

RULES AND REGULATIONS OF THE
ANTIOCH GOLF CLUB COMMUNITY ASSOCIATION

These Rules and Regulations have been adopted with the intent of providing the residents of The Antioch Golf Club Community Association ("Association") with practical plans and procedures for day to day living in the subdivision.

The following Rules and regulations, as approved by The Board of Directors ("Board"), are intended to comply with the original Declarations on file with the County of Lake, State of Illinois.

The overall goal of The Board is to maintain the aesthetics and value of the community. In order to preserve harmony, there must be a balance between the individual rights and needs of the community. The Board hopes to achieve the following goals by establishing the Rules and Regulations:

1. Maintain the entire Subdivision as a first-class property;
2. Maintain the uniform appearance of the property;
3. Govern the conduct of the residents and unit owners for the benefit of the Association as a whole;
4. Provide the residents with specific information regarding the conduct which is appropriate and expected of them on an on-going basis; and
5. Ultimately enhance the value of the property.

The authority for creating these Rules and Regulations is granted in the Declaration and By-Laws of each Association.

Except as provided, these Rules and Regulations are binding on all unit owners, lessees, residents, their families and guests.

The intent of these Rules and regulations is to provide:

1. Where there is a conflict between these Rules and Regulations and the By-Laws, Declaration or Rules and regulations of a participating Association, the Covenants, By-Laws and Rules and Regulations of the participating Association shall prevail.
2. Parking restrictions on Trevino Lane, Tee Side Court, Nicklaus Way, Harbor Ridge Drive, Stonebridge Drive, Crabapple Drive, Fairway Drive, Long Drive, Hidden Bunker Court and Palmer Court shall be exclusively enforced by this Association.

ARTICLE ONE

General and Architectural

1. It is the resident's responsibility to avoid interference with underground utilities, landscape and snow removal activities.
2. Constant awareness of the need for cleanliness and care in controlling the problem of pests is expected.
3. Any repairing, remodeling, or moving shall be done between the hours of 8:00 A.M. and 9:00 P.M. in consideration of other residents.
4. FENCES. No fences shall be allowed except:

- a. To enclose an in-ground swimming pool in accordance with applicable governmental Codes and Ordinances.
 - b. To enclose a patio located at the rear of a Dwelling for privacy purposes.
 - c. Chain link fences shall be prohibited.
5. STRUCTURES. No trailer, tent, garage, barn or temporary building or Structure of any kind shall be used at anytime for a residence, either permanent or temporary. Temporary Structures used during the construction of a Dwelling shall be on the same Dwelling Lot as the Dwelling, and such Structures shall be removed promptly upon the completion of construction. No tents or other temporary Structures shall be allowed to remain on a Dwelling Lot for more than forty-eight (48) hours without consent of the Board of directors of the Association.
6. Balconies, patios, and decks are not to be used for storage of furnishings, containers, or miscellaneous items such as bicycles, brooms, mops, tires, etc. This is not to preclude regular porch furnishings and plantings year-round.
7. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on the balconies, patios, porches, walkways, or decks.
8. The maintenance and repair of any added deck is the responsibility of the unit owner and the owner assumes all responsibility for liability resulting from the deck.
9. BUSINESS USE. No business, occupation, or profession shall be conducted on any Dwelling Lot or within a Dwelling or Building located on a Dwelling Lot.

ARTICLE TWO

Advertising

1. SIGNS. No signs or billboards of any kind shall be erected, placed, or permitted except as follows:
 - a. Only two (2) "For Sale" or "For Rent" or "Open House" signs of not more than five (5) square feet may be maintained in the **interior** of a window.
 - b. Each single-family dwelling, duplex unit and vacant lot shall be permitted one post "For Sale" sign.
 - c. No banners, flags, or streamers are permitted for promotional purposes.
 - d. All signs should be removed with twenty-four (24) hours after the conclusion of a sale or lease.
2. SOLICITING. No soliciting is permitted on the property without prior consent of The Board of Directors and a permit from the County of Lake.

ARTICLE THREE

Animals

1. Owners of pets are responsible for preventing their pets from creating a disturbance or nuisance to other residents at all times.
2. Residents are immediately responsible for cleaning up after their pets.
3. Pets should be kept away from trees and shrubbery. It is required that all animals be leashed when outside.

