

**RULES and REGULATIONS FOR SYCAMORE VILLAGE HOMEOWNERS ASSOCIATION**  
Revised September 2009

**I. Outside Appearance of Units**

1. Residents shall not modify the exterior of their unit without written permission of the Board. This includes paint, screen doors, as well as structural changes.
2. When replacing storm doors, full panel doors must be used.
3. Trash containers are to be placed outside on the day prior to collection and then stored on the day of collection.
4. No window fans or window air conditioners are permitted.
5. Limited outside drying of clothes is permitted on patio or deck.
6. No vehicles may be worked on outside for a period in excess of 48 hours in any period of 30 days.
7. Garage doors are to be kept closed as much as is possible.

**II. Yard Care**

1. Residents must obtain approval from the Board to plant a tree or large shrub. The Board will determine if the proposed location will interfere with drainage or stone walls.
2. Residents shall be responsible for all trees, shrubs, flowers, etc. within the limits of their property. Bushes and trees must be cut back from the house. Failure to comply with such maintenance can result in the providing of such maintenance by the Association and subsequent billing the homeowner for the services.
3. Residents must obtain approval from the Board to alter the landscape in any way. (I.e. creating new flower beds or altering grading.)
4. Residents are responsible for the watering of the lawn of their unit. Residents are encouraged to water common areas adjacent to their property when necessary. If residents fail to adequately water their yard area and this results in damage to the yard, it will be replanted by the Association after the resident has been given notice to replant. If the Association replants the residents will be billed for the cost.
5. Lawn ornaments and furniture that interfere with mowing and are not allowed.
6. Firewood must be stacked out of doors and away from the side of the house so that it will not attract termites. It may not be stored in the garage. Location of stacked firewood must be approved by the Board.
7. Mulch in beds adjacent to the house must be below the level of the siding.

**III. Responsibility for Exterior Lighting**

1. Residents will be responsible for the cleaning and replacement of light bulbs for all light fixtures attached to the exterior of their unit.
2. The Association will be responsible for replacing bulbs in post fixtures, in light fixtures over mail boxes and at the entrance to the Village.

**IV. Parking**

1. Trailers, boats, U-Hauls or RVs owned by residents may not be stored or parked in the Village except when necessary for loading or unloading. This may not exceed 48-72 hours.
2. Residents must park in their garage or driveway overnight and avoid using guest spaces.
3. Your guests should park in your driveway or in the designated guest spaces in the Village for overnight parking. On street parking is a last option.

4. It would be considerate to notify neighbors when your number of guests will be excessive and parked cars may be a concern.

#### V. Fire Safety

1. The Board will arrange for dates for a check of the condition of furnaces each fall. Please cooperate with the scheduling when contacted by the contractor.
2. The Board will arrange for the cleaning of dryer vents once every three years. Residents must cooperate with the scheduling of this cleaning.
3. Residents must retain working smoke alarms in their units. Installation of carbon monoxide detectors is strongly recommended.

#### VI. Snow Removal and Treatment of Ice

1. The Association will provide snow removal after an accumulation of 2 inches or more from roads, driveways, and front walks. All other snow removal (including porches) will be the responsibility of the resident.
2. If a resident parks a car or other vehicle on the street or in the driveway which interferes with our contractor's removal of snow, the resident will be responsible for cleaning the immediate area of the parked vehicle.

#### VII. Insurance

1. The Sycamore Village Homeowners Association Bylaws (Article 8) divide the responsibility for carrying casualty insurance on our homes between the Homeowner's Association and individual homeowners. In summary, the Association is responsible for insuring the exterior and the structure of the buildings, and homeowners are required to insure the interior features of their units, including coverage for earthquake damage, at a level to meet or exceed a minimum amount, according to the size of each unit, set annually by the Board. The minimum coverage is calculated to allow rebuilding to the standard specifications of the Village's original developer. Homeowners will want to insure beyond the minimum for special features, such as hardwood floors and custom cabinetry, which they or prior owners have added. The details are specified in the bylaws, and homeowners should provide a copy to their insurance agents. Homeowners are free to choose their own insurance company and agent for their individual policies.
2. On initial purchase of the unit and each year thereafter, a representative of the Board notifies homeowners of the minimum set for their units for the coming year, and homeowners are required to provide evidence of current insurance by sending a copy of their policy declarations page or a certificate of insurance either to the representative or to the Association's property management company.

#### VIII. Pets

1. All pets are subject to the City of Bloomington Pet Regulations.
2. Pets allowed outside must be under supervision and control of the owner.
3. Owners are to clean up after their pets.
4. Damage caused by pets is to be repaired or replanted by the pet owner.

#### IX. Signs

1. Homeowners shall not display signs, except a for sale sign which may be displayed in a window.
2. Security signs may be displayed close to the house.

X. Absence from the Village

- 1 All owners are expected to provide for the care of their unit when absent.
- 2 For emergency use it is suggested that a key be left with a neighbor or a Board member residing near your unit. Notify Hallmark when you will be away from your home.

XI. Work Contracted by the Association within Sycamore Village

- 1 If a resident has questions or concerns about work being done in the Village, he/she should contact Hallmark. Residents must not question or direct workmen.
- 2 If work is being done on the exterior of a home or adjoining grounds, the home owner should direct questions to Hallmark.

XII. Speed limit in the Village

- 1 Residents and guests should drive within in the Village at a safe speed (10 mph).
- 2 Use caution and slow speed when entering or leaving the Village.

XIII. No soliciting is permitted in the Village. Please report to Hallmark if this occurs.

- 1 Residents may occasionally solicit other residents on behalf of various causes through email or the newsletter.

XIV. Be aware of the responsibilities of the homeowner as set out in Article 6, Section 6.4 of the Village By-Laws.