

IN ACCORDANCE WITH ARTICLE VI (RESTRICTIONS), SECTION 10 (RULES AND REGULATIONS) OF THE
OAKBROOK POINTE HOMEOWNERS ASSOCIATION BYLAWS

RULES AND REGULATIONS (Amended and Revised by the Board of Directors on March 2025 . Effective
April 1, 2025)

**All Rules and Regulations will be enforced and subject to a violation and
fine if they are not in compliance.**

1. ENFORCEMENT DUE PROCESS:

(a) Violation Notification: A First Class Warning letter will be sent to the Co-Owner describing the violation and identifying the specific Restriction or Rules and Regulations violated. If violation is a repeat within one year, second letter sent is a FINE. Furthermore, the letter will state the Co-Owner may select a time and date for a Violation Hearing to be held. The Co-Owner or a Designated Representative may attend the Hearing to contest the violation or receive a default verdict if not in attendance. If there is no hearing requested and violation has not be corrected within 30 days, a fine of \$100 will be sent to the Co-Owner and must be paid within 30 days from date of letter or date specified in the fine letter.

(b) Violation Hearing: The Association Board of Directors or an appointed Committee will conduct the Hearing to judge the validity of the violation and render a verdict that may order a remedial action to correct the violation and/or levy a fine of up to \$100.00.

(c) Verdict: Within ten days of the Hearing, a First Class Letter will be sent to notify the Co-Owner of the Hearing Verdict. If the Co-Owner is found to be in violation of the Bylaws or Rules and Regulations, then the Co-Owner is required to comply with the remedial action order within 14 days from date of the letter or from date specified in the letter. A fine must be paid by date specified in the letter (usually within 30 days from date of the letter). Non-compliance and/or default may result in Civil Action (lien) by the Association Attorney and/or Remedial Action undertaken by the Board of Directors with all costs assessed to the Co-Owner.

(d) Suspension of Due Process: In the event of a violation that could cause imminent harm or damage to the Association or the Common Elements, the Board of Directors and/or the Property Manager may suspend Due Process and order immediate remedial action in accordance with the Master Deed and the Bylaws.

(e) The Rules and Regulations and Bylaws must be adhered to and are subject to the following system:

- | | |
|------------------------------|-----------------------------|
| • First Offense | Warning letter of violation |
| • Second Offense | \$100 FINE |
| • Third & Thereafter Offense | \$100/mo until paid |

NOTE: Per Association Bylaws, failure to comply with the above assessed fines can result in a lien against the property.

2. COMMERCIAL BUSINESS ACTIVITIES: (ARTICLE VI, Section 1, page 13 of the BYLAWS)

(a) Business activities such as making and receiving deliveries, customers visiting, advertising, promotion, and parking commercial vehicles on site are prohibited.

(b) Maintaining the address for billing purposes or the uses of computer, phone, and fax equipment within the unit for business purposes are permitted.

3. ALTERATIONS AND MODIFICATIONS: (ARTICLE VI, Section 2, page 13 of the BYLAWS)

(a) All proposed alterations and modifications to the unit and landscape must be submitted in writing to the Property Manager and Board of Directors on forms made available to Co-Owners by the

Property Manager. Proposed alterations must include a scaled drawing using the building footprint and must specify the construction methods and materials to be used. Alteration forms must be submitted to the board for the following items but not limited to:

- Front Porch Railings
- Storm Door
- Awnings
- Landscaping (see Aesthetics. Article 6)
- Windows
- Generators
- Widening of Driveways
- Egress Windows

No alterations of any kind can be started without the written approval of the Board of Directors.

(b) Hot tubs, saunas, and fire pits are prohibited on deck or on common grounds.

(c) Satellite dishes cannot be mounted onto the shingled roof, vinyl sided walls, and brick facing of a unit. Co-Owners must insure that a satellite dish is mounted on the least conspicuous location of the unit.

4. ACTIVITIES: (ARTICLE VI, Section 3, page 13 of the BYLAWS)

(a) Co-Owners are responsible for the behaviors of guests and visitors.

(b) Harassment and abuse of, and interference with the work of Association employees, contractors, and work crews are prohibited.

