

Willow Brook Estates Community Association,

Units 5 & 6

Rules and Regulations

May 14, 2007

Revised Rules and Regulations
May 14, 2007

The following revisions of the Rules and Regulations first listed in a notice issued January 14, 1997, and subsequently modified on March 9, 2004, are intended to bring uniformity to the community known as Willow Brook Estates, a collection of homeowners in six specific units originally designated by John Allen Parker:

1. Boats, trailers, campers and recreational vehicles may be parked on the owner's property provided a permanent paved platform is built alongside or behind the house to allow parking flush with or behind the front of the house. Temporary parking (seven days) of such units on the driveway will be permitted while the permanent surface is being built.
2. Commercial vehicles -- with signs or commercial decorations -- may not be parked in the driveway, but may be parked in the garage.
3. Garbage containers should be placed at the end of the driveway on pick-up days. Otherwise, they should be hidden from view.
4. Unsightly debris, garbage and scrap building materials may not be stored in the front, back or side yards of the house after construction has been completed. If a home improvement project approved by the Architectural Review Committee is under construction, a dumpster must be used for scrap.
5. Landscaped lawns, including hedges and shrubbery, on lots with completed houses must be groomed to maintain the character of the community. Growth over eight inches violates Association rules.
6. Vacant lots should not have growth over eight inches long, unless the lot is wooded. Vacant lots are the responsibility of the landowner and should be cut at least twice a year. If growth exceeds eight inches for more than two weeks and the landowner has not made an obvious attempt to mow, the Association reserves the right to hire a vendor to cut the lot and charge the homeowner. This may be in addition to any potential fines.
7. Homeowners should respect the rights and property of their neighbors. All pets should be confined to the property owner's property. Pets off such property should be leashed. No pets may run free or be unattended at any time. All pets must be walked on

a leash under six feet long by a person capable of controlling the animal. All animal waste on streets and common areas must be removed immediately by the owner, who must carry appropriate materials or devices to remove such waste.

8. The storage of unlicensed vehicles in the driveway is prohibited. Storage is defined as not having been moved for a period exceeding seven days. No unlicensed, abandoned or inoperable vehicles may be left outside for a period of seven days or more.

9. No vehicles should be parked on common landscaped areas, such as islands and cul-de-sacs, at any time. When hosting a social function, the homeowner will make certain guests respect the community and not park on landscaped common areas.

10. All completed houses must have paved driveways, and front and rear yards, where possible. If the house is completed during the winter, the driveway must be paved and the lawn installed as soon as weather permits.

11. Children's play items will not be stored and left overnight in front yards.

12. The burning of yard waste and miscellaneous debris in vacant lots is not allowed.

The owner of a lot should be responsible for reasonable attorney's fees and costs incurred by the Association in enforcing the Rules and Regulations, except when a judgment favors the owner or the case is thrown out. Failure by the Association to enforce any rule or regulation herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Willow Brook Estates Community Association,

Units 5 & 6

Architectural Review Committee Guidelines

May 14, 2007

Architectural Review Committee Guidelines

All new construction and external home improvements and/or additions must be submitted to the review committee for approval. The committee has up to 60 days to approve or reject submissions. Approval must be received from the committee before any work is begun. All plans and correspondence should be submitted to:

Willow Brook Estates Community Association, Units 5&6

C/O KMC Consulting LLC
P O Box 336
Tinley Park, IL 60477
Phone/ Fax - 708- 645- 0061

1. All plans for new home construction should be submitted with construction drawings showing front, side and back elevations; plot plan showing the location of the house and driveway on the lot; and samples of brick, roof shingles and color charts for exterior stain or paint and roof. These submissions become property of the Association for comparison with installed materials during construction.
2. Plans for exterior home improvement should include construction drawings and samples that are the same as those used for the project. For simple home improvements, a drawing or sketch with a list of materials to be used should be submitted, such as concrete for a patio and brick for a mailbox.
3. For all new construction, the property owner is responsible for assuring that the contractor places a dumpster and portable toilet on the property during construction. Builders are not allowed to burn scrap construction materials.
4. Any damage to islands and/or cul-de-sac landscaping will be charged to the property owner if not returned to original condition.
5. New siding materials with extended lifetimes and superior weathering ability are now available. Requests to use such materials will be considered on a case-by-case basis.
6. Above-ground swimming pools are expressly prohibited. Only in-ground swimming pools will be approved by the Architectural Review Committee.

7. All fences must be approved by the Architectural Review Committee. Fences are prohibited, except to surround swimming pools for safety. Swimming pool fences must be 48 inches to 60 inches high, and of ornamental design. Ornamental see-through fences made of iron, aluminum and vinyl are allowed to surround the swimming pool and associated recreational areas immediately adjacent to the pool. An enclosure around an entire rear yard is expressly prohibited. Under no circumstances are solid wood fences allowed. Small areas may be fenced for a dog run; however, a plot plan showing its location on the property must be submitted to the Architectural Review Committee for approval.

