

THE
VILLAGES AT MEADOW LAKES

Modifications Standards & Guidelines

VILLAGE AT MEADOW LAKES COMMUNITY ASSOCIATION

BASKETBALL STANDARD INSTALLATION SPECIFICATIONS:

All proposed basketball standard installations must be submitted to and approved by The Villages at Meadow Lakes Modifications Committee *prior* to installation. The following information is provided to assist you in making your submittal.

The only type of basketball standards approved for The Villages at Meadow Lakes are as follows:

- Backboard and Hoop Net (In-Ground installations or Portable Hoop)

#1. Clear, Acrylic only (may be rectangular or fan shaped)

#2. No Team Logos (small, manufacturer's logo are acceptable)

#3. White nets only

- In-Ground Installations

#1. Pole and other adjustable components and supports will be Black or Dark Green Metal

- Portable Basketball Hoops

#1. Main Pole and other adjustable components and supports will be Black or Dark Green Metal

#2. Base will be Black or Dark Green with no Team Logos (small, manufacturer's logos are acceptable)

#3. Bases will remain above ground and are not to be buried in the ground

#4. Bases are to be weighted down by filling the base with either water or sand. The use of sand bags, bricks, free weights, or any other heavy materials is not permitted.

#5. Your portable basketball hoop will be stored inside during the winter months (Dec. through Feb.). Storage anywhere on the outside of the home is not permitted.

- Location of In-Ground Installations

#1. Pole must be permanently installed at the halfway point between your garage door and the edge of the public sidewalk adjacent to your driveway (not the edge adjacent to the driveway apron) on the side of your driveway opposite your front door. In some cases based on driveway configuration, the installation point may be closer to your

garage, but not the public sidewalk. Final pole installation area must be approved by The Villages at Meadow Lakes Modifications Committee *prior* to installation.

#2. Rear yard installations may be approved on a case-by-case basis. (No other front yard and no side yard locations will be allowed.)

- Upkeep

You are responsible to maintain your in-ground or portable basketball hoop on a regular basis. Hoops that are not maintained and show clear signs of weathering (e.g., missing or chipped finish, missing or torn nets, unbalanced hoops, failing or missing components) will be reported and the homeowner may be fined if repairs are not handled within the specified time frame provided by the property management company and/or the board of directors. The use of duct tape (or any type of tape), rope, or bungee cords to repair a basketball hoop is not permitted.

Note: Black or Dark Green poles and clear acrylic backboards with no logos are required in order to provide a more uniform appearance in the neighborhood and because they tend to blend in better with their surroundings, being less noticeable when located in front yards than opaque, colored backboards and backboards with logos.

INFORMATION NEEDED WITH SUBMITTAL:

A plat of survey must be submitted with your house footprint indicating the exact location of the proposed basketball standard on your lot. Also, identify any nearby flowers or bushes on neighboring lots which could be impacted by your installation and identify how you will protect them. (Hand drawn sketches of lot boundaries are not acceptable for review.)

Submit the complete details of your proposed basketball standard including photographs or catalog cut sheets of the exact make and model you propose to install.

Your submittal will be reviewed at the next regularly scheduled meeting of the Committee. You will receive a written report from the Committee indicating whether or not your submittal has been approved and if any additional stipulations are required.

BEFORE INSTALLING YOUR HOOP:

A game of driveway basketball can be a wholesome, enjoyable activity, however it also has the potential to inconvenience and irritate your neighbors.

When playing, please respect your neighbor's feelings and property rights and enforce the following common sense rules on yourself, your children, and your guests:

- Keep play on your driveway. Do not play in the street or trespass over your neighbor's lot, bushes, or flowerbeds to retrieve basketballs.
- Prohibit late night play (after 10:00 PM)
- Avoid loud, crude, or obscene language while playing.
- No concerts. Prohibit radio or boom-box accompaniment to your basketball games.
- Do not litter. Pick up your snack and beverage containers when you are finished.
- Keep your hoop in good condition – no rusting or leaning poles and no tattered nets.

Please remember that the use of basketball standards is subject to the nuisance provisions of The Villages at Meadow Lakes' Declaration of Covenants, Conditions, and Restrictions. Repeated violations of the above rules may require the homeowner's association to levy fines against offending homeowners or seek legal action to force compliance with the rules. Please be considerate of your neighbors.

Villages at Meadow Lakes Community Association**Fence Installation Specifications:**

All proposed fence installations including electronic dog fences must be submitted to and approved by the Villages at Meadow Lakes Modification Committee prior to installation. The following information is provided to assist you in making your submittal.

Only the following type of fencing is approved for the Villages at Meadow Lakes. The specifications for this fencing are as follows.

1. Material - Planted Cedar or Wolmanized Lumber (Rounded, rough finished stockade type pickets, or chain link are not allowed.)
2. Maximum Height - 4 1/2 feet ** (Measured from ground to highest point of fence not including the post.)
3. Minimum Vertical Board Width - 4 inches Milled Lumber. (Actual measurement = Approximately 3 1/2" to 3 3/4" in width.
4. Spacing between Vertical Boards - 0 to 2 1/2 inches.
5. Fence Styles - Spaced Picket, Board to Board, Solid Board, or Traditional.
6. Top - Arched, Scalloped (Concave), Dog-eared, Straight or French Gothic Picket.
7. Post Styles - French Gothic, Gothic, Traditional Cap, or Acorn.
8. Finish - Left Natural, Stained Natural, or Picket Style can be Painted White.
9. All fencing must be installed with the horizontal railings on the interior, lot side of the fence. (City of Aurora Code)

On a case by case basis, on lots that back up to major roads or the perimeter of the development, six-foot (6') fences along the rear lot lines may be allowed upon approval of the Modifications Committee.

Fence Location:

1. Fences are allowed from the front corners of the house to the rear property line. Except for approved small decorative fences, the front yard area starting at the front corners of the house to the front sidewalk may not be fenced.
2. Corner lots can install the fence on the side of the property twelve inches (12") off the sidewalk (City of Aurora Code). If installing the fence to the front corner of the house along the sidewalk, it must not be placed further than a parallel line extending from the front of the house.
3. Fences cannot be placed on screen planting easements. Fences may extend into the utility easements at the owners risk.
4. Fences must be placed so the outside face of the fence is inside the property line. It is suggested that fences be placed six inches (6") inside the property line to allow for minor survey and installation discrepancies.