5. ANIMALS OR PETS: (ARTICLE VI, Section 4, page 13 of the BYLAWS)

(a) The number of pets, dog or cat, is limited to one per unit. No savage or dangerous animal shall be kept.

(b) Pet must be registered with the Board of Directors by completing a form made available to Co-Owners by the Property Manager.

(c) Dogs must be licensed in Commerce Township.

(d) Immunizations for dogs and cats must be current and on record with the Co-Owner.

(e) Dogs and cats must be on a leash while on the Common Elements and not left unattended.

(f) Co-Owners are responsible for any damage caused by their pet. This includes the yellow or brown spotting on grass.

(g) Animal waste deposited by a pet on the landscape must be immediately picked up by the pet owner and disposed of in a sanitary manner. A violation/fine of \$250 will be given if not in compliance. For sanitary and aesthetic reasons, animal waste cannot be stored in a container anywhere on the exterior premises of the unit.

(h) Tie outs, pens, cages, and stakes for animals or pets are prohibited on the Common Elements such as lawns, decks, porches, and patios. Animals and pets can only be housed and cared for within the unit.

6. AESTHETICS: (ARTICLE VI, Section 5, pages 13 and 14 of the BYLAWS)

(a) For aesthetics and security reasons, garage doors should remain closed at all times except while performing activities within or near the garage area or while contract work is being done.

(b) Association is responsible for replacing burned out bulbs on garage coach lights. Co-Owner is responsible for replacing the bulbs for the front porch light and deck light.

(c) Trash/Recycled Waste:

1. Trash and recycling containers cannot be taken outdoors or placed curbside until 5 PM the day prior to the scheduled pickup day. Trash pickup is on Monday, unless a holiday falls on Monday, then it will be on Tuesday.

2. All containers must be stored inside the garage and must be returned to your garage by close of business on day of pickup.

3. Trash and recycled waste must be placed in Commerce Township approved containers and secured to prevent littering.

4. Trash and recycled waste and containers must be positioned for pickup on the driveway or curb and not on the lawn. Boxes are to be broken down and placed in the recycle container. If boxes are too large, they should be broken down, tied and placed next to the recycle container on the driveway.

5. Items scheduled for Special Pickup must be placed on the driveway/curb and not on the lawn. Co-Owner must call Priority Waste 1-855-WASTE-65 prior to Monday pickup. If items are not picked up on the scheduled date, items must be removed from the driveway/curb and place in the garage until the next scheduled pickup day.

6. Co-Owners are responsible for cleaning up remaining debris after pickup.

(d) Plants and Flowers:

1. A total of 7 pots (planters), each pot limited up to 30" in height and 16" in width, can be displayed on the unit beds, front porch (limit 2), and garage corners (one at each side). All pots must be stored indoors by November 1.

2. One shepherd hook up to 7 ft. tall with no more than 3 hooks can be placed in the unit beds. All shepherd hooks are to be stored indoors by November 1.

3. Three trellises up to 7 ft. tall can be placed in the unit beds. All trellises are to be stored indoors by November 1.

4. Artificial plants and flowers are prohibited except when used in holiday decorations.

5. Installation of flowerbed edging is permitted with written approval.

a. Installation is limited to the immediate front flowerbeds and along the walkway next to the garage – NO tree bases, side or rear yard areas.

b. Porous brick edging of a scalloped or straight top variety is allowed; color shall be muted natural earth tone (i.e. Natural or tan, NO WHITE).

c. Brick must not exceed 4" in height above grade and be no lower than 2" below surface. Gap of 3" from the edge of the building must be maintained to allow water flow.

d. Where unit bed adjoins next unit bed, both units must install the same type of edging.

e. Unit owner assumes any and all responsibility for any basement leaks resulting from this edging installation and its maintenance.

(e) Statues and Yard Ornaments: Two not exceeding 2 ft. in height and 1 ft. in width can be displayed on the front plant beds and front porch. All statues and yard ornaments are to be stored indoors by November 1.

(f) Holiday Decorations:

1. Can be displayed outdoors on the unit plant beds, holiday lighting on front shrubs, porch, deck, front door, and walkway.

