



HOMEOWNER'S HANDBOOK
RULES AND REGULATIONS and INFORMATION
FOR
JONATHAN KNOLLS COMMUNITY ASSOCIATION
September 2006

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FOREWORD

This Handbook introduces Jonathan Knolls residents to the subdivision's rules and regulations. It draws upon the Jonathan Knolls Community Association Amended and Restated Declaration of Covenants, Conditions, and Restrictions, dated 02/24/06, and the Jonathan Knolls Community Association Bylaws, dated 04/12/05, and expands and/or clarifies certain provisions thereof. It also contains the procedures and penalties for dealing with non-compliance. Please familiarize yourself with this entire Handbook because all residents and their guests must comply with all provisions contained herein.

Please note that all matters not specifically addressed in this Handbook, the Declaration of Covenants, Conditions, and Restrictions, or the Bylaws referenced in the previous paragraph are subject to the discretion of the Jonathan Knolls Community Association Board of Directors.

THE DATA CONTAINED IN SECTION THREE AND IN APPENDIX A IS FOR INFORMATIONAL PURPOSES ONLY. THE BOARD OF DIRECTORS DISCLAIMS ANY RESPONSIBILITY FOR ITS ACCURACY OR ANY CHANGES NOT WITHIN ITS DIRECT CONTROL.

SECTION ONE
JONATHAN KNOLLS COMMUNITY ASSOCIATION

Jonathan Knolls contains 62 home sites on 136 acres in the Village of Wadsworth, Illinois. The Jonathan Knolls Community Association (JKCA), which was established and functions under the provisions of the Jonathan Knolls Community Association Declaration of Covenants, Conditions, and Restrictions, dated 02/24/06 (the "CC&Rs") and the Jonathan Knolls Community Association Bylaws dated 04/12/05 (the "Bylaws"), is an Illinois not-for-profit corporation whose purpose is to "insure high standards of maintenance and operation of all property in Jonathan Knolls" and to "promote the desired character" of the subdivision. In other words, the JKCA provides for the community's needs and enforces its rules and regulations. Each lot owner in the JKCA is a member of the Association.

The JKCA operates through its Board of Directors, which is elected in accordance with the Bylaws. The Board has five members, each elected for a two-year term. Terms are staggered such that three members are elected in even numbered years and two members in odd numbered years. The Board elects its own officers, which consist of a President, a Vice President, a Secretary, a Treasurer and a Director-at-Large. Officers serve two-year terms.

The Board also appoints members to the Architectural Review Committee (ARC). The ARC consists of three voting members.

The mailing address for the Association is:

Jonathan Knolls Community Association
P.O. Box 335
Wadsworth, IL 60083

SECTION TWO RULES AND REGULATIONS

2.1 GENERAL

Compliance with all elements of the CC&Rs, Bylaws, and these Rules & Regulations by all lot owners is critical to maintaining good relationships with our neighbors, enhancing property values and ensuring the highest possible quality of life within the community. Conformance to these conditions should be performed not merely because they are required, but rather out of respect for the rights and concerns of our neighbors.

Furthermore, residents must realize that the Board needs the assistance of all property owners to maintain the safety and standards of Jonathan Knolls. Residents should not expect the Board to police the neighborhood. Rather, all association members must take it upon themselves to report violations that degrade the safety and/or quality of the neighborhood. Residents may file complaints pursuant to the procedures set fourth in Form A of Appendix B in this Handbook.

2.2 ARCHITECTURAL AND LANDSCAPING CONTROL

Please see the CC&Rs for the rules and regulations relating to the architectural and landscaping elements of any development undertaken within Jonathan Knolls. All residents and owners of property within Jonathan Knolls are bound by these provisions.

