

Welcome to Timbers Edge
Frankfort, IL 60423



Rules and Regulations

Revised: March, 2021

The Association welcomes you to Timbers Edge Subdivision

We sincerely extend our best wishes to you in your new home and hope you enjoy living in our community. Timbers Edge consists of 172 home sites to accommodate elegantly custom-built single-family homes. Our exclusive subdivision is bordered by the Will County Forest Preserve District, which brings natural beauty and wildlife to the area.

Nearby Frankfort parks give our residents a place to play for many activities. A Frankfort Park and play area is located in the subdivision for our resident's convenience. The Association is responsible for maintaining the landscaping along 80th Avenue, two entrances, and two ponds with fountains, and islands in the cul-de-sacs.

The Association is administered by a Board of Directors elected by the owners to handle the day-to-day business of the subdivision. The Board of Directors is responsible for hiring contractors to perform all of the maintenance and services as specified in the Declaration of Covenants, Conditions Restrictions, Reservations, Equitable Servitudes, Grants and Easements of Timbers Edge. For questions, please go to www.timbersedgefrankfort.com.

As we wish to maintain a first class community, we feel sure you will recognize the need for Rules and Regulations to keep things running smoothly and to ensure a pleasant, comfortable and enjoyable environment. The information contained in this booklet is designed to achieve and maintain this goal, as well as to comply with the Declaration of Covenants, Conditions Restrictions, Reservations, Equitable Servitudes, Grants and Easements of Timbers Edge.

It is recommended that owners thoroughly review their copy of the Declaration of Covenants, Conditions Restrictions, Equitable Servitudes, Grants and Easements of Timbers Edge for additional information regarding rights and responsibilities. Each homeowner should have been provided a copy at their closing. Replacement copies of the Declaration of Covenants, Conditions Restrictions, Reservations, Equitable Servitudes, Grants and Easements of Timbers Edge and the general rules can be obtained at current printing costs or downloaded for no charge at www.timbersedgefrankfort.com.

The Association realizes that most residents routinely observe the Rules and Regulations. However, for the benefit of community harmony, it is necessary to clearly identify Association policy. We enlist your cooperation and request that you report any violation via the contact form on our website.

Thank you,

Frankfort Timbers Edge Subdivision Homeowners Association

TIMBERS EDGE RULES AND REGULATIONS

Created by the architectural review Board, March 2007 (Revised March, 2021)

GENERAL RULES

All rules, regulations, restrictions contained in the Declaration of Covenants, Conditions Restrictions, Reservations, Equitable Servitudes, Grants and Easements of Timbers Edge are incorporated as part of these rules and regulations and are subject to the enforcement policies set forth herein. To the extent that the provisions of applicable law, the Declaration, By-Laws or the rules and regulations are in conflict, the provisions of applicable law shall first control, followed by the provisions of the Declaration, the By-Laws and rules and regulations, in that order.

These rules and regulations are binding on all owners, residents, their families and guests.

Article V – Architectural To Control The Beauty, Quality, and Value of the Development

Section 1. Necessity of Architectural Review and Approval

No improvement or structure of any kind including without limitation, any building, fence, wall, swimming pool, tennis court, screen enclosure, sewer, drain, disposal system, decorative building, deck gazebo, landscape device or object structure or other improvement shall be commenced, erected, placed or maintained upon any Lot, nor shall any addition, change or alteration therein or thereof be made, unless and until the plans, specifications and location of the same shall have been submitted to, and approved in writing by the Architectural Review Board (ARB).

Please go to: www.timbersedgefrankfort.com for ARB approval forms and current information.

The fees are as follows:

New home review:	\$200.00
Pool with landscaping review:	\$150.00
Brick Mailboxes and Landscaping review:	\$40.00

Fees are subject to change

Article VI – Use Restrictions and Building Requirements

Section 1. Please see covenants: Article VI Use Restrictions and Building Requirements.

Section 2. Please see covenants: Article VI Use Restrictions and Building Requirements.

Section 3. Please see covenants: Article VI Use Restrictions and Building Requirements.

Section 4.

1. Storage pods will be allowed 5 calendar days when moving in or out of residence not to exceed a total of 7 days in any calendar year.

