

Cobblestones Homeowners Responsibilities - Revised 5/28/2024

- 1) Compliance with the Courtyards of Cobblestones covenant, rules & regulations, and Munster ordinances. Rules 1 Exhibit A, p1
- 2) Acceptance of Association approval / disapproval (through architectural control function of it board) of any planned changes to the appearance of one's exterior building or grounds. Rules 7, Exhibit A, p2, Covenant III B & C, pp 10 & 11.
 - a. A Modification form is required before changes / additions are made to the exterior of your home or property.
 - b. The Board will conduct a Spring and Fall walk around inspection of each property to look for needed repairs, etc.
 - c. Privacy Fencing, wood or vinyl, (if Vinyl use Fence Masters style Hanibal 6 ft. high, color Gray with Pyramid cap. Six ft high landscaping shrubs around patios can be used as an alternative.
 - d. Cedar Siding color must be Sherwin Williams WoodScape Exterior House Stain in custom color Cobble Stone (custom manual match)
 - e. Garage doors can be painted but must remain original color (color to be approved by board)
 - f. The coach light design is Kichler Style #9655 in bronze color or black to match wrought iron gates.
 - g. Roof shingles replacement to be Style: Architectural Owings Corning Tru-Definition Duration. Color: Driftwood
- 3) Weed Control in mulched or rock bedded areas surrounding homeowners' property. Rules 6 Exhibit A, p2
 - a. Weeds in any of the landscaped areas (around shrubs, trees and rock / mulch beds) should be kept to a minimum and not to exceed a Maximum height of more than 6 inches.
- 4) Keep trash receptacles out of view from neighboring lots and streets. Covenant I J, p7. Rules 8 Exhibit A, p2
 - a. Trash & recycle containers and/or any items that do not fit in regular trash containers should not be visible from the street prior to noon the day before trash collection and after 11 pm the day of trash collection.
 - b. When not in use, Bicycles, sporting equipment, toys, landscaping containers or other equipment / personal property, shall be kept screened or stored out of sight from view of neighboring lots or streets.
- 5) Keeping pets leashed when out for a walk. This includes Not leaving pets outside unattended in front of your home on the side or back yards and common areas. Removing pet waste promptly. Covenant I K, p7. Rules 10 Exhibit A pp 2 & 3.
- 6) Remove trash and debris from lawn and surrounding beds. Covenant I J, p7
- 7) Keeping mailbox structures uniform within Cobblestones community. Covenant I B, p3.

Note: Broken mailboxes are currently being replaced out of Association funds.

8) Landscaping / Vegetation:

- a. Payment for replacement of trees/shrubs (under Association control) in order to meet the covenant requirements for 2 trees and 5 shrubs in the front or side yards of each homeowner's lot. Covenant I C pp 4&5. Guidelines: Deciduous trees must be a minimum of 2" dia. and min. 8 ft high and from the approved list.

- b. Also, there are no in-ground vegetable gardens allowed in grassy areas.

9) To ensure Cobblestone community standards. Follow Association and FCC guidelines, regarding satellite dishes; See "Satellite Dish Guidelines."

10) Following covenant restrictions against outside parking of commercial vehicles, mobile homes, or camping vehicles for more than 24hrs. Covenant I G, p6.

- a. Parking of the above type vehicles on the driveway for more than 24hrs requires prior Association approval.

- b. Storage PODs and be kept on driveway for no more than one week for loading / Unloading without association board being notified of need for extension.

- c. Also, Dumpsters can be kept on the driveway for no more than one week without prior approval by association board.

- d. Inoperable cars (without current license plates) are not allowed to be parked on property, driveways, or public parking areas.

- e. Boats and UTV/ATVs are not allowed to be parked in driveways or public parking areas.

11) Providing the Association board or property management company with a copy of the purchase agreement when selling. Covenant IV E, p15.

12) Homeowners must maintain Insurance of home structure, to include master casualty (fire, water damage, etc.) replacement costs, personal property, personal liability, party walls, etc. Proof of insurance to be provided to the Association Board.

13) Gutter clean-out; Window washing; Door and window repair and replacement.

14) Repairs to courtyard patios / sidewalks; Driveway repair and replacement is the responsibility of the homeowner.

- a. Note: The exception is sealcoating. Association funds will cover sealcoating every other year.

15) Painting (black only) and repair of wrought iron gates. Replacement of gate, if necessary, to be done under Association control with payment by the homeowner.

- a. Also, Stone walls should be in good repair and kept clean (free of dirt), i.e. power washed periodically.

16) Notification to our property management company when anticipating any major digging or of any sprinkler heads (current cost is \$40 per head + installation) have been damaged because of an auto. (Use caution at the end of your driveways). Sprinkler, cable and utility lines must be located, to avoid any damage that will be at the homeowner's expense.

- a. Tents and / or Bounce houses are allowed only as long as no stakes are required due to potential damage to underground sprinkler lines. Also tents and bounce houses should be limited to 4 days (setup, event and take-down).

17) Signs / Decorations:

- a. While we want to enable individual creativity with respect to yard decorations, we also want to respect the other residents of our community. Lawn and landscape decorations should be in good taste and not be offensive, vulgar, or racist in nature. We want our residents and visitors to feel a sense of pride in our neighborhood. Covenant I H pg. 6

- b. We want all of our residents to feel welcome to decorate for holidays during the year; but the decorations should be in good taste and displayed for a reasonable amount of time. Holiday decorations should be displayed and/or illuminated no more than 30 days prior to the Holiday and no more than 30 days after the holiday, allowing for the difference in certain cultural calendars. The decorations should be taken down no more than 60 days after the holiday: allowing for inclement weather in the winter months.

18) Homeowner Association fees are due by the 10th of each month and should be postmarked prior to the 7th of each month.

19) Wildlife – No Birdfeeders (only birdbaths). Also, no feeding of Wildlife e.g. no peanuts, corn, bread etc. placed anywhere on Courtyards of Cobblestones property for animals.

20) Parking on driveways should be avoided when snowplowing is planned to avoid damage to cars and ensure driveways are adequately cleared of snow.

- a. The Association will not be responsible for damage to any parked cars due to snow plowing of driveways.

21) No Shed / Storage unit should be placed in grass area. Covenant I. I. pg. 7

22) Security cameras are allowed but should not be pointed at neighboring homes windows.

23) To ensure proper and timely communications, homeowners are asked to keep the Association updated with any changes to phone # and / or email addresses.

24) Vacant units – All Rules & Regulations still apply to any vacant homes. The property owner is still responsible for all the above regulations and liable for all associated corrective actions and/or fines.

Note: Each homeowner, by acceptance of a deed at the time of closing, Hs agreed to: A) A monthly assessment, B) Special assessments, when necessary (as approved in a special meeting of Association members), C) Any enforcement assessment made to regain the costs of an obligation performed by the Association on behalf of that homeowner. Covenant VI A, pgs. 19 & 20, Covenant VI A & E and lien information in Covenant IV H pg. 16.