2.3 DRIVING WITHIN JONATHAN KNOLLS

- A. When entering or leaving Jonathan Knolls at either entry, use extreme caution and observe the stop signs.
- B. Speed on all roads is limited to 30 miles an hour.
- C. Standard rules of the road apply at all times.
- D. Pedestrians have right of way at all times.
- E. All motor vehicles must be properly licensed.
- F. Driving recklessly in any unsafe manner, or in violation of any law or ordinance, is a violation of these rules.
- G. Residents must stop when a school bus is either picking up or dropping off children in the subdivision, whether or not the school bus has its stop sign engaged. Passing or going around a school bus at any time is prohibited.
- H. These rules apply to the operation of any motor driven vehicle.

- I. Go carts, all terrain vehicles, motor cross bikes, and other motorized vehicles, other than vehicles operating with a state issued license, are prohibited in the Subdivision.

2.4 PARKING

- A. Parking of campers, boats, recreational trailers, utility trailers, commercial vehicles, racing vehicles, snowmobiles, all-terrain vehicles or other recreational vehicles for more than 4 days in any 2 week period is not allowed (unless enclosed in a garage). Lot owners may request temporary approval for more than four days, which they must receive in writing from the Board, for no more than seven days. Durations longer than four days will be considered only for extraordinary circumstances. Lot owners must seek alternative storage arrangements for such vehicles if they cannot be stored within an enclosed garage.
- B. No more than two licensed and operable automobiles may be parked outside overnight. Additional licensed and operable automobiles may not be parked for more than 7 nights in any one month period without the lot owner first receiving written permission from the Board. Automobiles parked outside may only be parked in the owner's driveway. No street parking is permitted overnight.
- C. Garage doors, when not in use, should be closed. Garage doors shall not be open overnight. Open garage doors can be an invitation to theft and small animals. If you notice a neighbor's garage door open later in the evening, please call them as it may be an oversight and they would most likely appreciate your concern.
- D. Auto repair or restoration may not be conducted on any lot other than in the garage.
- E. No vehicles weighing more than 12,000 pounds and/or commercial vehicles with signage may be parked overnight.

2.5 OUTDOOR STORAGE PROHIBITED

- A. Owners may not leave out bicycles, tricycles, buggies, toys, sports equipment, recreational equipment, or other similar equipment on any lot overnight. For the purposes of this section, recreational equipment does not include swing sets and other equipment that has ARC approval.
- B. Owners may not leave any building materials, tools, or other personal property out when not in use without prior Board approval, such approval only to be valid when in writing.
- C. Owners may store no more than one cord of firewood on their lot in open view. Other firewood may be stored out of view, unless the Board, in its sole discretion, deems that such firewood constitutes a nuisance. In which case, the Board shall give the owner one week to remove the offending firewood. The Board may also request that owners change the location or manner of stacking of their firewood piles.

2.6 PETS

- A. Livestock, poultry, swine, sheep, cattle or other animals not reasonably considered household pets are not allowed to be maintained, raised, bred, or kept on any lot.
- B. No animals may be maintained, raised, bred, or kept for commercial purposes.
- C. No undomesticated animal or any other animal having unusually vicious propensities are allowed.
- D. Pets must not be allowed to create a nuisance, unreasonable disturbance, harm to any person, or damage to the property of any other resident. Any and all animal issues should be reported immediately to the police and/or The Lake County Animal Control Department.
- E. All dogs must be kept on a leash when off a homeowner's property.