2. *Please see covenants: Article VI Use Restrictions and Building Requirements*

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Section 5.

1. No advertising or signs of any type or character, including "for sale" signs, shall be erected, placed, permitted or maintained on any lot other than a name plate of the occupant and a street number not exceeding 2' x 1' in size. Builder/Developer/Realtor signs will be allowed until 80% of homes have been constructed.

2. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 6.

A. Non-Permitted Vehicles

1. All vehicles, regardless of gross vehicle weight, that has exterior advertising, or commercial signage.

2. No trucks exceeding $\frac{3}{4}$ ton in weight, truck mounted campers, aircraft, recreational vehicle, commercial vehicle, boat, trailer, snowmobile, motor home, trailers, house trailers, buses, campers, junk automobiles dilapidated or disabled vehicles of any kind shall be maintained, stored or parked on any of the Lots in the Development unless housed or garaged completely in a structure which complies with Declaration of Covenants.

3. For purposes of loading and unloading, parking of any trailers, campers, boats, RVs, must not exceed 48 hours and/or 3 consecutive days within a 45 day period.

4. Refer to section 6 of the Covenants and Restrictions for additional non-permitted vehicles and restrictions.

B. General Rules

1. On the homeowner's property, parking is limited to the homeowner's driveway.

2. No permitted vehicle shall be parked, maintained or stored so as to obstruct passage of other permitted vehicles or emergency vehicles.

3. There shall be no parking on routes of passage across any other portions of the common areas, including all turf areas, sidewalks and fire lanes.

4. Parking is limited to the homeowner's driveway, and non-prohibited areas on residential streets as designated by the Village.

5. Parking, maintenance or storage of non-permitted vehicles on any portion of the common area is expressly prohibited, except that commercial vehicles may park in permitted areas for their normal commercial purposes, so long as such parking is only for the period of time necessary to provide the commercial services requested by a homeowner or the Association.

6. Abandoned motorized vehicles or illegally parked vehicles will be reported to the proper Village authorities. A vehicle is deemed abandoned if:

(a) It is in a state of disrepair rendering it incapable of being driven.

(b) It has not been used or moved for ten (10) consecutive days or more and is apparently

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deserted.

- (c) The license plate and/or Village sticker have expired.
- (d) The acts of the owner and condition of the vehicles(s) clearly indicate it has been abandoned.

7. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 7. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 8.

1. No animals, other than dogs, cats, birds, fish or animals reasonably considered to be household pets, shall be raised, bred or kept anywhere on the property, nor shall any animals be kept, bred or maintained for commercial purposes. Household pets shall not include livestock, exotic animals, etc.
2. All pets must be restrained with a pet containment system or on a leash when outside a residence. The pet's conduct and activities must be controlled by its attendant to prevent damage to common/private areas and danger or injury to persons, property or other pets.
3. No doghouses, pens or pet runs are permitted on any Lot or common property.
4. Pets shall not be permitted to defecate on any common or private property. If an accident occurs on common or private property, pet owners must clean up after their pet immediately.
5. No pet shall be allowed to create a nuisance, unreasonable disturbance or damage any common property or the property of any other resident.
6. All owners are responsible for the actions of the pets residing in or visiting their residence.
7. A permit from the Village is required to install an invisible fence. Also, a copy of the permit must be provided to the Homeowners Association for their records.
8. All shots and vaccinations of dogs and cats must be current and up to date. Additionally, all dogs and cats must wear an id collar that includes the date of vaccinations.
9. *Please see covenants: Article VI Use Restrictions and Building Requirements*

Section 9.

1. Fence placement around pool enclosure must be approved by ARB. Layout for fencing, required by Village ordinance for pools must be shown with application for pool for ARB for approval. Fencing must meet the following specifications:
 - BLACK
 - BRONZE
 - SANDSTONE

Wrought iron to be in the likeness of the following:

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Not to exceed 60" in height

Fence placement around pool enclosure must be approved by ARB.

A fence and pool review fee of \$35 will apply.

