

Dun Raven Villas of Tinley Park Townhouse Association

RULES and REGULATIONS 4TH REVISION JULY 2026

I. PURPOSE

The purpose of rules and regulations for the Dun Raven Villas Townhouse Association of Tinley Park, Illinois is to promote and ensure the enjoyment and proper maintenance of all Association and owners' property for the exclusive benefit of all Association members and their authorized guests; to foster, encourage, and promote an enjoyable, stimulating, and dynamic community environment; and to protect and enhance the value of each member's townhouse investment.

In addition to the ownership interest in the property, every unit owner should have a personal interest and investment in the environmental well-being of his or her neighbors and the status of the property.

II. BOARD AUTHORITY

The Board of Directors adopts these rules and regulations governing the use of the property, the personal conduct of members and their guests, and establishes penalties for infractions.

These Rules and Regulations are set forth to comply with the requirements of the Dun Raven Villas Declaration and By-Laws. In case any of these Rules and Regulations conflict with the provisions of the above governing documents, it is hereby agreed and accepted that the provisions of those documents which take precedence will apply.

All correspondence of any nature and any request for variance, amendment, or inquiry as to the applicability of these Rules and Regulations shall be made in writing to the Board. The Board of Directors will review the correspondence and/or request and make a final judgement.

These Rules and Regulations may be amended by the Board from time to time.

All covenants, restrictions, and rules contained in the Declaration for Dun Raven Villas are incorporated as a part of these rules and regulations and any violation thereof constitutes a violation of these rules and regulations and is subject to the enforcement policies and procedures set forth in these rules and regulations.

III. OWNER'S RESPONSIBILITIES

A. Monthly Assessments

Monthly Assessments are due on the 1st of each month and no later than the 10th. No post-dated checks will be accepted. Late charges of \$15.00 will be levied on monthly assessments that are not received by the end of the month.

B. Insurance

All Unit Owners are required to have current and adequate insurance as required by the Association and the Declaration. A current certificate of insurance with Dun Raven Villas Association being named as "additional insured" must be filed with the Association as per Article 5.02 (b), page 13-14 of the Declaration. Certificate must include full legal name of the Association (Dun Raven Villas of Tinley Park Townhouse Association). Failure to file the required certificate will be considered a violation.

C. Conduct

1. No activity is permitted on the property which might cause damage to lawns, landscaping, buildings, pavement or other property. If damage is caused to any common area or another unit owner's property due to the actions of a unit owner, a household pet, guest or occupant, the owner of the unit will be charged for such damage as determined by the Board.
2. Unreasonable noises or actions (for example: loud stereo, barking dog) or any other nuisance or illegal activity will not be permitted. No physical or verbal abuse is allowed.

D. Exterior Appearance

1. To maintain the high caliber of the appearance of our villas and grounds, no permanent objects may be affixed or attached to the exterior of the villa without prior permission of the Board of Directors.
2.
 - a. No designs, drawings or paintings of any kind shall be placed on the garage doors.
 - b. Garage doors may be left open while activities not restricted by these Rules and Regulations are being performed in or about the garage or as needed for access or exit but otherwise should remain closed.
3. Any additional decks constructed must conform with existing decks. All decks must be uniform in color and stained at the homeowner's expense. Decks or the area beneath must not be used for storage of bikes, strollers, etc. Lawn decorations, garden furniture and grills are permitted on patio and decks only.
 - a. No propane, gasoline, or electric heaters are permitted on decks or patios.
 - b. No firepits are permitted on decks or patios.
4. Bicycles or recreational equipment such as portable basketball nets shall not be left on streets or sidewalks, driveways or lawn areas when not in use. Sporting activities that can cause damage to private or public property are prohibited. No permanently mounted basketball nets are allowed.
5. Mini-bikes, similar motorized vehicles and motorized model airplanes are prohibited.
6. The use of skateboard ramps is not allowed on the property.
7. In order to maintain uniformity and be aesthetically pleasing, all outdoor decorations shall not be larger than 24" for statues, other decorations and planters and should be moderate in quantity. In addition, no outdoor decorations of any nature are to be placed in the common areas unless approved in writing by the Board.
8. Christmas decorations may be put up beginning November 15th and must be removed by January 15th. Other holiday decorations shall be limited to display two weeks before the holiday and removed no later than one week after, weather permitting.
9. For Sale or For Rent signs are prohibited at the entrances to Michaels or Johns circles, in yards, or windows. No business or personal signs may be displayed on property. Garage sales, yard sales and estate sales are prohibited.
10. Exterior lights are limited to those approved by the Association.
11. Electric insect repellant lamps are not allowed.
12. All outside lights on the property are to burn white except for seasonal décor lights.
13. No light can be emitted from any unit that is unreasonably bright, or causes unreasonable glare, and bulbs must be sized to the capacity of the fixture.
14. Any satellite dish placement is to be confined to the back of a unit with no front or side placement being acceptable.

E. Trash Disposal

1. It is the owners' responsibility to keep their limited common elements free and clear of rubbish, debris and other unsightly materials.
2. Trash is to be placed in individual trash containers that have been provided. The owner's unit number shall be displayed on the container. Additionally, heavy duty trash bags may be used if the provided trash container is full.
3. Trash should be put out no earlier than 5:00 P.M. (April through October) and 3:00 P.M. (November through March) the night before the scheduled pickup day and should be properly secured. Empty containers should be returned to storage in unit garages no later than the evening of the day of pickup.
4. For any large or unusual types of disposal that would be questionable for pickup (i.e. carpeting, furniture, appliances, etc.) owners are responsible for calling the disposal company to verify that they will pick up those items. Our current disposal company is NuWay disposal.