Fence Location for an Electronic Dog Fence:

Fences are allowed in the rear, side and front yards and can be placed as close as six inches (6") inside the property line. However, they cannot be placed any closer than ten feet (10') to any public sidewalk or common areas.

Information Needed with Submittal:

1. A plat of survey with your house footprint indicating the exact location of the proposed fence installation and any existing easements, drainage structures or drainage paths. Hand drawn sketches of lot boundaries are not acceptable.
2. The complete details of the fence design including: height in all areas, type of material, width and spacing of the vertical boards, style, placement and width of gates, color and finish of fence surfaces and a picture or hand drawn (to scale) representation of the fence.

3. Photographs or drawings of a comparable fence would be very helpful.

4. If there are existing fences on any of the adjoining properties that you will be attaching to or abutting, this must be indicated and the height, style, and color of these fences included. Whenever possible, we encourage the installation of similar fences on adjoining lots.

5. Your submittal will be reviewed at the next scheduled meeting of the Committee. You will receive a written report from the Committee indicating whether or not your submittal has been approved and if any stipulations are required.

February 4, 2002

Villages at Meadow Lakes Community Association

Shed/Storage Facility Specifications:

No backyard storage shed, greenhouse, playhouse, or other free standing structure may be constructed in the Villages at Meadow Lakes without written prior consent of the Villages at Meadow Lakes Community Association. All such facilities must be submitted to and approved by the Villages at Meadow Lakes Community Association Modification Committee, prior to installation.

Except where specific circumstances or design specifications are presented to the Committee that allow a variation, the proposed facility must meet the following specifications:

1. No shed or auxiliary building may exceed 10 feet wide and 12 feet in depth.
2. The roof peaks may not exceed 12 feet in height.
3. The building must be placed in the rear yard area so as to minimize impact on neighboring properties. It may not be located within the rear yard setback areas, side yard setback areas or in screen planting easements. Generally, it should be a minimum of 5' off the back property line and 3' off the side setback line (City of Aurora Code). Please see item #4 for more information on the setback requirements by the City of Aurora.
4. The facility must be fully floored with either wood, concrete, or other solid flooring. If the facility is to rest on top of an utility easement, the facility can not be placed on a concrete floor. If a concrete floor is used, the facility location then must follow the 10' minimum setback off the rear property line and 5' off the side property line (City of Aurora Code).
5. The door must face the house when placed in the back of the property. Any other door location is subject to approval by the Committee based on the requested location of the facility.
6. All exterior materials must be weather resistant and consistent with the homes in the community. The materials and colors of the siding and roof must match the house as closely as possible.
7. The landscaping required around the facility must be consistent with the existing landscaping around the house.

How To Submit:

In order to adequately review and expedite your submittal the following information must be supplied to the committee:

1. A Plat of Survey indicating the location of your house on the lot. On this Plat of Survey locate the proposed location of the facility in relationship to the existing house and all adjacent property lines. Must be drawn as close as possible to scale and be fully dimensioned as to the setback distances from the rear and side yard property lines.
2. A color photo, brochure or scaled drawing showing what the facility will look like. Please include the length, width, and height of the facility.
3. A description of the exterior of the building specifying the roof siding and trim materials and colors which match the house on the same lot as close as possible.
4. A landscaping plan indicating the type and quantity of plants that will go around the facility. Please keep in mind that the plants must match the existing landscaping on the house on the same lot. Please include this information on the Plat of Survey.

Your submittal will be reviewed at the next regularly scheduled meeting of the committee. You will receive a written report from the committee indicating whether or not your submittal has been approved and if any additional stipulations are required.

July 11, 2001

The Villages at Meadow Lakes Community Association

Hot Tub Specifications

All hot tubs must be submitted to the Modifications Committee for review and approval prior to installation.

The Following Stipulations Must Be Met:

1. Hot tubs must be located in the rear yard area and be integrated into a deck or patio.
2. Landscape or privacy wall screening will be required if the hot tub is located in close proximity to adjacent properties or is visible from the street.
3. Cedar, 1" lattice screening will be required if any portion of the hot tub is visible below a deck floor.

Submission Packages Must Include the Following Items:

1. A fully dimensioned and scalable plat of survey of your lot indicating the exact location of the deck/patio and the placement of the hot tub on the deck/patio.
2. Complete plans and specifications for the hot tub. Manufacturer's brochure with photos and specifications will be required.
3. If the deck/patio on which the hot tub will be located is not already existing and approved, complete construction details of the deck/patio must be submitted.
4. Style of installation must be shown: above the deck/patio floor level, partially above and partially below the floor level, or flush with flooring. The dimensions for the portion of the hot tub that will be above and/or below the flooring must be indicated.
5. Plans for the required landscape or privacy wall screening must also be submitted if the hot tub is located in close proximity to adjacent properties or is visible from the street.

Your submittal should be forwarded to The Villages at Meadow Lakes Modifications Committee at 2198 Ogden Avenue, #112, Aurora, IL 60504, or faxed to 630/898-0480. It will be reviewed at the next regularly scheduled meeting of the Committee. You will receive a written report from the committee indicating whether or not your submittal has been approved and any stipulations that may be required.

02/18/98

Landscaping Modifications

Committee Information

Submittal must include a plat of survey or a landscaping plan showing where the proposed additional plant material will be installed and a plant list including common name and size.

Large shrubs and trees should be sufficiently set in from the property lines to avoid overhanging the property line at maturity. Check that side and rear yard drainage patterns are not adversely affected. Generally items planted at least 3' to 5' from property lines will not adversely affect drainage.

If located on a screen planting easement, check out what is already existing and assure that the additions will blend with and enhance the current plantings. Mark on the Association's landscaping maps the location of each addition by a homeowner. Landscaping additions to berms by homeowners are not the responsibility of the Association to maintain, remove or replace.

