

Streamwood Estates Association Rules and Regulations

Table of Contents

	Page
Clubhouse.....	3
Swimming Pool.....	5
Tennis Court.....	6
Recreation on Common Elements.....	6
Display of Signs.....	7
Fines.....	7
Interpretation of “Parking Restrictions”.....	8
Clubhouse Rental Documents.....	9
Satellite Dish, Generators.....	16

Introduction

This document consists of a current listing of the Association Rules and Regulations, a summary of the condominium documents as they currently apply. As rules and regulations are made and amended by the Board of Directors, updated pages will be distributed for you to put into this book.

The listing of the rules and regulations and the summary of the condominium documents is for the benefit of everyone living at Streamwood Estates. It provides information that will enable us to live pleasantly together.

Operating Rules and Regulation covering specific situations have been adopted by various boards of directors and reported to the co-owners as they were enacted. The documents summary recorded here is a condensation of the Condominium Bylaws Article VI – Restrictions and Article XI – Remedies for Default and the Master Deed Article IV, Paragraph B (6) – Patios.

Since this is a condensation of the official documents, it is for information only and does not constitute a legal interpretation. Owners should refer to the complete condominium documents or contact the board of directors if there is any question regarding the implementation of the restrictions or regulations as set forth here.

The reprint of the Condominium Documents is thought to be the complete amended text as it currently applies. Remember, however, that the only official record is that which the State certified and the developer published, amended, if appropriate, by the Association.

3/1/2019

Association Rules and Regulations

Clubhouse

The clubhouse is for the convenience of the co-owners and lessees (hereafter referred to as residents.) The purpose of this private facility is to accommodate the social activities and entertainment of the residents.

I. General

A. The clubhouse is available to the residents only for parties that are social in nature. No business related functions are allowed.

B. Residents shall be directly responsible for all damages to the clubhouse facilities and premises done by themselves, their families, or their guests and shall pay in full for any such damage. If an owner notices any damage or defective equipment, he should notify a board member before the party in order to be sure of not being charged for the condition.

C. The sponsoring owner must be in attendance at all times during the party and is responsible for the conduct of everyone in attendance while in the clubhouse and environs. This includes parties given for or by their children. The clubhouse and environs must be vacated by midnight.

D. Residents are directly responsible for their children and their conduct in the clubhouse and on the clubhouse premises.

E. The Association reserves the right to charge a fee for the use of the clubhouse. As of May 1, 2018, the fee is \$100. The sponsoring owner is responsible for the cleaning of the clubhouse by 11 :00 A.M. the following day.

II. Clubhouse reservations are secured with the co-owner volunteer who has agreed to that assignment. Reservations are on a first come, first serve basis and they will be accepted for only one day at a time. If two or more consecutive days are requested, all but one of the days must be on a tentative basis in case another owner wants one of those days. The key can only be picked up by the owner the week before the party.

3/1/2019

Association Rules and Regulations

III. Clubhouse Conditions

A. The sponsoring owner, when leaving the clubhouse, shall turn off all lights, close windows and doors, check temperature controls (55* in winter and air conditioner 85* in summer), turn off electrical appliances, and relock all doors including those into the downstairs rest rooms.

B. Carpets should be vacuumed (vacuums provided); floors in kitchen, hall, and bathrooms should be swept; and all spills must be cleaned.

C. Remove all food. Trash bags must be brought be owner and all trash and garbage must be taken away from the clubhouse and premises.

IV. Miscellaneous

A. Dogs and other animals are not allowed in the clubhouse.

B. Residents and their guests using the clubhouse are not permitted to enter the swimming pool area nor are those in swimming attire allowed in the clubhouse.

C. Co-owners should recognize that the clubhouse and parking lot are close to residences. Thus loud noise in the clubhouse and at the parking lot are not permitted.