F. Vehicles/Parking

1. **Operating Condition/Registration** Residents' vehicles shall be kept in operating condition and shall have a current state license plate. A valid Tinley Park vehicle registration should be properly displayed if required by the village.
2. **Repairs to Vehicles** Driveways may be used for minor maintenance to vehicles (checking fluid levels, tire air pressure, washing, etc.) but shall not be used for repairs. Residents are restricted to repairing only their own vehicles and only within the confines of their own garage. All such repairs shall be completed and the vehicle returned to operating condition within 48 hours. Repairs are limited to minor repairs only with no painting, welding, engine overhauls or transmission changes, etc. being performed. Garage doors should be kept closed so that repairs do not become in any way offensive and annoying to the community.
3. **Number of Vehicles Allowed** The number of vehicles permitted on the property that are owned by the residents of any particular unit shall be four (4). Vehicles other than cars (section 5a below) are included in the permitted number and are subject to the requirements of that section. All requirements of subsections 6 and 7 (Guest Parking and Curbside Parking) listed below shall be strictly adhered to.
4. **Speed Limit** The speed limit through the property should not exceed 15 mph for the safety of pedestrians and other vehicles.
5. **Vehicles Other Than Cars & Commercial, Industrial and Unsightly Vehicles**
 - a. Residents' boats, recreational vehicles, trailers, trucks, commercial vehicles, snowmobiles, and motorcycles shall not be permitted to be parked in parking areas but must be in garage or off site storage except that pickup trucks of one (1) ton capacity or less are permitted but not if deemed unsightly by the Board.
 - b. There shall be no overnight parking of commercial vehicles, industrial machines, or other vehicles deemed unsightly.
6. **Guest Parking** Spaces that are designated for guests are spaces for drop-in guests and not for extended periods without Board notification. The guest parking spaces are for all homeowner's guests and are not to be used by homeowners for their personal cars. This does not apply to brief usage while, for example, shifting vehicles in driveway areas or washing a personal vehicle in the driveway area. All homeowner's cars parked in designated guest parking spaces after homeowners have been warned will be considered to be in violation and subject to fines and/or removal at the vehicle owner's expense. In the event that guest parking spaces are filled, guests may use curbside parking areas.

7. **Curbside Parking** Homeowner's vehicles shall not be parked curbside overnight. Nor should homeowner's vehicles be parked curbside each day for periods greater than 2-3 hours. This regulation should not impose excessive hardship on any resident since all residences have garage parking for two (2) personal vehicles and driveway parking for two (2) personal vehicles for a total capacity of four (4). Should circumstances other than convenience cause non-compliance, homeowners are required to notify the board with a valid reason for their non-compliance otherwise they will be considered to be in violation and subject to fines and/or removal of the vehicle at the homeowner's expense.

G. Pets

1. Two indoor cats, one dog or other customary pet is allowed under 30 pounds.
2. Each pet owner is responsible for immediate removal of any excrement deposited on property.
3. Pets must not be left unattended outside the villa at any time. Owners will be held responsible for any damage or unreasonable disturbances caused by their pet.
4. Pets must not be allowed to roam at any time and must be leashed when outside villa.
5. Pets must be licensed through the village.
6. Feeding of birds should only be allowed through feeders. (Ground feeding attracts opossums, racoons, skunks, etc.) No bird baths allowed.

H. Landscaping

1. For areas where sprinklers do not reach or if the sprinkling system should be inoperative, then homeowners are responsible for watering of plants and shrubbery around the perimeter of their unit.
2. No changes are to be made to existing plantings within the common areas unless approved by the Board in writing. If a Unit Owner wants to make changes to their property, they should inform the Board of the changes in writing before making such changes.

I. Enforcement

A. Reporting Violations

1. A Unit Owner (This can also be a Board member) can file a complaint against another unit owner or resident for an infraction of the Association Rules and Regulations or the Declaration. The complaint must be filed within 7 days of the violation and must contain the following information:
 - name, address and signature of the complaining owner
 - name and address of the unit owner or resident committing the violation
 - date, time, location and a detailed description of the violation
2. A committee appointed by the Board to ensure compliance with the Rules and Regulations and the Declaration will report violations to the Board, including the name and address of the owner or resident committing the violation along with the date, time and description of the violation.

B. Hearings

1. After a violation is reported to the Board the owner or resident committing the violation will be notified in writing of the complaint. If the unit owner or resident wishes a hearing the Board must be notified within 7 days from the date of the notice of violation.

2. No fine will be levied unless and until the unit owner has received notice of the violation and has had an opportunity for a hearing. However, flagrant, major violations where the person or persons do not cease the violating activity upon notice of violation may result in fines being levied prior to any hearing.
3. Hearings will be conducted without delay by the Board, and the violator will be given a chance to be heard. If the owner is determined to be in violation a fine will be levied and if the owner did not request a hearing the owner will be notified in writing of the Board's decision.

C. Fines

1. A warning will be issued for first violations. A second violation of the same offense will be a \$100 fine. A third violation of the same offense will be a \$200 fine.
2. The unit owner(s) is responsible for any legal fees incurred by the Association in the collection of fines or as a result of violations committed by that unit owner or other residents of that unit.
3. Any of the fines set forth can be waived or modified at the discretion of the Board.