

SPRING LAKE ESTATES HOMES ASSOCIATION
Rockford, Illinois

PROCEDURE - ARCHITECTURAL CONTROL

Drafted: August 4, 1969

Amended: December 1975

It will be the aim of the Architectural Committee to approach all desired additions with a positive attitude. The committee must keep in mind that the purpose of this committee is to control, NOT RESTRICT, additions of those properties subject to the covenants and restrictions and the by-laws and policies of Spring Lake Estates Homes Association.

It will be the duty of this committee to approve or disapprove of any structures erected on existing properties; such as playhouses, walls, fences, docks, swimming pools (both above and below ground), or any building attached or not attached to existing homes either under a temporary or permanent basis.

Persons desiring such additions shall submit plans and specifications to the Architectural Committee for approval showing location, types of material to be used, height, shape, nature and general design of desired addition. All structures must meet the City of Rockford building codes if applicable. The committee will have thirty (30) days to approve or disapprove the submitted plans.

Once the Committee has a recommendation of approval or disapproval, the Committee will submit their recommendation to the Board of Directors. The Board of Directors and the President shall review the Committee's recommendation and either concur with or reverse that recommendation. The Committee will then notify the requestor, in writing, of the Board of Director's decision. Any dispute of the decision by any person that desired approval or persons objecting to approval shall be submitted to the Board of Directors and the President. The Board of Directors, the President and the Architectural committee shall shall resolve the dispute.

BOARD OF DIRECTORS

Carl Anderson

Don Gebhardt

Art Grant

Ray Hum

Al Samuelson

SPRING LAKE ESTATES HOMES ASSOCIATION
Rockford, Illinois

POLICY - ARCHITECTURAL CONTROL

Drafted: August 4, 1969

Amended: December 1975

The purpose of the Architectural Committee will be to attain and maintain an interesting, harmonious, though not necessarily uniform, appearance to the Spring Lake area subject to the covenants and restrictions and the by-laws and policies of Spring Lake Estates Homes Association.

FENCES

1. Shall be allowed to encircle the back yard starting from the back of the house toward the rear property line or a short decorative fence in front of the house. All fences must comply with the City of Rockford ordinance. Finish side of the fence shall face the street or side abutter's property. Across the back property line the facing of the finish side of the fence is optional except with corner lots.
2. Chain link, cyclone, or the like shall not be allowed.
3. Either a permanent or temporary approval shall be the option of the Architectural Committee and the Board of Directors.

SHEDS

1. Detached tool or garden shed or the like shall not be allowed.
2. Attached tool or garden shed must comply with City of Rockford ordinances.

PLAYHOUSES

1. All playhouses or the like must be approved either under a temporary or permanent basis. Under either provision, any such structure that becomes unsightly or distracts from the appearance of Spring Lake Estates Homes Association area, must not be allowed to remain.
2. Permanent structures must be well constructed and set on a firm base of concrete or the like.
3. Temporary structures are for summer use only and must be taken down during the winter months (November through March). A temporary approval will automatically terminate in five (5) years from the date of approval or may be terminated by written notice from the Board of Directors at any time should the structure become unsightly or distract from the appearance of the Spring Lake Estates Homes Association area.
4. No tree house or the like shall be allowed in the Spring Lake Estates Home Association area.

SWIMMING POOLS

1. All swimming pools, either above or below ground, having a depth at any point greater than 18 inches must be approved either on a temporary or permanent oasis.

2. All such pools must comply with the City of Rockford ordinance.

3. Below (in ground) swimming pools wall D6 considered for a permanent approval only. City of Rockford ordinance specifies that such structure must be fence in and therefore in addition to granting approval for the swimming pool, approval must be granted for a fence at the same time. No pool approval (below ground) can be granted without fence approval.

4. Above ground swimming pools will be considered for temporary approval only. This approval will be review yearly to insure the following conditions are met and maintained.

a) must be screened from view, either by fencing or landscaping, of side properties and backing properties or in the event of a corner lot, from the street.

b) must not become unsightly or distraction the appearance of the Spring Lake Estates Homes Association area.

5. In the event that an above ground swimming pool will be screened from view, via_a fence, fence approval must be granted with approval for the swimming pool. This fence approval will be granted on a temporary basis, the same as the pool, and in the event the swimming pool is removed the fence must also be removed or reapproved under the policies covering fences.

ACCESSORY VEHICLES

1. No camper, travel trailer or motor home, boat, ous or truck will be stored or parked (except for the purpose of loading or unloading) unless it is out of sight.

