

Weston Ridge Cottage Owners Property Association, Inc.
Board of Directors
P.O. Box 326

2016 033228

Rules and Regulations

1. Occupancy. Each residence shall be occupied solely for residential purposes by not more than one (1) family.

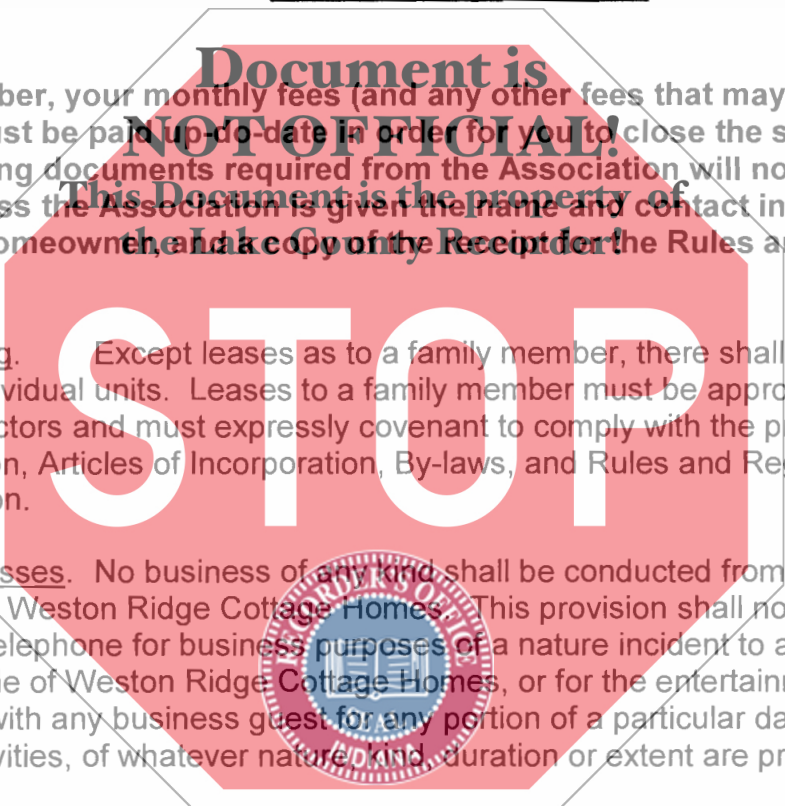
When listing a home for sale, whether by owner or through a real estate listing, a copy of the current "WRCHPOA Rules & Regulations" must be provided to the Buyer before a contract is accepted and a written receipt for such delivery must be provided to the POA secretary within seven days. Up-to-date copies of R&R are available by contacting the WRCHPOA through our E-mail address at CottagePOA@gmail.com

MICHAEL E. BROWN
RECORDER

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STATE OF MISSISSIPPI
LAKE COUNTY
CLERK FOR RECORD

Also, remember, your monthly fees (and any other fees that may have been imposed) must be paid up-to-date in order for you to close the sale of your home. Closing documents required from the Association will not be granted unless the Association is given the name and contact information of the new homeowner and a copy of the Receipt for the Rules and Regulations



2. Leasing. Except leases as to a family member, there shall be no leasing of individual units. Leases to a family member must be approved by the Board of Directors and must expressly covenant to comply with the provisions of the Declaration, Articles of Incorporation, By-laws, and Rules and Regulations of the Association.

3. Businesses. No business of any kind shall be conducted from any unit located within Weston Ridge Cottage Homes. This provision shall not prohibit the use of a telephone for business purposes of a nature incident to a business located outside of Weston Ridge Cottage Homes, or for the entertainment of or consultation with any business guest for any portion of a particular day. All other business activities, of whatever nature, kind, duration or extent are prohibited.

4. Nuisance. No **unsafe**, noxious or offensive activity shall be carried on, nor shall anything be done which is or may become an annoyance or nuisance. No burning of refuse shall be permitted.

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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5. Signs. ***“For Sale” signs are permitted in the yard of the unit only, and such sign shall exceed no more than three (3) square feet in total area.***

Temporary signs for garage sales and celebrative events are permitted for three days only. Signs for any other purposes whatsoever are prohibited.

