

**Antennas, Satellite Dishes, Solar Panels**

All owners must seek approval from the Board before the installation of any antennas or satellite dishes. Solar panels are not permitted to be installed on any townhome unit or lot at the Greens. A modification form must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase.

**Architectural Standards**

Architectural standards will be published in the spring of 2025 defining shrubs, trees, and other plantings.

**Awnings**

If a resident wants to install an awning over their patio, it must be neutral in color without any design. All owners must seek approval from the Board before the installation of any awning. A modification form must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to the purchase.

**Barbeque Grills**

Cooking out on grills should be done on your patio areas.

**Brick on Unit**

Maintenance and repair are the responsibility of the homeowner.

**Clotheslines**

Clotheslines are not permitted on anyone's property, front or back.

**Concrete Driveways and entry sidewalks leading to front door of the unit** (Cost – HOA with possible special assessment to homeowners to cover cost )

Driveway and entry sidewalk repair and replacement costs are the responsibility of the HOA. Please note: Possible special assessments could occur because these expenses are not part of the normal operating budget. Costs would be deducted from the Capital Budget and are required to be reimbursed by the end of the calendar year with a special assessment to residents. A modification form must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase.

Should there be any damage to public sidewalks, the Town of Schererville is responsible for repairs and replacement costs.

**Cutting Down Dead Trees**

The HOA will only cut down and remove dead trees in parkways and common areas. The Association is not responsible for removing or replacing dead trees on any Lot. Homeowners will incur the cost of any tree needing removal on their individual lot. Any new planting of a tree will require the submission of a modification form emailed to the Green's email address at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase.

**Doors and Storm Doors**

Front entry doors are a standard green style, and everyone must have the same door. No variations are allowed.

Storm Doors are allowed on front and back entry doors. The Door Store in Munster has two styles to choose from. One is full glass with a full screen and the other is a half sliding glass/screen combination. The front storm door must be in forest green color. Only back storm doors can be ordered in almond color to match the trim but can also be ordered in white or green.

Back Doors are varied designs – some are stationery and others are sliders.

Mesh screen magnetic doors are not allowed on any unit at the Greens.

A modification form must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase.

**Exterior Lighting**

Declarant adopted and designed a standard exterior light fixture for all Lots and Townhome Units in Development. Each Owner of a Townhome Unit will cause such standard exterior light fixture which is affixed to the Townhome Unit to be operated and maintained, at such Owner's expense. Any exterior light fixture, other than light fixtures which the Owner has sought and obtained permission for the Board to install, which is not affixed to the Townhome Unit shall be maintained by the Association but not replaced. The Association and/or the Board may adopt rules with respect to the use and operation of such exterior lights. No lighting fixtures will be installed that may become an annoyance or a nuisance to Owners or occupant of adjacent properties. All modifications of exterior lighting must be approved in writing by the Board or its designees. No exterior lighting fixture, other than those fixtures approved by the Board or its designees, will be installed on the exterior or any Lot. A modification form must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase.

**Exterior of Units**

No fences, hedges, walls or any other structure will be erected or maintained in the front or back yard of any Lot, except in accordance with the initial construction of the improvements located thereon by the Declarant and/or approved by the Declarant or the Board or their designated representatives. No antennas may be erected upon any portion of the Lot without the approval of the Board or their designated representative. No antennas may be erected or maintained in the Common Area, except the Association may erect one or more master antennas servicing one or more of the Lots. Except for the right of ingress and egress, the Owners and tenants of Lots may use property outside their respective Lots only in accordance with reasonable regulations as may be adopted by the Board or as is expressly provided herein.

**Fertilization** (Provided by the HOA through the operating budget)

Fertilization for lawns and trees occurs from late spring through fall. Weed and grub control is included in the treatment. Any time there is an issue with your lawn or trees, or shrubs, you are to email at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) to report the issue. Our property manager will follow up with the vendor. No resident should directly approach any of the workers with an issue...you must email the your concern to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or you can place it in the Greens mailbox located at the Pinehurst Pond.

**Garbage Cans and Pick-Up**

All garbage cans must be placed in the garage at all times except for pickup. Garbage pickup is designated on Wednesdays each week in accordance with the Town of Schererville's schedule that is mailed each year to residents from the Town in your water bill. Holiday week pickup is normally altered to the next weekday. Garbage and recycle containers should be placed on the curb for pickup no earlier than 4:00 p.m. the day prior to pick up. After pickup occurs, garbage containers should be returned to the interior of the garage no later than the end of the day of pickup.

