

General Rules

Architectural Review Committee (ARC)

The ARC must review and approve ALL EXTERIOR improvements and placement of recreational equipment prior to the beginning of the project. Refer to the Architectural Review Committee documents on our website (hoafocreek.com) for the specifics regarding the purpose of the ARC and the process for submitting plans.

Motorized Vehicles

No motorized vehicles are allowed in any Fox Creek common area or along the property easements. This includes, but is not limited to, ATV's (All-Terrain Vehicles), scooters, motorcycles and snowmobiles.

Fences

Fences are not allowed in Fox Creek. The exception is for safety around in-ground swimming pools as required by Illinois Law. In those circumstances fences can be no taller than 48" and wrought iron style. The fence can surround the pool and deck area only and not the entire lot perimeter. No privacy or barricade type fences are permitted.

Swimming Pools

All swimming pools must be approved by the Architectural Review Committee (ARC). Above ground pools are not allowed. Pools can be located no closer than 10' from the rear lot lines and placed within the side site lines of the house.

Garbage Cans

Garbage cans and recycling bins are not allowed on the exterior of a residence with the exception of those days when trash is collected. With high winds always possible, please take the steps necessary to eliminate trash, especially papers, blowing around neighborhood.

Mail Boxes

A standard mailbox and post must be ordered from US Post Company, Spring Grove, IL, (800) 977-2626 (<https://www.uspostcompany.com>). In the event the mailbox is damaged or destroyed, the homeowner must contact US Post Company for a replacement box and/or post. Subsequent mailboxes/posts and/or installation shall be paid by the homeowner.

Antennas & Satellite Dishes

Satellite dishes can be no larger than 20" in diameter and must be approved by the Architectural Review Committee (ARC) prior to installation. It must be installed on the back or sidewall or roof of the house so it is invisible from the front street. Antennas must be installed in the attic of the home and not on the roof.

Property and Lawn Maintenance

Mowing, trimming, mulching and weed control of all grass and flowerbeds need to be done on a regular basis during the warm months. This includes sweeping and removing debris from the sidewalks promptly. Residents are required to dispose of the yard waste properly. Lawn maintenance equipment must be stored in the garage. Trees in the parkway are the owner's responsibility and should be trimmed so that branches do not hang below 7' from the sidewalk allowing walkers and bike riders to easily pass underneath.

No waste/refuse of any kind is to be placed on the POA common property.

Restrictions on Use of Community Ponds

Recreational use of community ponds is prohibited. That includes but is not limited to, boating, rafting and swimming, fishing, and ice skating.

Vehicle Parking/Maintenance

Parking of commercial vehicles, recreational vehicles, house trailer, boat, boat trailer, truck (tractor and/or trailer) and other big stuff in driveways or on streets limited to 48 hours without consent from Board.

Maintenance or repair of vehicles must take place in a closed garage isolated from view.

Signs

The ARC allows the following categories of signs within the Fox Creek Subdivision:

- Birthday, anniversary, graduation, school awards, vendor, and garage sales signs are allowed to be displayed no more than 15 days
- School signs indicating participation in a sport are allowed to be displayed for the season
- Election and political statement signs are allowed to be displayed 4 weeks before Election day and need to be removed on the day after the election
- Residential for sale signs are allowed until the home is sold
- Home security and invisible fence signs are allowed

Any exception to these guidelines will be handled on an individual basis and must approved by the ARC

Other Provisions

No Trade, Business, Profession, etc.

- o Business/commercial activity not allowed on property

Nuisance

- o Prohibits, noise, odor or other nuisances.

Litter and Garbage Collection

- o Keep things clean. Refuse and garbage containers not allowed on exterior of home except during periods of collection.

Sidewalks

- o Owner is responsible for keeping sidewalk free of obstruction and refuse. In addition owners are responsible for trimming bushes and trees along their property so as not to obstruct passage in any way.

Garages

- o Garages may not be converted for any other than their original use.

Pets

- o Normal household pets are allowed subject to rules and regulations established by the Association. No other animals are permitted.

Subdivision or Structural Changes

- o Proposed structural alteration or change made to the dwelling requires ARC approval.

Clothes Drying Areas

- o Exterior clothes lines or other exterior drying facilities are not permitted.

Exterior Storage Sheds

- o Exterior storage sheds are not permitted

