

OTHER

1. It is recommended that all unit owners purchase a carbon monoxide detector for their units.
2. Grilling is prohibited on balconies, in garages, and within 6 feet of the building. It is recommended that this distance from the buildings be 25 feet.
3. A (\$500.00) Five Hundred Dollar Condominium 'transfer fee' to be paid, by the **buyer**, to the Village Homes of Park Ridge Homeowners Association, with the resale of any condominium unit.
4. A (\$25.00) Twenty-Five Dollar fine will be imposed for late Association payment received after the fifth day payment is due. Payment is due the first of each month.
5. Any damage to unit owners' garage doors, due to being bumped, dented, scratched accidentally or otherwise by the unit owner, or another party, is the individual unit owner's responsibility repairing of said garage door.