8. Front lawns must be sodded or have a minimum of one-half inch of black top soil installed before seeding. A landscaping plan must be submitted with all plans for new home construction. Failure to install a front lawn before the end of the first growing season may result in a fine.

9. Plans for storage sheds must be submitted for approval. Sheds must be placed in the rear yard and be of wood exterior siding construction. The front of the shed must be placed behind the rear building line of the house. All auxiliary buildings must be placed a minimum of 10 feet from any property line.

10. Plans for pool houses and/or cabanas must be submitted for approval. If plumbing is to be installed, a plot plan must be submitted showing plumbing lines from the house to the pool house.

11. Houses should be maintained and painted or stained as needed on a regular basis. Peeling paint is considered a violation of Association policy.

12. All decks must be submitted for approval. Footings should have concrete bases placed a minimum of 42 inches below-grade to assure that they are below the frost line.

The Architectural Review Committee is responsible for maintaining the architectural character and beauty of the community. Based on the authority given the Committee in the Covenants and by the Board of Governors, the Committee reserves the right to reject any plan or plans which they deem to not complement to the character of the community.

Any property owner may file a formal complaint if he or she feels that a property owner within Willow Brook Estates, Units 5 & 6, has violated the rules of the community. All complaints must be made in writing to:

Willow Brook Estates Community Association, Units 5&6

C/O KMC Consulting LLC

P O Box 336

Tinley Park, IL 60477

Phone/ Fax - 708- 645- 0061

The identity of homeowners filing complaints will be kept anonymous. Copies of the complaint procedure and associated forms are attached.

N.B.: The Association will send written notices to property owners in violation of Association rules. The property owner then has 14 calendar days to respond to the violation and either submit a plan and schedule to correct the violation or request a meeting with the Board of Governors. Failure to respond to a violation notice and to correct the problem within agreed upon time frames will result in a fine of \$100 per month until the violation is adequately corrected. The Board will only use the fine as a last resort if the property owner is unresponsive to the violation and fails to take corrective action.

WHEREAS, the Board of Governors of Willow Brook Estates Community Association Units 5 and 6 is governed by its Declaration, By-Laws and Rules and Regulations, as amended;

WHEREAS, the Board of Governors of the Willow Brook Estates Community Association Units 5 and 6 ("Association") has determined that it is in the best interests of the Association to revise and amend its existing Rules and Regulations and Architectural Review Committee Guidelines;

RESOLVED, that the Willow Brook Estates Community Association Rules and Regulations and Architectural Review Committee Guidelines are hereby amended and shall now consist entirely of the revised edition(s) thereof dated May 14, 2007, attached hereto and incorporated herein;

FURTHER RESOLVED, that the amended Rules and Regulations and Architectural Review Committee Guidelines shall become effective immediately upon execution hereof by the members of the Board of Governors of the Association, which signatures signify approval thereof;

FURTHER RESOLVED, that all prior Rules and Regulations and Architectural Review Committee Guidelines shall be revoked and deemed a nullity upon the execution of this Resolution by the Board of Governors of the Association.

Approved:

Mildred L. Culp 9/18/07
Mildred L. Culp Date

Michael S. Crowley 9/18/07
Michael S. Crowley Date

Pete Ruiz 9/18/07
Pete Ruiz Date

Lillie K. Phillips _____
Lillie K. Phillips Date

John G. Barthel 9/18/07
John G. Barthel Date

John M. Weatherspoon 9/18/07
John M. Weatherspoon Date

VIOLATION COMPLAINT

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6

PLEASE PRINT OR TYPE. Complete all the information you know. If unknown, please state so. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS(ES) TO VIOLATION

Witness's Name	Address	Phone No.
Names, Addresses and Phone Nos. of any other witnesses		

INFORMATION CONCERNING VIOLATION

Violation Date	Time	Location
Section(s) of Declaration, Bylaws or Rules & Regulations violated		

Witness' Observations: _____

Were any photographs or sound recordings made? Yes No By Whom?

Include all tapes or photographs with this form or forward as soon as possible. Include the name of the person who made the tape or photograph, the date it was made and the name of anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO ME. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEY TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS. I AGREE TO APPEAR AS A WITNESS AT A HEARING AND/OR A TRIAL IF REQUESTED BY THE BOARD OF DIRECTORS.

Signature _____ Date signed: _____

VIOLATION NOTICE

Date: _____

Owner: _____

Renter: _____

Pursuant to Chapter 765, Act 605/18.4(1) of the Illinois Compiled Statutes,

you are hereby notified that at _____ (a.m.)(p.m.) on _____,

at _____, the Board of

Directors of Willow Brook Estates Community Association Units 5 & 6 shall

convene for the following purposes:

(a) To conduct an informal hearing regarding your violation of

Specifically: _____

(b) To give you the opportunity to be heard and explain the reasons and circumstances surrounding said violation. It is in your best interest to be present at the hearing.

(c) To levy a reasonable fine as may be deemed necessary at the conclusion of your hearing.

**WILLOW BROOK ESTATES COMMUNITY
ASSOCIATION UNITS 5 & 6**

By: _____