

Taking from
Declarations of Somerfield Homeowners Association (dated 1/20/1999)
ARTICLE EIGHT
Use Restriction

8.01 INDUSTRY/SIGNS: No industry, business, trade, occupation of profession of any kind shall be conducted, maintained or permitted on any part of the Community Area nor shall any “For Sale” or “For Rent” signs or any other advertising be maintained or permitted on any part of the Community Area, except as permitted by the Board or as permitted under Article Nine. However, one (1) temporary real estate sign of not more than six (6) square feet may be posted from time to time in the yard or window of a Dwelling Unit advertising that Dwelling Unit is for sale.

8.02 UNSIGHTLY USES: No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out on any portion of the Dwelling Unit or the Community Area; except, that laundry may be hung in the back yard of a Dwelling Unit. The Premises shall be kept free and clear of all rubbish, debris and other unsightly materials and no waste shall be committed thereon. All rubbish shall be deposited in such areas and such receptacles as shall designated by the Board.

8.03 RESIDENTIAL USE ONLY: Each Dwelling Unit shall be used only as a residence; provided that no Owner shall be precluded, with respect to his Dwelling Unit, from (i) maintaining a personal professional library, (ii) keeping his personal business records or accounts therein or (iii) handling his personal business or professional call or correspondence therefrom.

8.04 PARKING: Unless expressly permitted by the Board, no boats, trucks (which have “D” or equivalent plates and/or gross weight when fully loaded in excess of 8,000 pounds), recreational vehicles, trailers or other similar vehicles shall be parked or stored on a Dwelling Unit outside of the garage on the Dwelling Unit for more than twenty-four (24) hours at a time. No portion of the Premises, other than a garage, may be utilized for parking or storing a boat.

8.05 OBSTRUCTION: Except are permitted under Section 9.03 there shall be no obstruction of the Community Area, and nothing shall be stored in the Community Area without the prior written consent of the Board.

8.06 PETS: No animal of any kind shall be raised, bred or kept in the Community Area. The Board may from time to time adopt rules and regulations governing the (a) keeping pets in the Dwelling Unit, which may include prohibiting certain species of pets from being kept in the Dwelling Unit and (b) use of the Community Area by pets, including, without limitation, rules and regulations which set aside certain portions of the Community Area as an “open dog run” or which require an Owner to clean up after his pet. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Premises upon three (3) days written notice from the Board to the Owner of the Dwelling Unit containing such pet and the decision of the Board shall be final.

8.07 NO NUISANCE: No noxious or offensive activity shall be carried on in the Premises nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents.

8.08 FENCES: subject to the provisions of Section 9.06 and the issuance of a permit by and compliance by the Owner with the applicable rules and regulations of the Village of Bolingbrook, a fence may be installed by an Owner on his Dwelling Unit, provided, that any fence so installed shall be of the type of

construction known as “board on board” and shall have a maximum height of five feet. Notwithstanding the foregoing, no fencing or other structure of any type shall be constructed or installed on any portion of a Lot which is designated on the applicable Plat of Subdivision as a “Landscape Easement.”

8.09 HAZARDOUS ACTIONS OR MATERIALS: Nothing shall be done or kept in any Dwelling Unit or in or on any portion of the Community Area that is unlawful or hazardous, or that might be reasonably be expected to increase the cost of casualty or public liability insurance covering the Community Area, or that might unreasonably disturb the quiet occupancy of any person residing on any other Dwelling Unit.

8.10 ANTENNAE: Without the prior written approval of the Board and the receipt by Owner of a permit from the Village of Bolingbrook, no outside television or radio aerial or antenna, or other aerial or antenna, including satellite receiving dishes which exceed thirteen (13) inches in diameter for reception or transmission, shall be maintained on the Property.

8.11 STORAGE: No open storage of any kind shall be permitted on the Premises. All storage must be in enclosed structures approved by the Board. Construction of any such structure is subject to the restrictions set forth herein and receipt by Owner of a permit from the Village of Bolingbrook.

8.12 RECREATIONAL DEVICES: No above-ground swimming pool, tennis court, fence or other recreational device shall be permitted on the Property, without the prior written approval of the Board and receipt by Owner of a permit from the Village of Bolingbrook.

8.13 OUTBUILDINGS: Not more than one animal house shall be constructed on each lot which is designed and intended to be improved with a single family home; provided that any such animal house shall be constructed adjacent to the residence and shall not be visible from the street. No structure of a temporary character, trailer, tent, shack, shed, garage, barn or other outbuilding shall be used as a residence or for any other purpose, either temporarily or permanently. Construction of any such outbuilding is subject to the restriction set forth herein and receipt by Owner of a permit from the Village of Bolingbrook.

8.14 COLOR: There shall be no change in any exterior color of any Dwelling Unit which is inconsistent with the general harmony and design of the Dwelling Units on the Premises without the prior written approval of the Board.

(No Warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, or omissions.)