Check for any retaining walls, bermed areas, timbers, walkways, vegetable gardens, etc. These must be a minimum of 3' from all property lines to preserve proper drainage. Add a note to the review report stating this requirement and informing the homeowner that any future drainage problems on his lot or on adjacent property will be his responsibility to correct. Since some vegetable plants can grow very tall and may block views or look unsightly, vegetable gardens are not allowed in front yards or required side yards.

THE VILLAGES AT MEADOW LAKES COMMUNITY ASSOCIATION

Landscaping Modification Package Specifications

The following information is provided to assist homeowners in submitting their landscaping modification package which must be reviewed and approved by The Villages at Meadow Lakes Modifications Committee prior to installation.

Major modifications that make significant changes or additions to the original landscaping installation must be submitted for approval prior to installation. Any retaining walls, cobblestones, berms, raised planting beds and other similar installations must be reviewed prior to installation. Minor modifications such as changes or additions of shrubbery, flowers, etc., do not need to be submitted.

If you have any questions whether a submittal is required, please call for clarification.

All landscaping modification package submittals should include the following:

1. A plat of survey with the house footprint indicating the exact location of the proposed landscaping modifications.
2. A plant list itemizing the common name of all live plant material. This listing should include the size and quantity of each item.

Send your submittal to The Villages at Meadow Lakes Modifications Committee, 2198 Ogden Avenue, #112, Aurora, Illinois 60504 (or fax to 630/898-0480). Your submittal will be reviewed at the next regularly scheduled meeting of the Committee. You will receive a written report from the Committee indicating whether or not your submittal has been approved and if any additional stipulations are required.

If you have any additional questions, please call 630/851-5490.

Revised 4/14/97
Revised: 10/16/98

Color Selection Changes - Exterior Only

Committee Information

Exterior colors may be changed only after being submitted to and approved by the Committee. This is required to ensure that the monotony code is enforced and to help preserve the aesthetic harmony of the neighborhood as established by the original home colors.

Submittals must state the current manufacturer's color name and material. The new proposed color and material must also be stated and a manufacturer's color sample be submitted by the homeowner.

Color Selection/General Guidelines.

Exterior colors should be in the soft, neutral earth tone ranges. Very bright or very dark colors should be avoided. Exterior color should compliment the brick color, when applicable.

Trim, gutter and down spout colors should be the same color or a lighter shade than the exterior color in most cases. (Darker trim on dryvit exteriors is one exception to this rule.)

Roofing materials should blend in as background and not be a prominent feature of the color scheme. Roofing material color should be in the dark, neutral earth tones. Black, Weathered Wood, etc. are acceptable colors. Bright colors and very light colors (reds, greens and whites) should be avoided. (Note: Cedar shake roofing is required in Meadowbrook.)

Garage doors should be the same color or a lighter shade than the exterior siding. Very bright or dark, accent type colors should not be approved for garage doors. When painted in dark or bright colors, the large, flat garage door surface tends to dominate and overpower the color scheme of the entire home.

Front door and shutter colors can be of somewhat bolder, accent type colors as long as they are compatible with the overall color scheme of the house, but care needs to be taken in approving unusual or bright colors. Always require the manufacturer's color sample be submitted by the homeowner and, if possible, have the homeowner submit an example or give an address where this color has already been installed.

**Villages at Meadow Lakes
Community Association**

Monotony Code Standard

Objective:

The primary objective of the monotony code is not to preclude all similarities between properties but to prevent duplicate houses from being built in close proximity to each other. Final decisions as to what constitutes sufficient differences and final approval authority for any proposed house in The Villages at Meadow Lakes rests within the discretion of the Design Review Committee.

Front Elevations and Color Schemes:

In order to encourage diversity and add visual interest to the streetscape in each neighborhood, houses within the following distances of one another shall be required to have sufficient differences in both front elevation and color schemes to make them significantly different from each other. The code applies in the following situations:

1. Two houses on each side of a proposed home that all face the same street.
2. The house directly across the street from a proposed home.
3. One house on each side of the house directly across the street from the proposed home.
4. On small, tight cul-du-sac circles, any house that faces or is diagonally across the cul-du-sac from a proposed home.

Roof Colors

The monotony code does not apply to roof colors. Roof colors may be exactly the same in any instance. However, roofing materials must be in darker colors and earth tones. Bright or light colors are not allowed.

The Villages at Meadow Lakes Community Association

Play Equipment and Play Area Specifications

All play equipment and play areas must be submitted for review to The Villages at Meadow Lakes Modifications Committee and receive approval prior to installation

The Following Location, Style and Material Specifications Must Be Met:

1. Swingsets, trampolines and all play equipment and play areas must be located in the rear yard area and are not allowed to encroach into the required side yard setbacks on your lot. The required side yard setback is usually 7' to 8' on most lots. In addition, corner lots usually require a 15' to 30' setback from the side street.
2. Play equipment and play areas, including sandboxes and large mulched areas around swingsets whether edged with timbers or not, must be a minimum of 5' from the rear property line and adhere to the required side yard setbacks for your lot as explained above.
3. No swingsets, trampolines, other types of play equipment or play area can be installed within screen planting easements.
4. Slides may not exit towards adjacent property but should exit into the center of your rear yard or towards your house.
5. Swingsets and other play equipment must be wood, either cedar or wolmanized, or metal. Wooden ones may be left natural, painted white or painted to match the exterior color of your house. Various fort and play house styles from local retailers and lumber companies are allowed. However, no flags of any type are allowed on the top or elsewhere on the swingset. All play equipment must be kept in good condition or be removed.
6. Trampolines must be located the same as swingsets. They may not be moved at will but must remain in the approved location. They must be stored out of sight during the winter months.
7. Freestanding playhouses are allowed but must meet the Storage Shed Requirements.

Submission Packages Must Include the Following Items:

1. A fully dimensioned and scalable plat of survey of your lot indicating the exact location of the proposed play equipment and/or play area.
2. Specifications for the play equipment and/or play area must be given including height, width and length. Manufacturer's brochure of play equipment is very helpful.
3. Material and finish must be specified. If it has a fort with a colored tarp, state tarp color. (One solid color is preferred.)