2.7 LOT MAINTENANCE AND SIGNS

- A. Wadsworth Village Ordinance 251 demands that all noxious weeds be cut to a height no taller than 18 inches and that all lawns and vacant lots be mowed. If the vacant lot is densely wooded (the lot has a majority of trees of 2" caliper or larger) then only the areas not densely wooded need be mowed. Fines can and will be imposed on those not complying with the ordinance. The CC&Rs state that grass be mowed to a height not exceeding 4 inches and that ditches in front of lots must be maintained as well. The CC&Rs grant the Association the legal authority to deal with violations of this requirement. Any violation of the aforementioned Wadsworth ordinances and/or the CC&Rs shall be deemed a violation of these rules as well.
- B. Lot owners must review their plat of survey to determine the location of deed restricted protected areas on their property. These areas are to be maintained in their natural, undisturbed condition. All natural vegetation must be preserved and maintained, and may not be mowed, cultivated, sprayed or in any way disturbed without following the required procedures of the Village of Wadsworth, or other governmental body having jurisdiction.
- C. No signs are allowed at any time, except for the following:
 - 1. a sign not exceeding 12 square feet in area during the construction of the house, displaying the name of the general contractor and/or architect; and/or
 - 2. a professionally produced "For Sale" sign not larger than 36 inches by 24 inches.
 - 3. political campaign signs may only be posted on the lot owner's property. They may only be posted during the campaign time and must be removed no

later than 2 days after the respective election. The maximum size is limited to 36" x 24".

The Board may request the immediate removal of any sign that it deems, in its sole discretion, to be a nuisance or offensive.

2.8. COMMON AREA USAGE

Recreational use, including, but not limited to, swimming, boating and fishing, in any of the common area water retention ponds is prohibited.

2.9 REFUSE DISPOSAL AND NEWSPAPERS

No trash cans may be placed at the street earlier than the day prior to their collection and must be removed no later than the day after their collection. Also, do not allow newspapers to accumulate in your driveway.

2.10 HOLIDAY DECORATIONS

Holiday decorations must be removed within 60 calendar days from the date of the holiday for which they are put out.

2.11 BALCONIES AND WINDOWS

No items may be hung from any balcony or window except for planters and holiday decorations consistent with section 2.10 above.

2.12 NOISE AND OTHER NUISANCE BEHAVIOR

Owners may not undertake any activity on their property that creates an unreasonable disturbance or nuisance to their neighbor. The Board shall have the right, at its sole discretion, to determine what constitutes an unreasonable disturbance or nuisance and prohibit such behavior.

2.13 GARAGE SALES

Garage sales and all other sales outside the home of any type are prohibited in Jonathan Knolls.

2.14 LEASING

Owners must notify the Board in writing two weeks prior to the execution of any lease for their property, or any portion thereof, in Jonathan Knolls. Any person residing in Jonathan Knolls under lease conditions must change their legal address with the State to the property address with which they are residing.

2.15 VIOLATIONS AND FINES

- A. Any property owner who wishes the Board to investigate a potential violation of the CC&Rs, Bylaws, or Rules and Regulations must file a written complaint with the Board. A written complaint form prescribed by the Board is attached in Appendix B. The Board may also commence investigations of its own accord.
- B. The owner charged with the violation will be given written notice of the complaint by the Board via first class mail. This notice will inform him/her of a time and place where the Board will conduct a hearing to review the complaint. The notice will be mailed to the last known address and deposited in the U.S. Mail at least 10 days in advance of the hearing. At that time, the owner will have the opportunity to present a defense. All hearings will proceed with or without the presence of the owner, so long as notice has been sent pursuant to the terms of this paragraph.
- C. If any resident is found guilty of a violation, the Board will notify the guilty party in writing and assess a fine pursuant to paragraph D of this Section 2.15 to the owner of the lot on which the guilty person resides or was a guest. If the owner fails to pay any fine within 30 days of the date of the invoice, a \$25 late fee per month will be charged to the owner.
- D. The Board may impose a \$100.00 fine for each violation of any provision of the CC&Rs and/or these Rules and Regulations, provided that the owner has not been fined within the last 180 days, in which case the fine will be \$200.00. For each subsequent time the owner commits the same violation within 180 days of the initial violation, the fine will be doubled again. Further, in the event an owner does not remedy a violation within two weeks from the date the Board sends out its determination letter (see Appendix B, Form C), the Board may impose the fine for said violation again, plus \$100.00. For example, if an owner has committed the same violation for a third time within 180 days and then fails to remedy the violation within two weeks from the date the Board sent the owner its notice for said third violation, the owner would be responsible for the \$400.00 fine (if they had not already paid this fine) plus \$500.00 for a total of \$900.00.
- E. In the event of any violation of the Rules and Regulations, the CC&Rs or the Bylaws of the Association, the Board reserves the right to pursue any and all legal remedies to compel enforcement, legal and equitable. Any and all costs, attorney's fees, and other expenses incurred by the Association with respect to the violation and enforcement shall be assessed to the owner and the owner's lot at the time they are incurred.
- F. In order to insure a high standard of maintenance within Jonathan Knolls, all lot owners are required to keep their grassed areas mowed to a height not exceeding 4 inches. If the grasses in the parkway/ditch area (approximately the first 15 feet behind the pavement) exceed the allowed height the Board at its sole discretion may order the parkway/ditch area mowed immediately by an outside contractor. There by omitting the above steps A and B. There shall be no question that grasses exceeding the height stated above in these areas are in direct violation of the

