

ISSUE #1

North Aurora Pet Ordinance 6.08.090

1. The owner of every animal shall be responsible for the removal and sanitary disposition of excreta deposited by his or her animal anywhere in the village. When accompanying the animal outside his or her property, the owner shall have on his or her person suitable means for the removal of such excreta which will then be placed in a refuse container for sanitary removal.
2. All pets must be leashed or contained while outdoors and on any Common Area. Pets are not to be left out unattended to stray off property. No pets may be tied up on Common Area.

Parking

1. Vehicles parked in your driveway should not be parked over sidewalks. This is a North Aurora ordinance. You may be fined for parking over the sidewalk.
2. No parking is allowed on any street after 2” of snow.

Plows

1. Detached snow plows may not be stored in a driveway at anytime

RV’s, Campers, Trailers and Boats

1. Recreation vehicles may be stored in a garage only.
2. No recreation vehicle may be parked on or over a public right-of-way and street parking is not allowed per North Aurora Ordinance MC13.12.030C.

Sheds

1. All sheds must be built in accordance with all North Aurora ordinances.
2. A building permit from the Village of North Aurora is required in order to install a shed on your property.
3. Sheds must be kept in good repair at all times. This includes painting, repairing/replacing any rotting/missing wood or damaged/missing shingles.

Signs

Signs may only be located on private property. Signs are prohibited from being placed on utility poles, fences, street signs and parkway area. This is a Village ordinance MC15.48.080.

Trees and Bushes

1. All bushes and trees must be kept trimmed.
2. All trees and bushes need to be free of dead branches.
3. Bushes that are planted near sidewalks need to be kept trim so they do not block the sidewalk.
4. All dead trees need to be removed per North Aurora ordinances MC 8.24.020C.

Transfer of Ownership/Disclosure

1. The selling homeowner(s) or their attorneys must submit written notice to the Property Management Company of the sale of their home within twenty-one (21) days prior to closing. It is the responsibility of the owner to notify the property management company regarding a transaction involving their home.
2. The selling Owner(s) must inform the Purchaser that there is a homeowner association and give them the name and contact information of the Management Company.

Yard Maintenance

1. Property must be regularly cleared of trash and debris.
2. Yards shall be free from the accumulation of rubbish or garbage
3. Prairie lawns are not allowed.
4. No items may be stored in front of the home or on the side of the home

Exhibits:

- A. Chesterfield Homeowners Association Residents Contact Information Sheet
- B. Chesterfield Homeowners Association Leasing Questionnaire

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. 2 (p. 8): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

All pets must be leashed or contained while outdoors and on any Common Area. Pets are not to be left out unattended to stray off property. No pets may be tied up on Common Area. Parking

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).