**Generators**

Installation of a generator on a unit. A modification form must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase.

**Gutters and Downspouts - Facia Board and Garage Door Trim****(Cost – Homeowner)**

Gutters are cleaned annually around the first week of December by the HOA.

Any repairs or replacement for any other item listed above is the responsibility of the homeowner. Gutters should be almond in color. A modification form must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase.

### **Homeowners Insurance**

Everyone is required to have a homeowners insurance policy who resides at the Greens. Upon annual renewal of your homeowner's insurance, you must send a copy of the declaration to our property manager in order to comply with the requirement of having coverage for the loss of your home. You may do this by emailing a copy to [regionpmo@gmail.com](mailto:regionpmo@gmail.com) or dropping a copy off at the Greens mailbox or mail the copy to SC Property Management at P.O Box 1082, Crown Point, In 46308

### **Irrigation – (Responsibility of the HOA)**

The irrigation system provides watering twice a week for a 30-minute period twice a week. There is a schedule in place. Should a resident find a sprinkler head is not working, they need to walk over to the Pinehurst Pond pump house and pick up a flag. If the sprinkler head is in front of your unit, place the flag where the broken sprinkler head may be, so the maintenance team can know where the problem is. If the problem is in your backyard, place one flag by your light pole and then another flag in the back so the maintenance staff can find the issue. Send an email to the Greens address at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) so we can inform the repair crew.

The cost for anything outside the normal irrigation system is the responsibility of the homeowner. Any other added work, like drip systems, etc. that a resident wants install requires a modification form that must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase..

### **Mailboxes**

All mailboxes are standard and black in color. Any replacement must be the same. Any damage to a mailbox needs to be reported to the Greens email address [thoagreens@gmail.com](mailto:thoagreens@gmail.com). The maintenance crew will attempt to repair the damaged mailbox. Should the mailbox be beyond repair, the HOA will replace the mailbox. However, should a resident decide they want a new mailbox and there is no damage, they will be responsible for the cost. A modification form must be completed and submitted either by email to [thogreens@gmail.com](mailto:thogreens@gmail.com) or dropped off at the Green's mailbox at the Pinehurst Pond.

### **Modification Forms**

Any alterations to the exterior of the unit MUST be submitted to the Green's email address [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or dropped off at the Green's mailbox at the Pinehurst Pond for review.. If any alterations are made without approval, the homeowner may be asked to remove the addition at their cost for noncompliance.

### **Mulch (Front and side yards – provided by HOA)**

Mulch is provided every other year to the front and side of units. Mulch is not provided to the back of units including berms. Should residents want to mulch the backyards of their unit, they are responsible for the cost. Mulch must be dark brown in color. A modification form must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase.

**No Fishing**

Fishing is **ONLY** allowed by residents. If you have family over, they are welcome to fish on either the Doral or Pinehurst ponds, but only on the street side. No one should be in any of the residents' backyard. No one from the outside may come in and fish on our ponds. They will be asked to leave the premises.

**No Garage Sales**

Garage sales are not allowed at the Greens of Scherwood. However, a formal request may be submitted to the Greens email at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) for approval of a one/two-day estate sale. The request must be approved ahead of the hiring of any company to enter the premises to conduct this type of sale.

**Outdoor Grills – Fire Pits – Patio Heaters**

Outdoor grills and patio heaters should be used on the patios of all units.  
Wood burning fire pits or chimineas are not allowed anywhere in the community.

**Outside Lights**

**Lamp post repair – Glass – Light Bulbs – Ballast (maintenance by HOA)**

**Send email to [thoagreens@gmail.com](mailto:thoagreens@gmail.com) to report maintenance issues.**

Lamp post replacement: Cost to homeowner

Lanterns on front and back of unit: Repairs and replacement: Cost to homeowner

You must use clear bulbs on your garage and back yard house lanterns... Should the light fixtures be discontinued in the future, the Board of Directors would then designate a new style of light fixture for the community.

Any addition of outdoor solar lights needs to be submitted on a modification form for approval along with any sensor lights. You should inform your adjacent neighbors that you wish to install solar lighting on your proper as a courtesy. Flood lights are not allowed because they can be a nuisance to your neighbors.

Any replacement of outside light fixtures needs a modification form submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase.

**Outside Storage Units**

Outside storage units of any kind are not allowed at the Greens. However, should a resident have the need to rent a pod to store contents while remodeling is being done.. A modification form must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to placing the pod outside the unit. . The pod may be placed on the driveway or the street side of the unit.