CC&Rs, Bylaws, and the Handbook. At which time the lot owner will have forfeited the right to maintain their parkway/ditch area for the remainder of that mowing season. The lot owner will be sent a Disposition of Violation Report and be required to place an amount in escrow with the treasurer of the Jonathan Knolls Community Association. The escrow amount shall be based on 75 cents per linear foot of road frontage times the average remaining cuts left in the mowing season. The escrow shall be adjusted if necessary based on the actual number of cuts at which time the mowing season ends. There are normally 24 cuts made in the Jonathan Knolls area per season. The Board encourages all vacant lot owners to contract with a reputable landscape maintenance contractor, the landscape contractor who has been giving the maintenance contract to cut the common areas within Jonathan Knolls, or to cut their parkway/ditch area themselves once per week. In order to comply with The Village of Wadsworth Ordinance 251 for the actual lot area itself it is recommended that the actual lot be cut at a minimum of five times per season.

2.16 GUIDELINES AND RULES FOR NEW HOME CONSTRUCTION

- A. Owner or owner's agent must make an application to the Jonathon Knolls Community Association Architectural Review Committee and receive all necessary approvals before any construction work may commence.
- B. Owner must maintain a homeowner's insurance policy with builder's risk insurance during construction.
- C. All contractors must be licensed and insured.
- D. Lot number and address must be posted and visible from street for deliveries and emergencies.
- E. An occupancy permit must be issued by the Village of Wadsworth and all exterior work must be completed no later than 15 calendar months from the issuance date of the original new home building permit date. If that date falls between November 1st and March 31st the Jonathon Knolls Community Association will allow any exterior work to be completed that was unable to be completed due to weather constraints i.e. driveway, walkways, exterior painting, caulking, landscaping, etc. provided all exterior work is completed in its entirety by June 30th.
- F. A graveled construction driveway (with an approved culvert if required) must be installed to the Village of Wadsworth requirements prior to any work on the building site and maintained by the owner to avoid tracking of mud onto the street.
- G. All trash and construction debris must be contained in a dumpster or trash enclosure at all times (no trash piles) and not allowed to blow off the construction site.
- H. All parkway trees must be protected by a plastic safety fence barrier placed around the drip line of the tree. If the drip line of the tree is too large and it interferes with the

driveway access area the location of the fencing may be adjusted to accommodate the driveway.

- I. Weeds and grass may not exceed four inches in height in the parkway during construction.
- J. Parkway drainage may not be disrupted at any time during construction by debris, dirt piles, or any other drainage obstruction.
- K. Silt fencing is required on the property lines bordering the road. The silt fencing must be maintained and repaired by the owner or builder during construction.
- L. If any of the property lines of the construction site border an existing home site a 36 inch tall silt fencing or construction barrier fencing must be installed to prevent garbage and debris from blowing onto the neighboring property.
- M. Any dirt, mud, gravel, or other debris tracked onto the street from the construction site must be cleaned from the street that same day.
- N. Do not park construction vehicles in any other driveways other than your own.
- O. Do not allow construction vehicles to block or hamper access to the neighboring driveways.
- P. Do not park construction vehicles overnight in the street.
- Q. No loud radios.
- R. All other regulations pertaining to the construction contained in the Jonathon Knolls Community Association Covenants must be followed.
- S. A portolet must be placed on site before any construction work commences and remain until a working bathroom is available in the new home. The portolet must be maintained by a waste service contractor a minimum of once per week for every 10 workers.
- T. Any violation of the construction guidelines or regulations may result in penalties and fines without warning.