3/1/2019

Association Rules and Regulations

Swimming Pool

1. The swimming pool is for the use of co-owners and lessees and their guests only. No guests are allowed in the pool area unless accompanied by a co-owner holding a pool tag. All residents must have their pool tag to be admitted to the pool area.
2. No glass or other breakable material is to be carried into the pool area. All rubbish is to be placed in refuse receptacles. No loud radios. No dogs permitted in the pool area.
3. A shower with soap must be taken before entering the pool.
4. Remove hairpins and jewelry before entering the pool
5. Please do not enter the pool after applying suntan oil.
6. There is to be no diving or jumping nor any running or horse play in or around the pool. No toys, tubes, etc are permitted in pool or patio area.
7. No guests are permitted at the pool without a co-owner or lessee.
8. Board of Health rule: No children in diapers permitted in the pool.
9. No child under 12 years old allowed at the pool without an adult.
10. From 7:00 P.M. to 9:00 P.M. is reserved for adults only.
11. The downstairs restroom and shower in the clubhouse may be used. No one in swimming attire is allowed in other areas of the clubhouse.
12. Proper bathing attire must be worn, e.g. no cut-offs. Please wear cover-up jackets to and from the pool.
13. No one with an eye, skin, ear, or nose infection or contagious disease is allowed to use the pool.

3/1/2019

Association Rules and Regulations

Tennis Courts

1. The tennis courts are for the use of co-owners and lessees and their guests only. No guests are allowed on the court unless accompanied by a co-owner. All residents must have their pool tag to be admitted to the Tennis court.
2. Tennis shoes must be worn on the courts. Proper tennis attire is requested. No black sale shoes permitted.
3. If players are waiting, a court is to be vacated by those playing within 20 minutes.
4. No vehicles, toys, skates, etc. are ever allowed on the playing surfaces. There is to be no smoking on the courts, tobacco stains the playing surface. No dogs permitted.

Recreation on Common Elements

The use of the common elements for organized games and recreation is prohibited due to danger to nearby residences, excessive wear and tear to grass and shrubbery, and potential accidents to the participants. This includes a prohibition against use of the pond for swimming, boating, or ice skating.

3/1/2019

Association Rules and Regulations

Display of Signs

Article VI, Section 10 of the Condominium Bylaws prohibits the display of all signs including "for sale" signs without the written permission of the Association. This rule does not constitute such written permission but does provide guidelines only. Written permission is still required from the Board of Directors and the following rules shall act as a guide for the board and owners who are planning to sell their unit:

Sign size: A "for sale" and/or "open" sign shall be no larger than 24 by 18 inches.

Type: There shall be no more than one window sign. Two "for sale"/"open" signs may be displayed no more than two days per week, on Saturday and Sunday.

Location: A "for sale"/"open" sign, if displayed, must be at the corner of the court and/or in front of the unit. No sign shall be displayed at Hamlin Road at the entrance.

Fines

The violation of any provision of the Condominium Documents shall be ground for the assessment of fines. The following steps shall be taken by the Board of Directors:

1. Notification to the co-owner that they are in violation of the Condominium Documents and that should such violations continue they shall be fined. The co-owner must be given the opportunity to appear at the next Board meeting to offer any defense of the alleged violation.

2. If the violations continue, the Board will assess fines according to the following schedule:

First Assessment \$75

Second Assessment \$150

Subsequent Assessments - \$300

3/1/2019

Association Rules and Regulations

Interpretation of ·Parking Restrictions·

The Condominium Bylaws in Article VI Section 8 state that house trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, snowmobiles, snowmobile trailers, or vehicles other than automobiles can not be parked on the Condominium premises except in a co-owners garage.

Among those vehicles thus prohibited are:

Commercially licensed vehicles regardless of type or configuration.

Pickup trucks modified or not modified.

Externally modified utility vehicles (Broncos, Blazers, etc.)

Closed vans or panel vans as well as any van that has been modified for commercial or recreational purposes.

Motor homes, busses, or any form of recreational vehicle.

Motor cycles and off the road vehicles.

3/1/2019