Your submittal should be forwarded to The Villages at Meadow Lakes Modifications Committee at 2198 Ogden Avenue, #112, Aurora, IL 60504, or faxed to 630/898-0480. It will be reviewed at the next regularly scheduled meeting of the Committee. You will receive a written report from the Committee indicating whether or not your submittal has been approved.

04/01/98

Room Additions, Sun Rooms and Screened Porches

Committee Information

All room additions, sunrooms, screened porches and gazebos that attach to the existing structure must be treated as permanent construction and must meet all the setback requirements for permanent construction.

The objective is to make all room additions match as closely as possible and blend into the existing home so the home does not appear "added on to". This can make room additions cost more but is essential to maintain the high aesthetic quality of the community.

Complete construction details must be submitted showing all elevations of the addition and the elevation of the house where the addition will be attached. Construction details on how the addition will be attached must also be shown.

The roof should be gabled with a roof pitch that matches the existing gables on the house if possible. A minimum 6/12 roof pitch is generally required. In special cases where second story windows make a 6/12 pitch impossible, a waiver could be granted for a 5/12 or 4/12 pitch. Roof pitches of less than 4/12 present a cheap, aesthetically unacceptable, appearance and are subject to snow damage and drainage problems and should not be allowed. Shed roof styles are also discouraged because they are generally less attractive, low pitched and have a more "tacked on" appearance.

Roofing materials, siding materials, eaves, soffits, gutters, doors, windows, etc. should all exactly match the existing house in type, style and color. Example: If the house has 4" or 6" cedar lap siding the addition should have the same. A different exterior material or lap width on the addition from that on the existing house is not acceptable, even if it is the same color.

There are currently metal sunrooms being marketed that have been denied by the Committee because they have metal exteriors and metal shed roofs with 2/12 or less roof pitches. However, they can be modified with gabled roofs with 6/12 pitches and shingled and sided to match the existing home. If these modifications are made, then they might be approvable.

THE VILLAGES AT MEADOW LAKES COMMUNITY ASSOCIATION
Satellite and Microwave Dish Antennas
Installation Guidelines

The following guidelines are being promulgated by The Village at Meadow Lakes Design Review/Modifications Committee pursuant to Article XII, Section 7 of The Village at Meadow Lakes Community Association's First Amended and Restated Declaration of Covenants, Conditions and Restrictions with respect to the installation of satellite and microwave dish antennas ("dishes") in The Village at Meadow Lakes.

The following guidelines will control the installation of all satellite dish and microwave antenna. To avoid confusion, it is suggested that homeowners submit plans, prior to installation, for all proposed satellite dish installations for review to the Villages at Meadow Lakes Design Review/Modifications Committee.

SITING:

1. No more than one dish shall be installed on any Lot.
2. The maximum dish diameter shall be one meter or less with 18" being the preferred size.
3. If a home is situated so that signals can not be received by a dish placed in one of the preferred locations described below, the Association will consider suggestions from the homeowner for alternate locations.
4. Preferred Installation Locations:
 - 4.1. Dishes should be installed only in rear or side yard areas.
 - 4.2. Dishes should not be located within a front yard on any Lot, nor mounted to the front wall of any home, nor located within screen planting easements on any Lot.
 - 4.3. Dishes should not be mounted on the roof or second story of any home.
 - 4.4. Dishes should be located so as not to be visible from the front street and, on corner lots, the side street.
 - 4.5. Dishes should be mounted only as follows:
 - 4.5.1. On the rear wall of the house at or below the top line of the tallest first floor window but in no event more than ten feet above grade, measured from the top of the dish. (Dishes over 18" should be no more than 4' above grade.) or:
 - 4.5.2. On the side of the house, no more than 4' above grade as measured from top of dish to grade, no more than 2' from the house and be screened from all adjacent properties and streets or:
 - 4.5.3. On a deck or a patio located in a rear or side yard not more than four feet above the deck or patio floor but in no event more than 10' above grade (measured from the top of the dish).
 - 4.6. Dishes may be free standing in the rear yard but should not be more than four feet above grade (measured from top of dish to grade)
5. Color: To minimize visibility, dishes should be a color that closely matches the field color of the residence located on the lot. Neutral colors such as gray, beige or off white are preferred.

SCREENING:

1. Freestanding ground-mounted dishes which are installed five feet or more from the rear elevation of the house, five feet or more from existing decks or patios, or freestanding or mounted dishes along the side of the house should be fully screened on the rear and sides with plantings of evergreen shrubs of a height and density at the time of planting sufficient to render the dish invisible year round from all abutting properties and streets when viewed at grade level or:
2. Freestanding dishes, located in rear yards as described above, may also be screened with rear yard fencing or lattice paneling of a sufficient height to render the dish invisible from all abutting properties and streets. All fencing used to screen satellite dishes must conform to the established Villages at Meadow Lakes fence design guidelines and be approved.

SUBMISSION PACKAGES SHOULD INCLUDE:

1. If possible, please submit a fully dimensioned and drawn to scale layout of the contemplated installation on a plat of survey of the Lot which also shows:
 - 1.1. Distances between the dish and all property lines.
 - 1.2. If mounted on a deck or patio, dimensions of the deck or patio indicating the exact dish location, height above grade and distances to the edge of deck or patio.
 - 1.3. If freestanding, the location of the dish and screening specifying the total height of the installation from grade to top of dish and distance to the residence and any other structures located on the Lot.
2. Elevation drawings for the dish, as it will be installed, showing the diameter and total maximum height of the proposed dish and its mounting standard on home, on deck or patio, or if freestanding, its distance above grade.
3. If mounted on rear or side of the residence, the elevation of residence should be shown indicating the location of the dish installation including the height above grade and distances to the corners of the house.
4. Screening description which includes type of material, height at time of installation, type and color, finish and construction detail. Photo or sketch is required if wood or other non-landscape screening material is used. If evergreens, submission should include a detailed landscape plan specifying the proposed species of evergreens including plant spacing and height above ground level and width at time of installation.
5. Your submittal should be forwarded to The Villages at Meadow Lakes Design Review/Modifications Committee at 2198 Ogden Avenue, #112, Aurora, IL 60504, or faxed to 630/898-0480. It will be reviewed at the next regularly scheduled, weekly meeting of the Committee. You will receive a written notification of the Committee's review comments. For additional information, or to hand deliver your submittal, please call the Association at 630/851-5490.

