

**Property Owners Association**

Dear Homeowners:

As spring approaches, the board thought it would be good to remind all homeowners of some of the specific covenants which from time to time we find a few homeowners not in compliance. The board would appreciate each homeowner review these requirements in the covenants and respect the interests of all homeowners in Deer Ridge.

The following areas can be found in **ARTICLE IX RESTRICTIVE COVENANTS:**

* No garbage or trash cans shall be located outside a residence either temporarily or permanently unless completely screened from view. Garbage shall not be set out for collection more than 24 hours ahead of pickup time.
* All property owners shall maintain their homes and property in presentable condition, including keeping all weeds cut. Native or natural vegetation shall be an exception to this restriction.
* No signs of any kind (whether on a separate structure or on a building) shall be

displayed to the public view on any lot EXCEPT a sign of not more than twelve (12)

square feet advertising the property for sale or rent OR signs used by a builder to

advertise the property during construction. Placement of such signs shall be

restricted to the front of each lot and shall be limited to not more than two (2) signs

per lot . *(The board has decided to not restrict a homeowner from displaying a political sign as long as the homeowner complies with the balance of this covenant. There is recent case law where homeowners associations have lost in court trying to restrict homeowners from displaying political signs)*

* Association Approval. No building, outbuilding, tower, or swimming pool shall be

erected, placed, or altered on any lot in the Subdivision until the building plans,

speciﬁcations, and site plans of said improvements have been submitted to and

approved by the ASSOCIATION or its assigns. The ASSOCIATION or its assigns as

part of the approval process shall evaluate the proposed improvements as to

conformity and harmony of external design with existing structures in the Subdivision

and as to location of the building with respect to topography and ﬁnished ground

elevation.

* ANIMALS. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot within the Subdivision other than domesticated house pets such as dogs, cats, birds, & ﬁsh (provided they are not kept, bred, or maintained for commercial purposes). Pet runs or enclosures are not allowed. Pets shall not be allowed to roam beyond the boundaries on the lot in such manner as to become nuisances or interfere with other homeowners. Homeowners with dogs or cats as pets shall avoid leaving them outside the house after dark.
* VEHICLE STORAGE. No passenger cars, recreational vehicles, trailers, travel trailers, vans, mobile homes, boats, boat trailers, trail bikes, snowmobiles, lawn care equipment, or like vehicles or equipment, or any truck larger than what is commonly known as pick-up type truck, other objects of substantial size, whether operative or inoperative, may be parked or stored on a regular basis within the conﬁnes of the Subdivision unless same is enclosed and concealed from view within a garage on the owners property. All automobiles kept or stored on said premises shall be in a workable, running condition and currently licensed by the State of Illinois. This provision, to the extent permitted by law, shall also apply to those parts of the Subdivision dedicated as public roadways.
* OUTDOOR LIGHTING. All lot owners, within three months after completion of construction of the residence, shall install in the front area of their lot (at the mid-point of the front lot line and the exterior front of the house) suitable, ASSOCIATION or its assigns-approved lighting controlled by an automatic dusk-to-dawn actuated photo-electrical cell for night illumination of the frontage area of their lot.
* FENCING. No enclosures or fences shall be constructed along or within the borderline of any lot without the written permission of the ASSOCIATION or its assigns.

Thank-you in advance for your review of, and compliance with these and all covenants of Deer ridge.

Sincerely,

Gary Ash

Compliance Officer