6. Landscape Maintenance. Landscaping, ***seeding and/or sodding are*** required for each unit; the maintenance of the landscaping, i.e., cutting, fertilizing and trimming, shall solely be the responsibility of the Association. No plants, or seeds, or other things or conditions, harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon the premises. ***Effective 2011, the replacement of landscaping, i.e., bushes, trees, or shrubs, will be the responsibility of the homeowner.***

7. Landscaping. Individual unit owners may provide enhancements to the developer/contractor installed landscaping, provided, however, that such landscaping is limited to a strip five (5) feet wide immediately adjacent to the structure and further provided that such landscaping shall be limited to perennial and annual flowers and/or plants. A landscaping plan for plantings outside the 5 foot perimeter shall be supplied to and approved by the Association prior to installation.

Flagpoles must be within the 5 foot perimeter of the structure.

8. Snow Removal. Only the removal of snow from the common areas and all driveways shall be the responsibility of the Association. ***Snow will be removed when snow fall exceeds two inches. St. John ordinance prohibits parking on the street when the snow fall exceeds two inches; therefore, when Town ordinance prohibits parking in the street due to snowfall, cars are permitted in driveway until street is cleared.***

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9. Garbage Collection. Garbage for collection shall be properly bagged and stored within the unit's garage. On designated days, the garbage shall be placed at the curb only in containers approved by the Association. Garbage for pick-up shall not be placed at the curb until **after dark** on the evening preceding the day of pick-up. Pick-up of large items must be arranged with the scavenger service by the unit owner.

10. Parking and Exterior Storage. Storage of any item in the driveway area shall be prohibited; each unit owner shall utilize his/**her** garage to park vehicles. There shall be no overnight, i.e., between midnight and 6:00 o'clock **A.M.**, parking on any driveway. At any time, no **trucks**, boats, campers, **marked company vehicles**, motorcycles, bicycles, recreational vehicles or other equipment shall be stored on the driveway or in **the lane** in front of the unit.

Parking on the lanes is prohibited at any time due to safety and emergency vehicle access. Homeowners will be held responsible for their guests', contractors and repairmen to be in compliance with vehicle parking rules.

11. Fences. Fences shall be prohibited except as provided by the Developer or Association and replaced or repaired by the Association as needed. **Cottage Owners whose patios face 105th Place and 106th Place are permitted to erect privacy fencing around them with the approval of the Board of Directors, provided that the fences do not exceed five feet in height, are white, are constructed of vinyl or aluminum, and have a decorative top.** Living fences utilized for architectural purposes are acceptable if properly approved by the Board of Directors or the appropriate Association committee.

12. Communications. No satellite dishes, microwave dishes or television dishes greater than 18" in diameter are permitted on any unit or fraction of a lot. **Satellite dishes shall be mounted as close to the unit as possible.**

13. Pets. All pets must be registered with the **Town of St. John**. No pet shall be left unattended and all pets must be leashed when outside the unit. All pet waste must be picked up and disposed of immediately. No undomesticated animal or any other animal having an unusually vicious propensity shall be kept or maintained upon any premises.

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Storm Doors

Storm doors with full view glass or half glass/screen are permitted and must match the existing front door and shutter color of the unit.

Patio Enclosures

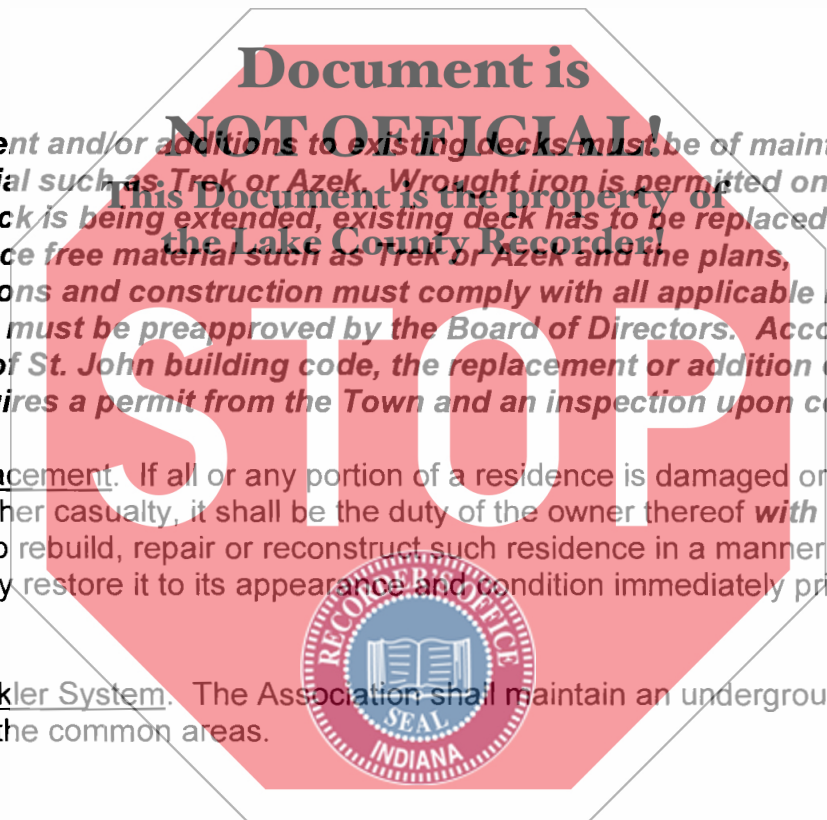
Glass and/or screen enclosures are permitted. The enclosures must be of a uniform standard which reflects the style of patios which have a stone knee wall, matching the stone on the front of the house and the siding, i.e., white or the color of the house. Any external modifications must be submitted on a plat of survey to the Board of Directors for approval.