Amended: January 28, 1998

THE VILLAGES OF MEADOW LAKES COMMUNITY ASSOCIATION
SHED/STORAGE FACILITY SPECIFICATIONS

No backyard storage shed, greenhouse, playhouse or other free standing structure may be constructed in The Villages at Meadow Lakes without written prior consent of The Villages at Meadow Lakes Community Association. All such facilities must be submitted to and approved by The Villages at Meadow Lakes Community Association's Modifications Committee, prior to installation.

Except where specific circumstances or design specifications are presented to the Committee that allow a variation, the proposed facility must meet the following specifications:

1. No shed or auxiliary building may exceed 10 feet in width and 12 feet in depth.
2. Roof peaks may not exceed 12 feet in height.
3. The building must be placed in the rear yard area so as to minimize impact on neighboring properties. It may not be located within utility easements, side yard setback areas or in screen planting easements. Generally, it should a minimum of 10' from the rear property line and be facing the rear of the house on the lot.
4. The facility must be fully floored with either a wood, concrete, or other solid floor.
5. All exterior materials must be weather resistant and consistent with homes in the community. The materials and colors of the siding and roof must match the house on the same lot as closely as possible.
6. Required landscape screening must be of six foot tall evergreens (6'), after installation, in an adequate quantity to soften the impact on all four sides.

How To Submit

In order to adequately review your submittal the following items must be supplied:

1. A Plat of Survey indicating the location of your house on the lot. On this Plat of Survey locate the proposed facility in relationship to the existing house and all adjacent property lines. Must be drawn to scale and be fully dimensioned.
2. A color photo, brochure or scaled drawing showing what the new facility will look like.

The Villages At Meadow Lakes
Community Association
Shed/Storage Facility Specifications

3. A description of the exterior of the building specifying roof, siding and trim materials and colors which match the house on the same lot as closely as possible.
4. A landscaping plan indicating the specific evergreen plants proposed as the landscape screening, including height, quantity and species. Also indicate plant location on the Plat of Survey.

Send your submittal to The Villages at Meadow Lakes Modifications Committee, 2198 Ogden Avenue, #112, Aurora, Illinois 60504 (or fax to 630/898-0480). Your submittal will be reviewed at the next regularly scheduled Committee meeting. You will be notified in writing of the Committee's decision.

If you have any additional questions, please call the Association at 630/851-5490.

10/15/98

VILLAGES AT MEADOW LAKES

Adopted Covenants Change of Article XI Section 13 on Wednesday, June 20, 2007.

The Original covenants of Article XI Section 13 which reads:

"The installation of an above ground swimming pool within any Unit is prohibited. The foregoing does not apply to outdoor Jacuzzis and hot tubs included within a deck, screened from view from neighboring Units and installed with the prior approval of the DRC."

The adopted change of covenants Article XI Section 13 which states as of June 20, 2007:

"The installation of above ground pools, Jacuzzis and hot tubs are limited to the rear of the property and are subject to the modifications guidelines which require prior approval of the Modifications Committee."

Adopted Guidelines for above ground pools as of June 20, 2007

Above ground pools are permitted subject to the following guidelines and upon prior approval from the Modifications Committee:

1. Soft-sided or inflatable materials only. No metal or other hard material sidewalls permitted.
2. Installation permitted May 1 to September 30. No permanent or year-round installations permitted.
3. A pool shall not have a depth capacity that exceeds 3 ½ feet and a diameter that exceeds 15 feet.
4. Pools with depth capacity greater than 2 feet require protective fencing per City Of Aurora Code.
5. Pools are to be installed in the rear yard only.
6. Pools must not be installed in a way that interferes with drainage.
7. Pools must have a minimum of a 10-foot setback from the side property lines and rear property lines.
8. It is the homeowner's responsibility to seek out and abide by any other applicable City of Aurora codes that may be in effect before erecting an approved pool.
9. Submissions must include a plat of survey with the pool location, dimensions and supporting materials (e.g., brochure, pictures).

Above ground pool guidelines do not apply to outdoor Jacuzzis and hot tubs which are subject to separate guidelines.

The Villages at Meadow Lakes Community Association

In-Ground Swimming Pool Specifications

All in-ground swimming pools with accompanying poolside decks/patios, pool equipment, and fencing must be submitted to the Modifications Committee for review and approval prior to installation. Above ground swimming pools are not allowed in The Villages at Meadow Lakes.

The Following Stipulations Must Be Met:

1. The pool, pool deck/patio and pool fencing may not encroach into the minimum required side yard and rear yard setbacks or screen planting easements on your lot.
2. All swimming pools must be fenced with wrought iron or masonry or dryvit to match the house. Swimming pool fencing may not exceed 4' in height.
3. No freestanding mechanical equipment structures or cabanas will be allowed. All pool mechanical equipment structures or cabanas must be integrated into the primary house structure.
4. All mechanical equipment must be totally screened in some manner from all sides.
5. Landscape screening will be required if the pool is located in close proximity to adjacent properties or in view of the street.

Submission Packages Must Include the Following Items:

1. A fully dimensioned and scalable plat of survey of your lot indicating the exact location of the proposed in-ground swimming pool and all accompanying mechanical equipment, deck/patio, and fencing.
2. Complete plans and specifications for the pool. Manufacturer's brochure with photos and specifications will be required.
3. Location and screening plan for all mechanical equipment.
4. Complete deck/pool construction plans for all accompanying poolside decks/patios.
5. Complete construction details of all fencing and its proposed location.
6. A landscaping plan indicating required landscape screening must also be submitted if the pool is located in close proximity to adjacent properties or in view of the street.