SECTION THREE

GENERAL INFORMATION

3.1 VILLAGE OF WADSWORTH GOVERNMENT

A Village President and six Trustees govern the Village of Wadsworth. Village Board meetings are held the first and third Tuesday of every month at the Village Hall.

3.2 VILLAGE STATISTICS

According to the 2000 Census, the Village of Wadsworth, which covers approximately seven square miles, has 3,083 residents in 1,036 households. Their website is www.villageofwadsworth.org.

3.3 SCHOOLS

The Jonathan Knolls community is served by the following schools:

Elementary School (K-8)

Millburn Community Consolidated School District #24
18550 W. Millburn Road, Wadsworth
(847) 356-8331

High School

Warren Township High School District #121
500 N. O'Plaine Road, Gurnee
(847) 662-1400

Junior College

College of Lake County, Community College District #532
19351 W. Washington Street, Grayslake
(847) 223-6601

Non-Public School (K-8)

St. Patrick's School
W. Wadsworth Road, Wadsworth
(847) 623-8446

3.4 WARREN-NEWPORT PUBLIC LIBRARY

Warren-Newport Public Library
224 N. O'Plaine Road (Gurnee)
(847) 244-5150
www.wnpl.info

**APPENDIX A
IMPORTANT CONTACT INFORMATION**

Emergency

| | | | |
|------------------|-----|------------------|----------------|
| Police (Sheriff) | 911 | Non-emergencies: | (847) 549-5200 |
| Fire | 911 | Non-emergencies: | (847) 623-2161 |
| Ambulance | 911 | | |
| Animal Control | | | (847) 949-9925 |

Hospitals

| | |
|---|----------------|
| Condell Medical Center (Libertyville) | (847) 362-2900 |
| Highland Park Hospital (Highland Park) | (847) 432-8000 |
| Lake Forest Hospital (Lake Forest) | (847) 234-5600 |
| Midwestern Regional Medical Center (Zion) | (847) 872-4561 |
| Victory Memorial Hospital (Waukegan) | (847) 360-3000 |

Government

| | |
|---|--------------------------------------|
| Wadsworth Village Hall 14155 W. Wadsworth Road Newport Township | (847) 336-7771 (847) 623-1168 |
|---|--------------------------------------|

Post Office

| | |
|--|----------------|
| Wadsworth Post Office 15243 W. Wadsworth Road | (847) 336-7771 |
|--|----------------|

Schools

| | |
|---------------------------------------|----------------|
| Millburn C.C. School Dist. 24 | (847) 356-8331 |
| Warren Township High School Dist. 121 | (847) 662-1400 |
| College of Lake County | (847) 223-6601 |
| St. Patrick's School | (847) 623-8446 |

Other

| | |
|-----------------------------|----------------|
| Commonwealth Edison | (800) 334-7661 |
| Illinois Bell | (800) 244-4444 |
| North Shore Gas | (847) 336-9300 |
| J.U.L.I.E. (before you dig) | (800) 892-0123 |

Jonathan Knolls Community Association

Mailing Address:
P.O. Box 335
Wadsworth, IL 60083
www.jkca.org

APPENDIX B
VIOLATION REPORT AND FINE FORMS

- A. VIOLATION REPORT TO THE BOARD OF DIRECTORS OF JONATHAN KNOLLS
COMMUNITY ASSOCIATION
- B. NOTICE OF RECEIPT OF VIOLATION REPORT
- C. NOTICE OF DISPOSITION OF VIOLATION REPORT

**JONATHAN KNOLLS COMMUNITY ASSOCIATION
VIOLATION REPORT TO THE BOARD OF DIRECTORS**

PLEASE NOTE: A violation report must be filled out completely or the complaint may not be considered by the Board. After the report has been filed, it may be necessary for you to appear if and when a hearing is scheduled by Board to review this matter. The alleged violator will also be requested to attend this hearing. After hearing this case, the Board will determine if a violation occurred and, if one or more has occurred, what fine it intends to levy.

