

<p style="text-align: center;">Redwing View Homeowners Association Declaration Review Antioch, IL - Pulte Homes</p>

The following is a brief overview of some of the responsibilities and restrictions set forth the Declaration for the Redwing View Homeowners Association. Please be sure to review your entire Declaration so that you are familiar with ALL provisions set forth in the document.

APPEARANCE CONTROL COMMITTEE - No structure, improvement or addition (including but not limited to) placement of decks, patios, and in ground pools; any exterior change on the homes, including color; storm doors, shall be erected, placed or altered on any Lot within the Property without prior written consent from the appearance control committee.

ASSESSMENT PAYMENTS - Quarterly assessments are due on the first day of January, April, July and October of each year. A late fee of \$15.00 will be charged 15 after the due date of each assessment.

COMMERCIAL ACTIVITIES - An owner may operate a home based business IF (i) the existence or operating of the commercial activity is not apparent or detectable by sight, sound or smell from outside the Owner's residence (ii) the commercial activity is not in violation or local/county ordinance (iii) no motor vehicle with business markings is stored or parked on the Lot, except within the garage, with the garage door shut and (iv) the commercial activity does not, in the Board reasonable judgment, generate a level of vehicular or pedestrian traffic or a number of vehicles being parked in the Property which is noticeable greater than that which is typical of residences within the Property in which no such activity is being conducted.

FENCES - Only "wrought-iron" style aluminum fences shall be installed. Please refer to Exhibit D of your Declaration for approved styles of fencing.

GARAGES - Garage doors shall be shut at all times when it is not in use.

HOT TUBS - Installation of outdoor hot tubs shall be subject to the review and approval of the Appearance Control Committee to ensure that they are screened from view from public streets or neighboring Lots through installation of appropriate and sufficient fencing or landscaping.

PROHIBITED ITEMS - There shall be no awnings, clotheslines, service sheds, storage sheds, doghouses, dog runs, above ground swimming pools, window air conditioners or window fans permitted in any homes or on any Lot within the Property.

SIGNS - No "for sale" or "for rent" signs or brokers sign shall be permitted in the yard of any lot. Window signs may not be more than 5 square feet.

TRASH - All rubbish, trash and garbage shall be stored within the garage on the rear of the lot in trash cans with sealed lids.

TURNOVER - Turnover of control of the Board of Directors from a developer appointed board, to a board of homeowners, elected by homeowners, shall take place 120 days after the date by which 75% of the lots have been closed. A notice of the date, time and place of the meeting will be sent to all owners approximately 30 days prior to the meeting date.

PROHIBITED VEHICLES - No commercial vehicles, buses, trucks (except personal pick up trucks used as principal personal vehicle by the Owners), limousines, boats, trailers or recreational vehicles shall be parked or stored on the Lots, except within a garage with the garage door shut.

IF YOU HAVE A CONSERVATION EASEMENT ON YOUR LOT -
PLEASE NOTE THAT SECTION 8.14 OF THE DECLARATION
STATES:

Conservation Easement Areas. Lots, Common Area or Village Property upon which any portion of the Conservation Easement is located shall be subject to the following:

- (a) No exotic, non-native, or inappropriate vegetation shall be introduced into or propagated within the Conservation Easement. No vegetation may be removed from or destroyed in the Conservation Easement without written permission of the Association, IDNR and the Village.
- (b) No lawn chemicals, herbicides or pesticides shall be used or applied within any portion of the Conservation Easement.
- (c) Lawn fertilizers used within the vicinity of the Conservation Easement on any Lot, Common Area or Village Property shall be restricted to organically bound and slow-release types of fertilizers.
- (d) There shall be no filling, digging, drilling, removal of soil or other materials, change of grade, or similar activity performed within the Conservation Easement or the vicinity thereof, except as approved by the Association, IDNR and the Village.
- (e) No Owner shall remove, alter or otherwise disturb any fence or landscaping materials installed by Declarant within the area of the Conservation Easement, the purpose of which is to protect the adjacent Redwing Slough State Natural Area.
- (f) Lighting at the rear of any Lot that is subject to a Conservation Easement shall be subject to reasonable rules and regulations as established from time to time by the Association with respect to the intensity, placement and direction of external lights with the goal of minimizing the impact of such external lighting on the Redwing Slough State Natural Area. Notwithstanding the foregoing, external lights in rear of any such Lot shall not exceed a maximum light level of one (1) foot-candle as measured at the rear property line of such Lot.
- (g) The Conversation Easement and all fences and all plants and landscaping materials located therein shall be maintained by IDNR.