Your submittal should be forwarded to The Villages at Meadow Lakes Modifications Committee at 2198 Ogden Avenue, #112, Aurora, IL. 60504. It will be reviewed at the next regularly scheduled meeting of the Committee. You will receive a written report from the committee indicating whether or not your submittal has been approved.

02/18/98
Revised: 10/16/95

The Villages at Meadow Lakes

Temporary Political Signage Restrictions

The following restrictions will apply to all Political Signs displayed in The Villages at Meadow Lakes.

1. **Maximum Number of Signs Allowed per Lot:**
Only one (1) sign will be allowed per lot.
2. **Location:**
The sign must be placed in the front yard area on the lot side of the public sidewalk, not on the parkway strip, and must be parallel to the public sidewalk. In addition, signs may not be displayed on berms (screen planting easements) or common areas.
3. **Maximum Size:**
The maximum size allowed is two feet by three feet (2' x 3').
4. **Display Time:**
The sign may only be displayed two (2) weeks prior to an election and must be removed immediately on the day after the election.

The above signage restrictions will be actively enforced by the Board. Anyone violating these restrictions will receive a notice and be required to immediately remove incorrectly displayed signs.

10/22/97

Temporary Signs Policy

The Villages at Meadow Lakes

Part of the appeal of the Villages community is the neat and manicured appearance of the private homes, sites and common elements as well as the community center facilities including temporary signs within the community.

Approved temporary signs are those signs, usually of painted wood that act to direct and inform new visitors to the community. Examples are the model home directional and location signs.

Temporary signs in the Villages have been designed to be consistent in shape and color so that they are immediately visible and work effectively to inform and direct new visitors to the Villages, while at the same time, blend unobtrusively into the background and become virtually invisible to those who live in the community.

Immediately after the purchase of a lot, the Villages will provide and install a lot sign that lists the builder's name and telephone number. In addition, builders may also elect to install one realtor or builder "For Sale" sign on their site. It is the responsibility of the builder to keep signs clean and plumb.

During the construction phase, the builder may erect signs as needed to efficiently build the home. While the signs need not conform to the Temporary Signs program, they must be kept as neat and as orderly as possible.

Trades performing remodeling or other work, such as landscaping, on a completed home will be allowed to erect a sign directing subcontractors and material deliverymen to the site, but will not be allowed to leave the sign up as advertising after completion of the job.

Certain permitted exceptions of the uniform temporary sign requirements are allowed as follows:

- * Realtor, builder or homeowner "For Sale" or "Sold" information signs having a total size not exceeding 30" x 30." It is the responsibility of the seller to keep the sign clean and plumb. A maximum of one sign per site is allowed. The sign must appear at the front of the site, not in the rear.
- * Small signs around model homes that direct and inform trades and customers.
- * Signs on a building site that identify and give direction during the construction phase.

Except for the permitted exceptions listed above, the Villages will provide all temporary signs within the community.

After construction is complete the builder must remove all signs except the original lot sign and one realtor or builder "For Sale" or "Sold" sign.

The Villages at Meadow Lakes Homeowners Association has the right to enforce the sign policy by imposing fines and then liening the homeowner's or builder's real estate until the fines are paid.

THE VILLAGES OF MEADOW LAKES COMMUNITY ASSOCIATION

Deck/Patio Installation Specifications

All proposed deck/patio installations must be submitted to and approved by The Villages at Meadow Lakes Modifications Committee prior to installation.

The following information must be included in each submittal:

1. A plat of survey with the house footprint indicating the exact location, size, and distance from side and rear property lines of the proposed deck/patio installation. Hand drawn sketches of lot boundaries are not acceptable.
2. The complete dimensioned construction details of the deck/patio including: size, type and dimensions of lumber and other materials, finish, style, height from ground to base-board, and vertical elevation details of all railings, seats, walls and stairs.

Please be advised that no deck/patio construction can extend into a screen planting easement or be closer than ten feet (10') to the rear property line on any lot. The required side yard setback on the lot must also be maintained (usually between 6' and 8'). In addition, all decks must be immediately adjacent to and attached to the main house structure. Decks cannot be freestanding in the yard.

Send your submittal to The Villages at Meadow Lakes Modifications Committee, 2198 Ogden Avenue, #112, Aurora, Illinois, 60504 (or fax to 630/898-0480). Your submittal will be reviewed at the next regularly scheduled meeting of the Committee. You will receive a written report from the Committee indicating whether or not your submittal has been approved and if any additional stipulations are required.

If you have any additional questions or wish to hand deliver your submittal, please call us at 630/851-5490 and we will be happy to assist you.

12/05/94
Revised: 06/02/98
Revised: 10/16/98

**THE VILLAGES AT MEADOW LAKES
COMMUNITY ASSOCIATION**

MODIFICATIONS COMMITTEE

The goal of The Villages at Meadow Lakes Modifications Committee is to require that all homeowner modifications, additions or alterations be made in accordance with the Design Guidelines and maintain, throughout the community, the high standards set by the Board of Directors and the Design Review Committee.

The Modifications Committee (MC) reviews all exterior building or lot modifications, additions, or alterations proposed by the homeowner from that originally approved by the Design Review Committee. It does not review new construction of homes by builders.

In addition to reviewing all homeowner submittals, the MC may be asked by the Board of Directors to review specific community wide issues and give a recommendation to the Board. The MC may also bring to the attention of the Board of Directors specifications that it feels needs revision. (See enclosed description of the MC from the Declaration of CCR's, pages 20 and 21.)

This Modifications Committee Booklet has been prepared as a general guide for Committee members. It includes the standards that have been used in the past to review the various types of modifications, additions, or alterations submitted by homeowners for review by the Committee.

