

SECTION 1 INTRODUCTION

RULES AND REGULATIONS SUMMARY

The enclosed Rules and Regulations are designed to make living at the Knolls of Huntington pleasant and comfortable for all members of the homeowners' association. The Knolls of Huntington has governed an elected board of directors from the community. The Rules and Regulations that the Board of Directors adopts is the mutual benefit of all those residing in the association. The cooperation and consideration of each member is vital. The Rules and Regulations provide a guideline and are subordinate to the Declarations of Rights and Covenants and the By-laws of the Knolls of Huntington. The Rules and Regulations of the Knolls of Huntington Homeowners' Association detail owner expectations in regards to their lot and maintaining the lot according to the standards set forth in the Declarations of the association. If these expectations are not met, owners face the possibility of a fine being charged to their account until the matter is corrected.

SECTION 2 GENERAL RULES AND REGULATIONS

a. Temporary Structures (Covenants and Restrictions- Section 4)

No tent, shack, or other temporary building, improvement, or structure shall be placed on the Knolls of Huntington without approval from the board, with the exception of tents erected for children in single-family lots, camping out for play, for an overnight stay, or for a special party/family event .

b. Recreational and Commercial Vehicles (Covenants and Restrictions- Section 5)

No trailers (camping/travel), graders, boats, tractors, wagons, buses, motorcycles, motor scooters, trucks that are Class B or higher license plates (except sport utility vehicles and light pickups), . mobile homes, or other vehicles of any type whatsoever shall be parked, stored, placed, or left unattended, permanently or temporarily on any of the single-family residential lots in the Knolls of Huntington, in accordance with the ordinance of the City of Naperville, except in an enclosed garage. Boats, campers, and mobile homes may be parked temporarily for vacation planning, cleaning, eel for up to seven (7) days. Notwithstanding the foregoing, operable automobiles being used by the owners, occupants, and their invitees of any of the residential lots in the Knolls of Huntington may be parked on the owners' driveways and public streets as permitted by law. Inoperable automobiles shall not be parked in t the owners' driveways for more than three (3) days. No repairs or maintenance work shall be done on any of the foregoing or on any automobile other than minor emergency repairs, except in enclosed garages.

c. Signs (Covenants and Restrictions- Section 6)

No sign of any kind shall be erected if not in accordance with the ordinance of the City of Naperville. No sign of any kind shall be displayed to the public view on any lot, easements, or the Commons Area, except those cases listed below:

a) Builders /remodelers may display one (1) sign of not more than four (4) square feet on a lot or the residential structure during the construction period to advertise;

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 6 (p. 2): Protected Political/Real-Estate Signage, Flag, or Religious Display Restriction: Clause bans all yard signs without a statutory political/election sign carve-out or restricts protected U.S./military flags or religious displays under IL and federal law.

Statutory / Legal Reference: 4 U.S.C. § 5 Note (Freedom to Display the American Flag Act of 2005) & 765 ILCS 160/ (Common Interest Community Association Act)
Statutory Comparison: Under 765 ILCS 160/ (Common Interest Community Association Act); 4 U.S.C. § 5, associations may not prohibit the display of the United States flag (4 U.S.C. § 5) or enforce blanket bans on residential yard signs that fail to carve out statutorily protected political election signs, religious door displays, or owner "For Sale/For Lease" signs where preempted by IL statute.

CURRENT WORDING IN DOCUMENT:
) No sign of any kind shall be erected if not in accordance with the ordinance of the City of Naperville. No sign of any kind shall be displayed to the public view on any lot, easements, or the Commons Area, except those cases listed below: a) Builders /remodelers may display one (1) sign of not more than four (4) square feet on a lot or the residential structure during the construction period to advertise; b) Any owners or agent thereof may display one (1) sign of not more than four (4) square feet on a residential lot to advertise t

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Amend Section 6 to carve out statutorily protected political signs during election periods, U.S./State/Military flags under 4 U.S.C. § 5, and religious displays in accordance with 765 ILCS 160/ (Common Interest Community Association Act); 4 U.S.C. § 5.

ISSUE #1