Decks

Replacement and/or additions to existing decks must be of maintenance free material such as Trex or Azek. Wrought iron is permitted on spindles only. If deck is being extended, existing deck has to be replaced with maintenance free material such as Trex or Azek and the plans, specifications and construction must comply with all applicable building codes and must be preapproved by the Board of Directors. According to the Town of St. John building code, the replacement or addition of new posts requires a permit from the Town and an inspection upon completion.

21. Replacement. If all or any portion of a residence is damaged or destroyed by fire or other casualty, it shall be the duty of the owner thereof **with** all due diligence, to rebuild, repair or reconstruct such residence in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty.

22. Sprinkler System. The Association shall maintain an underground sprinkler system for the common areas.



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23. **Contractor Considerations.**

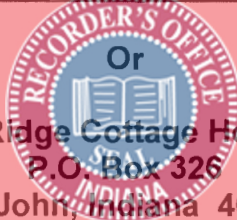
- (a) Contractors may not park in the lane.
- (b) Any work done to the sprinkler lines or heads must be done by the current POA landscaper at the owner's expense.
- (c) Contractors must provide a Certificate of Insurance naming "Weston Ridge Cottage Homes Property Owners' Association" in the event of any damages sustained to common areas during construction.
- (d) Unit owners are responsible for any building permits, if necessary. If building permits are necessary, the Town of St. John requires an approval letter from the Property Association Board of Directors.
- (e) Contractor or unit owner must have the location of all underground lines, pipes and cables marked by the proper agency before digging work begins.

24. **Fines**

- (a) The Board of Directors will send a formal written warning to the homeowner.
- (b) After 30 days, if homeowner does not comply, a \$100 fine will be assessed.
- (c) After 60 days, a \$250 fine will be assessed.
- (d) If no compliance after 90 days, The Board will direct the Association's attorney to collect all fines plus all legal costs.

Any concerns, questions, and/or complaints should be conveyed to the Board through our E-mail address or by sending us a note at our P.O. Box.

CottagePOA@gmail.com



Weston Ridge Cottage Homes POA
P.O. Box 326
St. John, Indiana 46373

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14. Barbecuing. Barbecuing shall be permitted within the confines of each unit owner's **property**.

15. Unsightly Objects. The patio areas and the yards are intended for recreational purposes. The storage of unsightly and noxious objects thereon shall be prohibited. No clotheslines shall be allowed.

With the exception of hand-held sporting equipment, residents are prohibited from placing movable or permanent sporting equipment in any common area.

16. Street Numbers. All units shall have an address street number clearly visible from the **lane or street**.

17. Noise, Odor, and Light Pollution. Loud noises, loud music, objectionable odors, and excessive external lighting which may be objectionable to other unit owners **are** prohibited.

18. Security Lighting. Each unit will have a post lamp in front of it. Electricity must be left on by each unit owner for dusk-to-dawn photo cell **operation**. Bulb maintenance and replacement will be done by the **unit owner**.

19. Window Grills. To promote a uniform look, window grills must be left in place subject to temporary removal for painting or cleaning.

20. Exterior Modifications. No modification to the exterior of any unit, whether structural or cosmetic, shall be permitted without Board of Directors and Town of St. John approval.

Front Door

The original front doors are no longer available as a replacement; therefore, if not installing a solid (no window) door, replacement front door must have a half door and half window concept, but the paint color must remain the same, thus matching the shutters on the unit. Replacement must be approved by the Board prior to installation.