**Painting of Buildings/Siding**

There is a calendar defining a seven-year rotation for painting buildings. This will include power washing and painting of all siding and trim, including the garage door and front and back entryways. Any painting that needs to be done outside the painting cycle of a building is the responsibility of the homeowner with the exception of replacement of unfinished replaced siding. Any damage that may occur to siding must be submitted to the Board for approval on a modification form via the Green's email at [thosgreens@gmail.com](mailto:thosgreens@gmail.com) or dropped off at the Green's mailbox located at the Pinehurst Pond.

**Pest Control**

All pest issues inside or outside of the unit are the responsibility of the homeowner. This includes wasp nests, insects, mice, bats, moles, beavers, etc.

**Shelters and Pets**

Animal shelters of any type are not allowed in the Greens. No dog runs or houses or pens in the yard. You can only have two pets in your unit. When walking dogs, you must have your pet on a leash. Pets are not allowed to run free in the community. You must pick up after your pet by using a plastic bag. That plastic bag goes back home with you to be disposed in your garbage container and should not be dropped on a neighbor's property. Please be respectful and courteous to your neighbors. You also need to make sure your pet does not bark in excess because it can be a nuisance to your neighbors..

**Storage and Parking of Vehicles**

There will be no outside storage or parking upon any Lot, street, or the Common Area of any commercial vehicles, truck, van, tractor, mobile home or trailer (either with or without wheels), camper, camper trailer, travel-trailer, recreational vehicle, snowmobile, motorcycle, boat or other watercraft, boat trailer, or any other such transportation device of any kind (excluding only non-commercial passenger vehicles), except within the parking spaces in the Owner's garage (with the door closed) and for visitors and providers of services temporarily parking in driveway or street and in accordance with rules and regulations designated and promulgated by the Board. No unlicensed automobiles will be parked longer than forty-eight (48) hours within any seven (7) day period on any of the Streets or any Lot, in the Development. No Owners will repair or restore any vehicle of any kind upon any Lot, street, or Common Area, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility. No garage may be altered in such a manner that the number of automobiles which may be reasonably be parked therein after the alteration is less than the number of automobiles that could have been reasonably parked in the garage as originally constructed. For purposes preceding, commercial vehicle will also include all automobiles which bear signs or have printed on the side of same a reference to any commercial undertaking or enterprise.

**Exception:** Should a resident own a camper vehicle that is in storage and brings the camper home to prepare for a trip, they are allowed to park the vehicle on their driveway no longer than forty-eight (48) hours upon departing for their trip and another forty-eight(48) hours upon their return. No guests area allowed to park campers or motorhomes on a resident's driveway or on the street anywhere in the Greens.

**Roofs**

**Roof Replacement:** The HOA determines if an entire building needs roof replacement. If that determination is made, the HOA is responsible for the cost of replacing the entire building.

**Individual Unit Roof Repairs**

Any individual unit damage to a roof is the responsibility of the homeowner. For example: Should a resident have a leak occur in the garage, the process would be to call a roofer in for an estimate of the needed repairs. An email should be sent to the HOA ([thoagreens@gmail.com](mailto:thoagreens@gmail.com)) informing the Board of Directors and the Property Manager of the issue. Once the repairs are completed, the homeowner must pay the vendor for the repairs in full. A copy of the payment should be submitted to the property manager for the allotted reimbursement of \$300.00 to the homeowner.

**Shrubs – Additions and Removals**

Any shrub on a resident's lot that needs to be removed and replaced is the responsibility of the homeowner. Any removal or replanting of shrubs will require a modification form to be completed and submitted to the Board for approval by sending it to the Green's email at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or dropped off at the Green's mailbox located at the Pinehurst Pond.

**Shutters**

Repair and replacement of shutters is the responsibility of the homeowner. The designated color is forest green and must be consistent throughout the community. A modification form must be submitted to the Green's email account at [thoagreens@gmail.com](mailto:thoagreens@gmail.com) or can be placed in the Greens mailbox located at the Pinehurst Pond for approval prior to purchase

**Snow Removal**

Snow removal is provided by the HOA after 2 inches of snowfall.

**Temporary Structures**

Tents of any type are not allowed anywhere on Greens units or common areas.

**Wells and Septic**

Wells are maintained and used for the two ponds at the Greens located on Pinehurst Lane and Doral Drive. No other addition of wells can be individually installed on a lot.

Septic systems are not part of the infrastructure at the Greens.