2. Not permitted on the General Common Elements such as the roof, lawn, walls, trees, and outside garage light fixtures. Holiday wreaths may be placed around the garage coach lights, and must not interfere with the visibility of the address. If coach lights are damaged or broken, the fixtures will be repaired or replaced and the cost of such repairs/replacement will be incurred by the Co-Owner.

3. No clips, nails, screws, or other devices may be used to attach any decorations to the building or Common Elements.

4. Colored light bulbs cannot be used in place of the white bulbs on the outside garage light fixtures.

5. Inflatable seasonal decorations are prohibited.

6. Can be displayed 45 days before the holiday and must be removed by 15 days after the holiday. All holiday decorations must be removed by January 15.

(g) American Flag:

1. Can be displayed on a flagpole using a standard bracket that is anchored to the wooden frame surrounding the garage door.

2. A second flag (veteran or United States Armed Forces—Army, Navy, Marine Corps, Air Force, Coast Guard, Space Force) may be displayed on a flagpole on the opposite corner on the wooden frame surrounding the garage door. All other flags are prohibited.

3. Flagpoles permanently anchored in the ground are prohibited.

(h) Feeders: Animal or bird feeders or the feeding of wild animals is prohibited on the Common Elements such as decks, windows, trees, and lawns.

(i) Hoses:

1. Hoses must be stored on a portable hose reel positioned next to the side of a unit on the lawn from May to October. From November to April the hoses and hose reel must be stored indoors.

2. Hoses not stored on a portable hose reel must be stored indoors or neatly coiled underneath the deck from May to October.

3. On lawn cutting day hoses and hose reels must be moved inside or under the deck.

4. Hose reels may be mounted behind the shrub on the brick surface only of the garage. NO holders can be mounted to any siding or wood on the building.

5. The Association or Association Contractors are not responsible for damage to hoses and hose reels left outdoors in violation of the Rules and Regulations.

(j) Storm Doors:

1. Front storm door models are Andersen Beige Model HD2000 or HD3000 (available at Home Depot) and must be approved by the Property Manager and Board of Directors prior to purchase and installation by the Co-Owner. Alteration form must be submitted to property Management Company and Board of Directors for approval before proceeding with purchase and installation by a licensed contractor at Co-Owner's expense.

2. Unapproved storm doors must be removed at Co-Owner expense.

(k) Solar Lighting: Can be installed in the unit front beds and along the front walkway.

(l) Resident vehicles can only be washed on the driveway of the unit.

(m) Inflatable bounces and similar recreational structures are prohibited with the following exceptions:

1. Must be approved by Board in advance

2. Can only be erected for one day

3. Must be contained in the backyard.

(n) No items or personal property can be stored under the deck except a hose and hose reel (From May to October).

(o) Barbecue grilles and deck furniture may be stored neatly on the deck over the winter season.

(p) Porch/Step Railing may be installed on one side of the front porch/step. Metal railing should be brown or beige. An alteration form must be submitted for approval before proceeding with purchase and installation by a licensed contractor at Co-Owner's expense.

(q) Generators: (See Rules and Regulations for exact fence specifications)

1. Full home generators may be installed on the exterior of the garage on the side of the garage between the buildings.

2. Commerce Township requires that generators not be visible from the street and be 18 inches from the exterior garage wall.

3. Co-Owner must install a 2 inch cement slab for the generator to be placed on (similar to the air conditioner slabs), a 2 to 4 inch brown mulch border should be place around

the slab inside the fence, a 4 ft beige vinyl fence positioned on two sides 1) in front of the generator (facing the street) and 2) along the outside, leaving the rear (facing the back yard) and side facing Co-Owner's unit open (Available at Home Depot).

Optional: Limestone bricks around the base of the fence.

4. Co-Owner is responsible for the upkeep of the mulch inside the fence and the grass trimming around the fence.

5. Generator alteration form must be submitted to property Management Company and Board of Directors for approval before proceeding with purchase and installation by a licensed contractor at Co-Owner's expense.

6. A gas line will have to be installed also. Co-Owner is responsible for all expenses related to the purchase, installation, permits, and maintenance of the generator.

(r) Awnings :

1. Awnings on the rear of unit over the deck is allowed.

2. Awning models/colors (preferably beige or neutral color) are available at Marygrove Awnings at 734-422-7110 and must be approved by the Property Manager and Board of Directors prior to purchase and installation by the Co-Owner.