Alleged Offender's Name: _____

Address or Lot Number: _____

Violation Location (if other than address): _____

Date of Violation: _____ Approximate Time of Day: _____

Description of
Violation(s): _____

Report Submitted by: _____ Phone: _____

Address: _____ Date: _____

Signature: _____

Please submit this form to a member of the Board of Directors or send it to:

Board of Directors
Jonathan Knolls Community Association
P.O. Box 335
Wadsworth, IL 60083

**JONATHAN KNOLLS COMMUNITY ASSOCIATION
NOTICE OF RECEIPT OF VIOLATION REPORT**

DATE: _____

TO: _____
(Lot Owner)

A Violation Report form has been filed with the Board of Directors of Jonathan Knolls Community Association, alleging violations of the Association's Covenants, Bylaws or Rules and Regulations regarding:

(Alleged Violation)

The Board of Directors will review this matter on _____ 20__
at approximately _____ P.M. at the following location:

You have the right to present a defense and evidence regarding this allegation. After hearing the case, the Board will determine if a violation occurred and if a fine in the amount of \$ _____ is to be levied.

Please be present at this hearing. The Board will proceed on the aforesaid date with or without your presence.

Very truly yours,

Board of Directors
Jonathan Knolls
Community Association

**JONATHAN KNOLLS COMMUNITY ASSOCIATION
NOTICE OF DISPOSITION OF VIOLATION REPORT**

DATE: _____
TO: (Lot Owner) _____

On this ____ day of _____, 20__, the Board has reviewed the allegation of violation of the Covenants, Bylaws, or Rules and Regulations of the Association regarding:

The Board has taken the following action:

- The Board has determined that no violation occurred.
- The Board has determined that a violation has occurred. Costs and expenses of \$ _____ will be assessed if not corrected by _____.
- The Board has determined that a violation has occurred. Accordingly, costs and expenses of \$ _____ have been assessed against your property.
- The Board has determined that a subsequent violation has occurred. Accordingly, costs and expenses of \$ _____ have been assessed against your property. As such, we have been instructed to inform you that legal proceedings will be instituted if further violations occur.
- As a result of a subsequent violation, costs and legal fees in the amount of \$ _____ have been incurred by the Association and these expenses are being charged against your property.
- The Board has assumed responsibility of maintaining the parkway/ditch area grasses between your lot and the road pavement for the remainder of the mowing season at your cost of 75 cents per linear foot of road frontage _____ (lin/ft) times an average of _____ remaining cuts left in the mowing season for a total of \$ _____.

PLEASE SEE INFORMATION AND RULES AND REGULATIONS FOR JONATHAN KNOLLS COMMUNITY ASSOCIATION regarding this violation.

If any of the last five items above is checked, please remit a check payable to the Jonathan Knolls Community Association, P.O. Box 335 Wadsworth, IL 60083. Payment is due two weeks from the above date.

Very truly yours,

Board of Directors
Jonathan Knolls Community Association

APPENDIX C
ARCHITECTURAL REVIEW COMMITTEE CHECKLISTS

- A. NEW HOME CHECKLIST
- B. ADDITIONS OR ALTERATIONS CHECKLIST

Architectural Review Committee submittals may be hand delivered to any member of the ARC or mailed to:

Jonathan Knolls Community Association, ARC
P.O. Box 335
Wadsworth, Il 60083

For a list of current ARC members, please contact us at board@jkca.org.