4. Residents are responsible for any damage caused by their pet or pets brought into the area by their guests.
5. The raising, breeding or maintaining of any livestock, poultry or animals on the property shall be prohibited; no more than two (2) dogs and/or cats may be kept in or on any one Dwelling Lot in the subdivision.

ARTICLE FOUR

Garbage

1. No trash cans, plastic bags, or other refuse may be placed at curbside until the morning of pick up.
2. All trash cans or garbage receptacles must be stored out of sight, i.e. in the garage and not left in the front, side, back of units or in the carport.
3. All cans, trash, garbage, etc. must be securely wrapped in plastic bags and tied.
4. No open burning outside a building is permitted.

ARTICLE FIVE

Vehicles and Parking

1. Except as permitted in writing by the Board of Directors, no boat, trailer, personal automobile, truck, house trailer, motorized recreational vehicle, commercial vehicle, or snowmobile shall be stored permanently in the open on any Dwelling Lot. The term "commercial vehicle" shall include all automobiles, station wagons, trucks, and vehicular equipment that bare signs referred or having printed on their side reference to any commercial undertaking.
2. Vehicles must not be left unattended in a state of disrepair (including flat tire(s) or hazardous condition).
3. At no time will a vehicle block building exits, sidewalks, mailboxes, stop signs, fire hydrants, driveways or other parked vehicles.
4. Parking on the roadways is prohibited between the hours of midnight through 8:00 A.M. No parking is permitted at any time on the grass. Cars should be parked in driveways or designated parking areas before parking on the roadways. Roadways are designated fire lanes and must be kept clear for passage of emergency vehicles.
5. No parking shall be permitted on any street whenever there is a snowfall of two (2) inches or more to facilitate snow plowing. The restriction shall continue until the snow is removed.
6. Compliance with all road signs including stop signs and speed limit signs is required.

ARTICLE SIX

Noise

1. Any noise regardless of its source (TV's, stereos, radios, etc.) which disturbs others is prohibited.
2. Noise generated by revving automobiles, boats and motorcycles is prohibited.

ARTICLE SEVEN

Retention Pond/Detention Pond

1. General Information. The detention and retention ponds located on the common elements of the Association and the Golf Course were created to help control flooding and are private property.
2. Pond Activities. No person (or per where applicable) shall be permitted to perform any activity along the banks of the ponds. Activities prohibited include, but are not limited to walking, running, standing, swimming, fishing, boating, playing, digging, ice skating, etc.
3. Pond Littering. No unit owner or resident or his guest shall throw discharge, dump, or deposit, in the pond or any surrounding retention basins, storm sewers, any garbage, refuse, trash, rubbish, waste, animal waste or any other pollutant.
4. No trespassing on golf course property is permitted.

ARTICLE EIGHT

Violations

1. CONDITIONS OF ISSUING A VIOLATION NOTICE. The Board issues violation notices after review when the Association receives a signed statement or complaint letter from a Resident.
2. FINES. Any violation of the Antioch Community Golf Club Declaration or Rules and Regulations will result in the following fines. Any expenses incurred by the Association because of a violation(s) will be charged to the Unit Owner in violation.

a. First Notice of Violation	No Charge (Warning)
b. Second Notice of Violation	\$50.00
c. Third Notice of Violation	\$100.00
d. Subsequent Notices	\$200.00

- i. If fines are not paid (according to the rules of Assessment Payments) a lien will be issued against the Owner until the full amount due is paid. All costs involved in collecting the debt will be the Owner's financial responsibility.
- ii. Violations not corrected within twenty-one (21) days of notice to the Owner will result in a Second Notice of Violation and other subsequent Violations thereafter until Homeowner takes corrective action. This waiting period will not apply in the cases of a violation of the parking restrictions described in Article Five. The offending vehicle or vehicles may be immediately towed at the Owner's expense at the discretion of the Board.
- iii. In the event of any violation of the Rules and Regulations, Declaration, or By-Laws of the Association, the Board reserves the right to pursue any and all legal remedies to compel enforcement, legal and equitable. Any and all costs, including Attorney fees shall be assessed back to the account of the offending Owner at the time they are incurred.