2. Exception to this is a lake property owner that docks his boat on his property.

BOARD OF DIRECTORS

Carl Anderson

Don Gebhardt

Art Grant

Ray Hum

Al Samuelson

SPRING LAKE ESTATES HOMES ASSOCIATION
Rockford, Illinois

General Guidelines of the Architectural Committee

FENCES

1. Generally approved:

- a) Decorative fences in front or back of the house where they are architecturally in keeping with the house.
- b) Solid privacy fence around the patio.
- c) Picket or slat type fences around the entire back yard – maximum height four (4) feet.
- d) Picket or slat type fence around entire back yard, for purpose of enclosing a swimming pool - maximum height five (5) feet.
- e) Dog run of chain link construction not to exceed 25 feet long and 6 feet side not to exceed four (4) feet in height.

2. Generally not approved:

- a) Chain link or cyclone fence other than dog run, above.
- b) Fence around entire yard higher than four (4) feet, five (5) feet for enclosing a swimming pool.
- c) Fences without a "see through" quality.

SHEDS

1. Generally approved:

- a) Attached to the house that meet the City of Rockford ordinance.

2. Generally not approved:

- a) 'Tool sheds or garden sheds not attached to the house.
- b) Not meeting City of Rockford ordinance.
- c) Not architecturally in keeping with the house.

PLAYHOUSES

1. Generally approved:

- a) Well constructed that architecturally is in keeping with the area.

2. Generally not approved:

- a) Orange crate type, poorly constructed or not architecturally in keeping with the area.

SWIMMING POOLS

1. Generally approved:

- a) In or below ground pools that meet City of Rockford ordinance and are fenced (as required by ordinance) in a manner complying with fence guidelines.
- b) Above ground pools that meet City of Rockford ordinance and are ' screened from neighbors (sides and back) and/or street view by fencing , in a manner complying with fence guidelines, or by g landscaping (trees and bushes). Only temporary permit (year-to- year) will be issued for above ground pools. In the event of an above ground pool becoming unsightly or not properly screened from view, the permit will not be re-issued.

General Guidelines for Handling Requests

1. All requests must be submitted in writing stating the following:

- a) requested item
- b) construction material
- c) location on lot
- d) plans (picture if possible)
- e) construction start date
- f) construction completion date
- g) type of permit desired
 - i. permanent
 - ii. temporary length of time requested
- h) any other pertinent information

2. Committee has 30 days to complete the following:

- a) review request for compliance with architectural policies
- b) obtain additional information if necessary
- c) contact immediate neighbors of property requesting their views and comments concerning the request
- d) approval or disapproval recommendation decision with reasons for decision
- e) meet with at least two board members and the President and present recommendation
- f) after approval or disapproval of the Board of Directors and President, notify the requesting party, in writing, of the decision, type of permit granted, and any special requirements
- g) file duplicate of request and decision letter with the Spring Lake Estates Homes Association secretary for permanent record.

Other Guidelines

1. Non-compliance with City of Rockford Ordinance - covering such areas as swimming pools, sheds and accessory vehicles:

- a) have latest copy of ordinance
- b) if there appears to be a violation, notify resident that he may be violating a City ordinance and that it is his duty to comply with all city ordinances (see sample letter)
- c) If the violation is not corrected, notify the proper city department and sign a complaint if necessary.

**SPRING LAKE ESTATES
HOMES ASSOCIATION, ENC.
ROCKFORD, ILLINOIS 61111**

(SAMPLE)

April 23, 1975

Mr. and Mrs. Brent Walker
3524 Montlake Drive
Rockford, IL 61111

Dear Brent:

The Architectural Committee has reviewed your request to fence in a play area for your children. The Board has approved the plan you submitted which was as follows:

The fenced area is to be approximately 12' x 20'

The fenced area is located in the position indicated on the attached drawing.

The fence is no more than 42" high.

The fence is a vertical split rail with boards approximately 3" wide and with a 3" open space between boards, providing see through quality.

The fence will be painted a complimentary color to your home.

You indicated in your request that the fence would be removed during the fall of 1976. The Board approved your plans subject to the provision that it be removed no later than January 1, 1977.

It is our aim to approach all requests such as yours with a positive attitude. Our intent is to control, not restrict, additions to those properties subject to the covenants, by-laws and policies of the Spring Lake Estates Association.

I hope we have satisfactorily met your requirements.

Sincerely,

SPRING LAKE ESTATES HOMES ASSOCIATION, INC.

Fred A. Kuehl
Chairman
Architectural Committee

FAK/kgr

cc; L. Anderson, A. Gevis, A. Grant, R. Hum