Needed for review:

One copy of plat of survey showing pool and fence on survey:

Color of fence

Style of fence

Height of fence

2. Once a fence is approved, it may not be moved or changed by the existing homeowner or a new homeowner.
3. A permit from the Village is required to install an invisible fence.
4. Garden fences and Landscape fences are prohibited.
5. *Please see covenants: Article VI Use Restrictions and Building Requirement*

Section 10. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 11.

1. Subject to ARB approval. Please go to <http://www.timbersedgefrankfort.com> for ARB approval forms.

2. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 12.

1. Subject to ARB approval. Please go to <http://www.timbersedgefrankfort.com> for ARB approval forms.

2. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 13.

1. Subject to ARB approval. Please go to <http://www.timbersedgefrankfort.com> for ARB approval forms.

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2. No Vinyl Windows and no Double Hung windows shall be permitted. Only Aluminum or vinyl clad wood shall be permitted.
3. Fireplace chimneys shall be full in construction and shall follow the 2/10/3 rule.
4. Fireplace Bumpout (a.k.a Doghouses) enclosures are not permitted.
5. The **minimum size** for a 1-story home is **2,800** square feet and **3,200** square feet for a 2-story home. The minimum size for both style of homes exclude garages, porches, basements, etc.).
6. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 14.

1. All basketball backboards and any other fixed games and play structures shall be located behind the front of the dwelling.
2. Front load garage homes Fixed or portable behind rear of dwelling (back yard) Side
load garage homes Portable or fixed behind the front line of the home
3. Homes that are on a corner lot, one with the front door facing the street or one with the garage facing the street must place basketball backboard in the rear (backyard) of the home. Backboard must be behind the side and front lines of the home.
4. No portable play structures or sports equipment may be left or stored in front of any dwelling. Any play structure or sports equipment used in front of the dwelling must be removed on a daily basis as not to become a permanent structure.
5. A building permit is required by the Village for all swing sets and play stations. In addition, a copy of the permit must be provided to the Homeowners Association for their records.
6. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 15. *Please see covenants: Article VI Use Restrictions and Requirements.*

Section 16. *Please see covenants: Article VI Use Restrictions and Requirements.*

Section 17. Mailboxes

To ensure continuity of design, a mailbox has been designated by the ARB.

As of April 1, 2016, the Mel Northey mailboxes are no longer allowed. However, if you need to order replacement parts, they can be purchased at www.melnorthey.com or by calling toll free: 1-800-828-0302.

No temporary mailboxes will be allowed and subject to a fine from the Association.

You must check to see if you need a single or double mailbox and what side of the street is it on.

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Williamsburg 1023-A



Williamsburg 1023A-2

1. No newspaper holders will be allowed.
2. House numbers must be affixed to one side of the mailbox in polished brass supplied by Mel Northey (As of April 1, 2016 Mel Northey mailboxes are not allowed.)

As of April 1, 2016 the official mailbox is the Gaines Keystone series (see picture below):

Standard Mailboxes:

1. The Gaines Keystone series mailbox is the official mailbox.
2. See Single or Double Mailbox section below to determine type of mailbox required on your lot.
3. Homeowner responsible for purchase and installation costs.
4. There is no review fee for Standard Mailbox. However, a completed Landscape and Exterior Modification form must be submitted.



Deluxe Single Post (KDX-BLK) – Black only



Deluxe Post (KDD-BLK) – Black only

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Signature Keystone Series or Eagle Keystone, or Fleur De Lis Keystone (Black only):

KS-7S or KS-25S (~\$289)

KS-7A or KS-25A

KS-7F or KS-25F

Keystone Decorative Post Cuff – Black

KUFF-BLK (~\$69)

Deluxe Post Ball – Black

KS-FINIAL-BLK (~\$39)

Deluxe Post Curved Arm – Black

CURVE-BLK (~\$49)

Address Plaque:

KSAP-BLK-B (With silver or bronze lettering only - ~\$49)

(Please Note: Decorative Post Cuff, Post Ball, Post Curve Arm, and Address Plaque are required)

Mailboxes can be purchased from the following locations:

Alsip Nursery

20601 South La Grange Road Frankfort, IL 60423

(815) 469-1044

Gaines Manufacturing

12200 Kirkham Rd. Poway, CA 92064

Phone #: (858) 486-7100

www.gainesmfg.com

- Mailbox style and address plaque lettering must be the same for Double post installation.
- Homeowner is responsible for installation.