Design Guidelines:

The Design Guidelines, formulated at the time the development of The Villages at Meadow Lakes began, set the following general lot layout guidelines that must be adhered to for all construction:

**THE VILLAGES AT MEADOW LAKES
DESIGN GUIDELINES SUMMARY**

MINIMUM HOUSE SIZE:	RANCH	2-STORY
Heatherwood	1,700 sq. ft.	1,900 sq. ft.
Meadowbrook	2,000	2,400
Meadowridge	1,300	1,500
Baybrook	1,300	1,500
Prairie Star	1,000	1,250

SET BACKS:
FRONT YARD 25' UNLESS OTHERWISE NOTED ON RECORDED PLAT. (SOME LOTS HAVE A 35' SET BACK).
SIDE YARD - HEATHERWOOD AND MEADOWBROOK 10% OF LOT WIDTH NOT LESS THAN 7' BUT NOT MORE THAN 8'.
BAYBROOK, MEADOWRIDGE & PRAIRIE STAR - 10% OF LOT WIDTH NOT LESS THAN 6' BUT NOT MORE THAN 8'.
REAR YARD - 20' UNLESS OTHERWISE NOTED ON RECORDED PLAT.

SIDING MATERIAL:
Heatherwood, Meadowridge, Baybrook, Prairie Star- Wood, Masonry, Aluminum or Vinyl.
Meadowbrook - Wood, Masonry, Dryvit or better. Aluminum and vinyl are not allowed

ROOF MATERIAL:
Heatherwood, Meadowridge - Dark in color (no white, red, green or blue allowed)
Baybrook, Prairie Star - Three Tab Asphalt, Fiberglass or better
Meadowbrook - Medium Weight Wood Shake or better
Asphalt and Fiberglass are not allowed

Driveways shall be Asphalt or better

In all neighborhoods, builders are required to install living plant material at a value not less than 1-1/2 percent of the purchase price of the home and lot.

Permanent construction includes room additions of all types such as sunrooms, screened porches, attached gazebos and decks. It does not include patios and detached gazebos.

No construction of any type is permitted within screen planting easements. This includes decks, patios, fences, walkways, play equipment, vegetable gardens, etc. Only approved landscaping modifications may be installed in screen planting easements.

All plans submitted must be fully dimensioned and drawn on a scalable plat of survey which shows the existing home and all easements and setback lines. Reduced, photocopied surveys are sometimes not acceptable because they are not scalable. Hand drawn, not to scale surveys, may also be unacceptable for review.

The Villages at Meadow Lakes Leasing Rules, Adopted 3/18/2010

1. Landlords are required to provide proof of City of Aurora License and exterior inspection results.
 - a. Landlords are required to provide inspection results of any interior inspections if deemed necessary by the City of Aurora.
2. An in-person interview with each existing landlord and any new landlords are required to confirm an understanding of these rules.
 - a. Require information meeting with tenant at next HOA meeting to confirm an understanding of these rules.
3. An in-person interview with the home owner, landlord and tenant is required if more than 2 HOA violations are reported and confirmed within a 12 month period. Landlord and tenants will be required to attend the next HOA meeting to be questioned by the board during executive session.
 - a. Failure to appear, save extreme circumstances, would result in a fine of \$200.
 - b. Ongoing violations and/or repeated violations (more than 4 in a 12 month period) may result in revoking the landlord's ability to lease that unit.
4. Landlords are required to provide proof to the Board that all City of Aurora licensing guidelines are met.
5.
 - a. Landlords must provide the Association with a copy of the lease, executed by the tenants not later than the date of occupancy or ten (10) days after the lease is signed, whichever occurs first. The lease must include names of all the residents of the unit. All tenants must be provided a copy of the Declaration, By-Laws, Rules and Regulations upon executing a lease for the unit. All leases must be in conformance with, be subject to and make specific reference to, the legal documents of the Association.
 - b. There are several important items that every investor-owner must consider before leasing his/her unit. The Association is a Crime Free Community and has implemented this program:
 - (1) Owners must notify prospective tenants that the Association is a Crime Free Community.
 - (2) Owners must show prospective tenants the Crime Free Lease Addendum. This addendum must be initialed by prospective tenants to indicate they have seen it prior to completing the application.
 - (3) Owners must obtain a completed lease application from prospective tenants, and provide a copy to the Board of Directors, no later than the date of occupancy or ten days after the lease is signed, whichever occurs first, a copy of the application is available through the Board of Directors and/or management.
 - (4) Owners must obtain a criminal background check on prospective tenant and every person, age 18 or older, moving into the unit, and provide a copy to the Board of Directors, no less than ten days prior to occupancy of the unit. Owners must submit proof to the management company that this was done prior to the tenant moving into the unit.
A VIOLATION OF THE FOREGOING SECTION A AND B 1 THROUGH B 4 MAY RESULT IN A FINE OF \$100.00, AFTER NOTICE AND AN OPPORTUNITY FOR A HEARING.
 - (5) No unit owner may lease less than the entire unit. The unit may not be leased for transient or hotel purposes. All leases must be in conformance with, and make specific reference to, the legal documents of the Association. The Owner is also required to submit, not later than the date of occupancy or ten (10) days after the lease is signed, whichever occurs first, a completed Resident Information form stating the number and name of all tenants, including children, who will be residing at their unit. This information will also include the phone number of the unit, all work numbers, emergency contact information, make, model and license plate number of vehicles used by the occupants.

(6) All leases must be current. The management office must be provided a copy of all updated leases (renewal) and lease riders (to include the Crime Free Addendum attached hereto) not later than the date of occupancy or ten (10) days after the updated lease is signed, whichever occurs first. Additionally, unless otherwise provided by law, any unit owner who fails to provide the Board of Directors with an address other than the unit where the owner is to receive notices or other information from the Association shall be deemed to have waived the right to receive notices at any address other than the address of the Unit, and the Association shall not be liable for any loss, damage, injury or prejudice to the rights of any such unit owner caused by any delays in receiving notice resulting therefrom.

(7) Discrimination on the basis of age, race, color, creed, national origin, sex or sexual orientation is not allowed.

(8) If a tenant violates the Declarations, By-Laws or the Rules and Regulations of the Association, the owner shall also be held responsible.

(9) Sub-leasing of Units is not permitted.

(10) During the terms of the lease, no new roommate may move in without a new lease being generated, containing the names of all tenants residing in the unit, (a new roommate is someone residing in the unit longer than 30 days). A copy of (1) the new lease, (2) new lease rider and (3) Crime Free Lease Addendum must be delivered to the management office. A background criminal check must be done on the new tenant(s) prior to moving in. All moving rules must be followed during this time.

