

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-007488

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State of Indiana )  
County of Lake ) SS:

Rules And Regulations

Of

EASTLAND ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

1. Occupancy. Each resident shall be occupied solely by one (1) family.

No other person or persons shall reside therein for any period longer than sixty (60) days within one (1) year period. For the purpose of this paragraph, "family" shall be defined only as persons who are related by blood or marriage.

2. Leasing. A unit owner shall have the absolute right to lease the entire unit by written lease of no less than three (3) months duration and the lessee must express covenant to comply with the provisions of the Declaration, Articles of Incorporation, By-Laws and Rules and Regulations of Eastland Estates.

3. Business. No business of any kind shall be conducted from any unit located within the Eastland Estates. This provision shall not prohibit the use of a telephone for business purposes of a nature incident to a business located outside of Eastland Estates 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. Miscellaneous Maintenance. Maintenance of certain special exterior equipment designated below must be maintained by the individual unit owner.

- A. TV dishes, television or radio antennas.
- B. Air conditioners and heating equipment.
- C. Garage door apparatus and transmitters.
- D. Barbeque equipment.
- E. Light bulb replacement, interior and exterior.
- F. Internal plumbing repairs.
- G. Glass cleaning, interior and exterior.
- H. Furnace filter replacement.
- I. Sump pump repair and sump pump cleaning.
- J. Kitchen and laundry appliances.
- K. Complete structure of dwelling.
- L. Irrigation maintenance and repairs.

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5. Landscaping Maintenance. Landscape items such as trees, sod, bushes, edging and bedding areas shall be the responsibility of the homeowner. If a shrub or bush should die, the homeowner has the right to replace it with a similar type of shrub or bush. Only one (1) item allowed, no more than 16 inches in diameter, in the entrance area, leading to the front door. The landscaping committee will conduct an annual walk-through to determine what issues may need to be addressed. At that time, proper notification will be sent to the homeowner. Then it will be the responsibility of the homeowner to contact the landscape committee or the current landscaper to correct the issue if it has not been corrected by the homeowner. If there is any question or conflict on what was to be corrected, the homeowner, landscape committee, or board of directors, and landscaper will meet to resolve the issue. If issues are not resolved in a timely matter (30 days), the board of directors will take action to get items brought back up to standards at the expense of the homeowner. At this time, these items or repairs will be assessed to the homeowner. Also, it shall be the responsibility of the homeowner to provide adequate water for all yards and landscape. In the event that Property Owners Association is required to replace a yard because a homeowner failed to provide adequate water, then and in that event, the cost of replacing said yard shall be the responsibility of the homeowner.

6. Snow Removal. Snow removal shall be the responsibility of the association on all hard surfaces after a two (2") inch snowfall. All hard surfaces shall be kept clear to allow snow removal.

7. Garbage Disposal. Garbage and recyclable containers for pick-up shall not be placed at the curb until after 4 P.M. on the evening preceding the day of pick-up. All garbage and recyclables shall be placed in containers provided by the town. After garbage pick up the containers must be stored in garage.

8. Internal Maintenance. Internal maintenance of the unit shall be the responsibility of the homeowner. This includes the cleaning of windows on both sides of the glass.

9. Garages. Garages are to be utilized for the parking of the unit owner's vehicle and for storage. Garage doors are to be closed at all times except for ingress and egress by the owner.

10. Parking and Exterior Storage. Storage of any items in the driveway area and all hard surfaces shall be prohibited. All unit owners shall utilize their garage area to park their vehicle or vehicles. Unit owners with the need to utilize their garage area for home repairs, etc. may park one vehicle on the driveway, so as to not interfere with snow removal, grass cutting dates, or pedestrian traffic. No boats, campers, motorcycles, bicycles, recreational vehicles or other equipment shall be stored on the driveway or in the street in front of the residential unit. No permanent on-street parking is allowed on association streets. Guests shall be limited to three (3) days of on street parking. (Fire and safety rescue must not be hampered due to narrow streets (20) ft.). Also grass maintenance and snow removal must not be hampered by violations of paragraph 10. If vehicles are left in the driveway, there will be no snow removal in the driveway.

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11. Fences. Fences shall be prohibited except when required to protect the public from dangerous or unattractive nuisances, including and not limited to swimming pools and hot tubs. Fences in the forgoing cases must be located within fifteen (15) feet of the structure edge. Living fences utilized for architectural purposes are acceptable if property approved by the association. Wing walls and garden gates are acceptable if approved by the association.

12. Pets. Pets are considered to be dogs and cats. No other animal such as chickens, ducks, or other fowls, including all farm animals, shall be permitted on personal property or in common areas. No pet shall be left unattended, and all pets must be leashed and attended to when outside the unit. All pets must be registered with the association. Association members who have pets that have not been registered should contact the president or secretary of the association and request a registration form. Members who leave their pets and do not pick up their pet's waste (poop) will be notified on the first violation, and will be subjected to an assessment of \$25.00 on the second violation, and \$100.00 for each additional occurrence. Association members who have pets and fail to register their pets after (15) days after receipt of the registration form will be assessed a \$25.00 fine. And if not registered by the 20<sup>th</sup> day will be assessed an additional \$100.00 fine.

13. Pest Control. Pest control within a unit shall be the responsibility of the homeowner. Pest control outside the unit, which shall be defined as the outside face of the exterior material construction of the building, shall be the responsibility of each private lot owner.

14. Barbecuing. shall be permitted. However each homeowner shall be responsible for barbecuing in a responsible manner as to not create a fire hazard, obnoxious smoke or other hazards to adjacent property owners. All barbecuing shall be done in a manner to avoid unsightly conditions and should be done on the side of a residential unit that does not face the street.

15. Noise, odor, light pollution. Loud noises, loud music, objectionable odors and excessive external lighting which may be objectionable to other unit owners is prohibited.

16. Exteriors changes. Any exterior change in the appearance of a unit must be approved by the landscape committee and/board of directors. There shall be no playground equipment, yard fixtures or exterior changes to the homes. No TV dishes larger than 18" in diameter will be allowed. Also TV dishes cannot be installed on the visible front half of the residence. Any installation of a dish must be approved by the landscape committee or president before it is actually installed.

17 Each Unit owner must follow all state, local and federal laws.

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18. Dues payable in any increments with monthly being the minimum.

19. Fine Schedule. Any resident will be subjected to a fine for non-compliance of P.O.A. Rules. The violations will be determined by the board of directors.

1<sup>st</sup> Notice - a warning letter, email or text will be given. Home owner will have 7 days to rectify violations.

2<sup>nd</sup> Notice - Seven (7) days after the first notice if not rectified, a \$50.00 fine per violation per day will be accessed.

3<sup>rd</sup> Notice - Seven (7) days after second notice if violations not rectified a \$100.00 fine per violation per day will be accessed.-

All fines will be subjected to a lien against the property if not forwarded to the association within a 30 day period.

Property of Lake County Recorder

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## Eastland Estates Property Owners Association

Approved and Accepted

By the Board of Directors

1. Kathleen Blink \_\_\_\_\_ Kathleen Blink, President
2. Ron Wietbrock \_\_\_\_\_ Ron Wietbrock, Vice President
3. Alex Eszenyi \_\_\_\_\_ Alex Eszenyi, Treasurer
4. Mary Jo Zatorski \_\_\_\_\_ Mary Jo Zatorski, Secretary
5. Roy Bradshaw \_\_\_\_\_ Roy Bradshaw, Board Member

Date March 13, 2023 \_\_\_\_\_