

WELCOME TO TIMBERS EDGE FRANKFORT, ILLINOIS



FRANKFORT TIMBERS EDGE SUBDIVISION
HOMEOWNERS ASSOCIATION

The Association welcomes you to Timbers Edge Subdivision

We sincerely extend our best wishes to you in your new home and hope you enjoy living in our community. Timbers Edge consists of 172 home sites to accommodate elegantly custom-built single-family homes. Our exclusive subdivision is bordered by the Will County Forest Preserve District, which brings natural beauty and wildlife to the area.

Nearby Frankfort parks give our residents a place to play for many activities. A Frankfort Park and play area is located in the subdivision for our resident's convenience. The Association is responsible for maintaining the landscaping along 80th Avenue, two entrances, and two ponds with fountains, and islands in the cul-de-sacs.

The Association is administered by a Board of Directors elected by the owners to handle the day-to-day business of the subdivision. The Board of Directors is responsible for hiring contractors to perform all of the maintenance and services as specified in the Declaration of Covenants, Conditions Restrictions, Reservations, Equitable Servitudes, Grants and Easements of Timbers Edge. For questions, please go to www.timbersedgefrankfort.com.

As we wish to maintain a first class community, we feel sure you will recognize the need for Rules and Regulations to keep things running smoothly and to ensure a pleasant, comfortable and enjoyable environment. The information contained in this booklet is designed to achieve and maintain this goal, as well as to comply with the Declaration of Covenants, Conditions Restrictions, Reservations, Equitable Servitudes, Grants and Easements of Timbers Edge.

It is recommended that owners thoroughly review their copy of the Declaration of Covenants, Conditions Restrictions, Equitable Servitudes, Grants and Easements of Timbers Edge for additional information regarding rights and responsibilities. Each homeowner should have been provided a copy at their closing. Replacement copies of the Declaration of Covenants, Conditions Restrictions, Reservations, Equitable Servitudes, Grants and Easements of Timbers Edge and the general rules can be obtained at current printing costs or downloaded for no charge at www.timbersedgefrankfort.com.

The Association realizes that most residents routinely observe the Rules and Regulations. However, for the benefit of community harmony, it is necessary to clearly identify Association policy. We enlist your cooperation and request that you report any violation via the contact form on our website.

Thank you,

Frankfort Timbers Edge Subdivision Homeowners Association

TIMBERS EDGE RULES AND REGULATIONS

Created by the architectural review Board, March 2007 (Revised April 2010)

GENERAL RULES

All rules, regulations, restrictions contained in the Declaration of Covenants, Conditions Restrictions, Reservations, Equitable Servitudes, Grants and Easements of Timbers Edge are incorporated as part of these rules and regulations and are subject to the enforcement policies set forth herein. To the extent that the provisions of applicable law, the Declaration, By-Laws or the rules and regulations are in conflict, the provisions of applicable law shall first control, followed by the provisions of the Declaration, the By-Laws and rules and regulations, in that order.

These rules and regulations are binding on all owners, residents, their families and guests.

Article V

Section 1. Necessity of Architectural Review and Approval

No improvement or structure of any kind including without limitation, any building, fence, wall, swimming pool, tennis court, screen enclosure, sewer, drain, disposal system, decorative building, deck gazebo, landscape device or object structure or other improvement shall be commenced, erected, placed or maintained upon any Lot, nor shall any addition, change or alteration therein or thereof be made, unless and until the plans, specifications and location of the same shall have been submitted to, and approved in writing by the Architectural Review Board (ARB).

Please go to: www.timbersedgefrankfort.com for ARB approval forms and current information.

The fees are as follows:

New home reviews	\$150.00
Pool/Fence, Decks and Landscaping	\$35.00

Fees are subject to change

Section 1. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 2. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 3. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 4.

1. Storage pods will be allowed 5 calendar days when moving in or out of residence not to exceed a total of 7 days in any calendar year.

2. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 5.

1. No advertising or signs of any type or character, including "for sale" signs, shall be erected, placed, permitted or maintained on any lot other than a name plate of the occupant and a street number not exceeding 2' x 1' in size. Builder/Developer/Realtor signs will be allowed until 80% of homes have been constructed.

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2. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 6.

A. Non-Permitted Vehicles

1. All vehicles, regardless of gross vehicle weight, that has exterior advertising, or commercial signage.
2. No trucks exceeding $\frac{3}{4}$ ton in weight, truck mounted campers, aircraft, recreational vehicle, commercial vehicle, boat, trailer, snowmobile, motor home, trailers, house trailers, buses, campers, junk automobiles dilapidated or disabled vehicles of any kind shall be maintained, stored or parked on any of the Lots in the Development unless housed or garaged completely in a structure which complies with Declaration of Covenants.
3. Refer to section 6 of the Covenants and Restrictions for additional non-permitted vehicles and restrictions.

B. General Rules

1. On the homeowner's property, parking is limited to the homeowner's driveway.
2. No permitted vehicle shall be parked, maintained or stored so as to obstruct passage of other permitted vehicles or emergency vehicles.
3. There shall be no parking on routes of passage across any other portions of the common areas, including all turf areas, sidewalks and fire lanes.
4. Parking is limited to the homeowner's driveway, and non-prohibited areas on residential streets as designated by the Village.
5. Parking, maintenance or storage of non-permitted vehicles on any portion of the common area is expressly prohibited, except that commercial vehicles may park in permitted areas for their normal commercial purposes, so long as such parking is only for the period of time necessary to provide the commercial services requested by a homeowner or the Association.
6. Abandoned motorized vehicles or illegally parked vehicles will be reported to the proper Village authorities. A vehicle is deemed abandoned if:
 - (a) It is in a state of disrepair rendering it incapable of being driven.
 - (b) It has not been used or moved for ten (10) consecutive days or more and is apparently deserted.
 - (c) The license plate and/or Village sticker have expired.
 - (d) The acts of the owner and condition of the vehicles(s) clearly indicate it has been abandoned.

7. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 7. *Please see covenants: Article VI Use Restrictions and Building Requirements*

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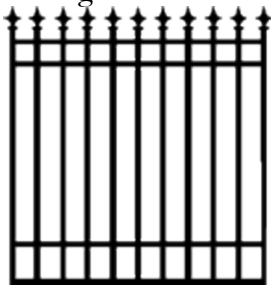
Section 8.

1. No animals, other than dogs, cats, birds, fish or animals reasonably considered to be household pets, shall be raised, bred or kept anywhere on the property, nor shall any animals be kept, bred or maintained for commercial purposes. Household pets shall not include livestock, exotic animals, etc.
2. All pets must be restrained with a pet containment system or on a leash when outside a residence. The pet's conduct and activities must be controlled by its attendant to prevent damage to common/private areas and danger or injury to persons, property or other pets.
3. No doghouses, pens or pet runs are permitted on any Lot or common property.
4. Pets shall not be permitted to defecate on any common or private property. If an accident occurs on common or private property, pet owners must clean up after their pet immediately.
5. No pet shall be allowed to create a nuisance, unreasonable disturbance or damage any common property or the property of any other resident.
6. All owners are responsible for the actions of the pets residing in or visiting their residence.
7. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 9.

1. Fence placement around pool enclosure must be approved by ARB. Layout for fencing, required by Village ordinance for pools must be shown with application for pool for ARB for approval. Fencing must meet the following specifications:
 - BLACK
 - BRONZE
 - SANDSTONE

Wrought iron to be in the likeness of the following:



Not to exceed 60" in height

Fence placement around pool enclosure must be approved by ARB.

A fence and pool review fee of \$35 will apply.

Needed for review:

1 copy of plat of survey showing pool and fence on survey

Color of fence

Style of fence

Height of fence

2. *Please see covenants: Article VI Use Restrictions and Building Requirements*

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Section 10. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 11.

1. Subject to ARB approval. Please go to <http://www.timbersedgefrankfort.com> for ARB approval forms.

2. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 12.

1. Subject to ARB approval. Please go to <http://www.timbersedgefrankfort.com> for ARB approval forms.

2. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 13.

1. Subject to ARB approval. Please go to <http://www.timbersedgefrankfort.com> for ARB approval forms.

2. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 14.

1. All basketball backboards and any other fixed games and play structures shall be located behind the front of the dwelling.

- 2. Front load garage homes Fixed or portable behind rear of dwelling (back yard)
 Side load garage homes Portable or fixed behind the front line of the home

3. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 15. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 16. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 17. Mailboxes

To ensure continuity of design, a mailbox has been designated by the ARB.

The following 2 mailboxes are the only approved mailboxes and can be purchased at www.melnorthey.com or by calling toll free: 1-800-828-0302.

No temporary mailboxes will be allowed and subject to a fine from the Association.



Williamsburg 1023-A



Williamsburg 1023A-2

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Section 17 (continued)

House numbers must be affixed to one side of the mailbox in polished brass supplied by Mel Northey.

In addition, brick mailboxes will be allowed, per ARB approval.

You must check to see if you need a single or double mailbox and what side of the street it is on.

Section 18. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 19. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 20. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 21. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 22.

1. Garbage, rubbish, debris or other unsightly materials are not to be stored or left in any common area or on private property. Refuse must be stored inside the homeowner's garage or out of public and neighbors view.

Refuse containers shall be placed at the end of the homeowner's driveway in accordance with Village ordinance. Homeowners should contact the village for instructions on disposal of large items such as refrigerators, stoves, etc. or excessive quantities of building materials. Trash receptacles need to be placed back in your garages or behind appropriate fencing on the same day as the trash is picked up. A daily fine will be imposed for those who do not comply.

2. The Association may require removal of any items that in the opinion of the Association, through the Board of Directors, detracts from the overall beauty and safety of the property. Any costs incurred by the Association for the disposal and/or cleanup will be at the homeowner's expense.

3. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 23.

1. Property lines at Timbers Edge should not be accentuated by tree lines, fences or hedgerows. Properties are to blend into each other in a natural way as much as possible.

2. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 24.

1. A Community Garage Sale will be held annually on a date set by the Board of Directors. A permit from the city of Frankfort is required for each residence participating. No other garage, yard or other type sale is permitted.

2. Seasonal decorations visible from outside the building may be installed no earlier than thirty (30) days prior to and shall be removed no later than thirty (30) days after the date of the holiday.

3. *Please see covenants: Article VI Use Restrictions and Requirements*

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Section 25.

1. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 26.

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Section 27.

1. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 28.

1. No antennae, tower, or satellite dishes over 18" shall be allowed. No more than 2 satellite dishes on any property. Satellite dishes should be placed in an inconspicuous area not in plain view of the street.

2. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 29.

1. Bicycle riding is prohibited on any common grass areas.
2. No playground equipment, pools, furniture or sandboxes are permitted in the common areas.
3. Bicycles, wagons and all other play equipment must be removed from the common areas by sunset.
4. No docks, boats or inflatable rafts shall be utilized or constructed in any detention pond.
5. No swimming, ice-skating, ice fishing in detention ponds.
6. *Please see covenants: Article VI Use Restrictions and Requirements*