(11) Owners may not rent their units to any person or persons who have a) ever been convicted of any violent criminal activity within the last ten (10) years b) been convicted of a drug-related criminal activity within the last five (5) years or been convicted of any form of aggravated sexual assault or been adjudicated a registered sexual offender. "Violent criminal activity" is defined as any felonious criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another. "Drug-related criminal activity" is defined as the illegal manufacture, sale, distribution, or use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in Section 102 of the Controlled Substances Act [21 U.S.C. 802]).

A VIOLATION OF THE FOREGOING SECTION B 5 THROUGH B 11 MAY RESULT IN A MINIMUM \$100.00 FINE FOR THE FIRST VIOLATION, \$250.00 FOR THE SECOND VIOLATION, AND \$500.00 FOR THE THIRD AND EACH SUBSEQUENT VIOLATION, AFTER NOTICE AND AN OPPORTUNITY FOR A HEARING.

6. Any time a crime is committed on this property which involves a resident, tenant, guest, or invitee of a tenant, resident or guest the Board may assess reasonable fines against the owner of the respective unit involved, after notice and an opportunity for a hearing.
7. This policy becomes effective March 18, 2010. All lease agreements signed prior to this date will be grandfathered through the term of the lease or for one year from the effective date of these rules, whichever occurs first, in regards to the Crime Free Lease Addendum. Tenants are not subject to another criminal background check at the time of lease renewal, only at the time the initial lease is effected. Owners are immediately responsible for providing the Association with a current Resident Information Form. The names on the Resident Information Form should be the same as those on the lease. Owners are also responsible for providing their tenants with information regarding this program and letting them know that crime will not be tolerated at the Association.

8. Fines for actions of individuals may be mitigated on a case by case basis (depending on the severity of the matter or damage and positive action taken regarding correction), with any decision made to be in the discretion of the Board and its decision shall be final and binding.
9. All fines, costs, legal fees, and other expenses of the Association in connection with any violation under these rules shall be assessed to the account of the Unit Owner responsible.
10. Landlords or rep of landlord are required to inspect the exterior of the property every month to ensure proper landscaping and house maintenance is being carried out. Also to ensure there are no other violations to the VAML Covenants or Guidelines.
 - a. The landlord will be required to submit the inspection report to PSI no later than 2 business days after the inspection.
11. Landlords will not be permitted to enter into new leases unless all fines, assessments, late fees and attorney's fees are paid.
12. Landlord must have a licensed property manager if unable to inspect property for any extended length of time (60 days) or if the landlord fails to submit the required inspection report for a 60 day period.

Villages at Meadow Lakes Rental Property External Inspection Report

Date _____

Owner Name (print) _____

Property Address _____

- Lawn is below 6" in height.
- Grass is trimmed around edges of house, flower beds, and other objects on lawn. Lawn and flower beds are free of weeds.
- House, trim, and garage door paint (if applicable) are in good condition (no chipping, peeling). Door and window trim is structurally in place and in good condition (e.g., no wood rot).
- Siding (including garage door & front door) is clean and undamaged.
- Exterior view of windows shows no damaged internal window treatments (e.g., damaged mini blinds or curtains).
- Driveway is free of trailers, tenant owned/used commercial vehicles, inoperable automobiles, RVs.
- Driveway is undamaged and unstained.
- Sides of house are clear of stored items (e.g., garbage cans, recycling bins, side sheds, bikes, large children's toys, stacked bricks).
- Yard (front & back) and driveway are free of loose garbage (e.g., no old newspapers collecting on driveway).
- Mailbox is in working order (door stays closed) and is straight and level.
- Roof shingles are in place with no damage (no missing shingles or out of place shingles).

I attest that, as the owner and landlord of the above listed property, I have conducted an on-site external property inspection and that all the items above are within the guidelines set forth in the Covenants, By Laws, Guidelines, and Rules of the Community Association of The Villages at Meadow Lakes.

Owner Signature _____

Inspections are to be conducted at the first of each month.
Send to PSI Management, attention Allison Fetchko, within 2 days after inspection. You may fax to 630-633-5277 or scan and email to afetchko@psimanagement.net.

The Villages at Meadow Lakes Mailbox Guidelines

Mailboxes: Each owner is responsible for maintaining their mailbox and keeping it in good condition and repair. If a mailbox is in need of replacement, it must be of the same height and similar in design and color. At a minimum, cedar mailbox replacements are required to be mounted on a 4"x4" cedar post.

If a homeowner wishes to install a mailbox that is not cedar, the specifications and photos for the proposed mailbox must be submitted to the Village at Meadow Lakes Modification Committee for final approval. If the Modification Committee does not consider the proposed mailbox an upgrade, the homeowner will be required to replace the existing mailbox with the intended original cedar mailbox design or resubmit another design for review.

Homes that have replaced their original cedar mailbox prior to the approval of this change in guidelines will be required to update their mailboxes to the minimum requirements **or** submit photos of their mailbox to the Modifications Committee for approval or variance request. Homes that currently have a plastic/vinyl mailbox will be required to replace the mailbox with an approved style and color within 6 months of the adoption of these guidelines.

Colors of mailboxes/posts shall be as follows:

Cedar Mailboxes/Posts:	Natural cedar tones; stain that matches the house color is also permitted.
Decorative Metal Mailboxes/Posts: (If approved by committee)	Black or natural copper tone.
Brick/Posts: (If approved by committee)	Natural brick color or, if painted, it should match the color of the trim on the house.

Mailboxes must be permanently installed and in accordance with the requirements of the City of Aurora and the United States Postal Service.

Address numbers may be permanently secured to the mailbox. They must be mounted in a horizontal or vertical line and in a level manner. In order to maintain uniformity within the community, a two (2) to three (3) inch standard box letter should be used. The color of the address numbers shall be black or a neutral color that matches the color of the home. The homeowner is required to repaint or replace the address numbers as they start to rust or deteriorate. Address number stickers of any kind are not allowed on the mailboxes or home.