3. Alteration form must be submitted to property Management Company and Board of Directors for approval before proceeding with purchase and installation by a licensed contractor at Co-Owner's expense.

(s) Driveways and walkways are not to be painted or stained.

7. VEHICLES: (ARTICLE VI, Section 7, page 14 of the BYLAWS)

(a) Parking of vehicles should be in the garage first then the driveway. NO other vehicles such as house trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, snowmobiles, snowmobile trailers, recreational vehicles or vehicles other than licensed, insured, and operable automobiles may be parked in the garage or driveway.

(b) Overnight street parking between the hours of 2 AM and 6 AM is prohibited.

(c) Parking on the side of street marked with NO PARKING signs is prohibited.

(d) The entrances and exits drives in Oakbrook Pointe are designated as Fire Lanes where parking is prohibited.

(e) During the Winter Season when Winter Storm Warnings are declared, street parking is prohibited. The snow plowing contractor will not clear streets or driveways where vehicles are parked or porches if there are planters or statues on the porches.

(f) The Co-Owner is responsible for the cost of repair of sprinkler heads, grass, and driveway damaged by resident or visitor vehicles.

(g) Mail Center parking is prohibited.

(h) A vehicle in violation of Association Bylaws and/or Rules and Regulations may be towed at the vehicle owner's expense.

(i) The Co-Owner is responsible for the cost of removing resident and visitor vehicle fluid leakage stains from the driveway or street.

8. LANDSCAPING: (ARTICLE VI, Section 12, page 15 of the BYLAWS)

(a) The association is responsible for replacing landscaping done by the builder with the following conditions:

- Original plant/shrub did not survive
- No living plant/shrub will be replaced at the association expense.
- Only builder installed dead plantings will be removed at Association's expense.

The final decisions of whether to replace plantings rests with the Board.

(b) Flowers:

1. Co-Owners may plant flowers in the unit front and walkway plant beds. Any damage to the buildings, grounds, sprinkler system, etc. resulting from Co-Owner installation will be repaired at Co-Owner's expense.
2. Planting of trees, shrubs or flowers or placement of any ornamental materials upon the Common Elements are prohibited.
3. Neither the Association nor its employees are responsible for the care, cleanup, loss or damage to Co-Owner planted flowers.
4. Flowers cannot be planted within mulched tree rings in front or back of unit.
5. Co-Owners must remove and dispose of the dead remains of personally planted flowers and plants by November 1.

(c) Edging: Plant bed (See 6. Aesthetics Number 5) or tree ring edging is prohibited by Co-Owner.

(d) Mulch: Mulch installation is handled by the Homeowners Association. If Co-Owner wishes to place mulch in the front bed landscaping and along the walkway next to the garage, an alteration form must be submitted for approval. Mulch must be brown.

9. Co-Owner MAINTENANCE: (ARTICLE VI, Section 14, page 15 of the BYLAWS)

(See Oakbrook Pointe Maintenance responsibility matrix for additional information).

(a) Electrical Circuits: The unit garage coach lights and sump pump must be kept on at all times.

(b) Alterations: Board approved alterations must be maintained in a manner that prevents unsightly or unsafe conditions.

(c) Skylight Ceiling Window: Co-Owners are responsible for maintenance.

(d) Decks: Co-Owners are not permitted to perform deck maintenance such as repair, painting, stripping or staining with the exception of light cleaning only.

(e) The Association maintains a basic exterminating contract for the exterior of the homes. A problem with mice, insects, mold, etc. within the interior of the units is the responsibility of the Co-Owner.

10. SIGNAGE AND ADVERTISING (ARTICLE VI, Restrictions. Section 9, page 14 of the BYLAWS)

(a) No signs or other advertising devices shall be displayed which are visible from the exterior of the Unit or on the Common Elements, except the following signs listed below can be displayed in the areas designated:

- On the lawn (only during day of event)
 - Estate Sales
 - Garage Sales
 - Open House
- Right or left of front porch
 - One alarm sign
- Security alarm decals are allowed in the windows.

(b) A professional for sale sign may be displayed in front window or on front door of condominium during the sales period.

(c) Political or contractor signs are not allowed on the lawn or on the Unit.