Brick Mailboxes

1. Brick mailboxes are allowed with approval from the ARB. A sketch of your proposed mailbox is to be submitted for review. The prevailing review fee applies.
2. All brick mailboxes are to be constructed out of the same brick, stone and mortar as the residence it resides in front of.
3. Brick mailboxes must have flat top made out of limestone.
4. Each brick mailbox shall have minimum 12" wide bore of solid concrete a minimum of 42" deep. A minimum 18" deep footing shall encompass the complete width and depth of the mailbox. All foundations shall be re-enforced with steel rebar to prevent separation.
5. No lights, sconces, glass block, decorative pieces or statues allowed.
6. An address placard or address stone must be visible on the front of the mailbox. Reflective tape numbers are not permitted.
7. Nothing shall be placed on or attached to the Mailbox surface (besides the Address Stone). This included, flower pots, planters, stuffed animals, etc.

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8. An USPS approved mail receptacle must be used and the box must be placed in accordance with USPS guidelines.
9. Single mailboxes are not to exceed 30" width and 30 "depth. Double mailboxes are not to exceed 40" width by 30" depth.
10. Placement of the box on your property or property across the street (in event of a double mailbox) should be indicated on your submission.
11. Only one style of mailbox is permitted on each lot. One brick, one Mel Northey and/or Gaines is not permitted. (As of April 1, 2016 Mel Northey mailboxes are not allowed.)
12. The following Lot #'s are not allowed a brick mailbox: 48, 120, 121, 122, 123, 169, 170.
13. Brick mailboxes that are leaning more than 2" out of plumb must be fixed to original upright position.
14. Each brick mailbox shall have minimum 12" wide bore of solid concrete a minimum of 42" deep. A minimum 18" deep footing shall encompass the complete width and depth of the mailbox. All foundations shall be re-enforced with steel rebar to prevent separation.
15. Mailboxes inserted into a brick structure must be black.

The mail route of the USPS dictates whether you will have a single (mailboxes on both sides of the street) or a double (mailboxes on only one side of the street) mailbox.

The following Lot #'s are to have single mailboxes:

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 34, 35, 36, 37, 38, 39, 40, 65, 66, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 112, 113, 114, 115, 116, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168

The following Lot #'s are to have double mailboxes:

11, 12, 13, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 41, 42, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 67, 68, 69, 70, 71, 72, 73, 74, 106, 107, 108, 109, 110, 111, 117, 118, 119, 124, 125, 126, 127, 128, 129, 130, 131, 132, 149, 150, 151, 171, 172, 173

The following Lot #'s are not allowed a brick mailbox:

48, 120, 121, 122, 123, 169, 170

The above list of lots is a guideline. The ARB will review the placement of the mailbox when you submit your request.

Homeowners Are Responsible For the Installation and Maintenance of Mailboxes

Section 18. Please see covenants: Article VI Use Restrictions and Requirements.

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Section 19. Please see covenants: Article VI Use Restrictions and Requirements.

Section 20. Please see covenants: Article VI Use Restrictions and Requirements.

Section 21. Please see covenants: Article VI Use Restrictions and Requirements.

Section 22.

1. Garbage, rubbish, debris or other unsightly materials are not to be stored or left in any common area or on private property. Refuse must be stored inside the homeowner's garage or out of public and neighbors view.

2. Refuse containers shall be placed at the end of the homeowner's driveway in accordance with Village ordinance and no more than twelve hours prior to pick up.

3. Homeowners should contact the village for instructions on disposal of large items such as refrigerators, stoves, etc. or excessive quantities of building materials. Trash receptacles need to be placed back in your garages or behind appropriate fencing on the same day as the trash is picked up. A daily fine will be imposed for those who do not comply.

4. The Association may require removal of any items that in the opinion of the Association, through the Board of Directors, detracts from the overall beauty and safety of the property. Any costs incurred by the Association for the disposal and/or cleanup will be at the homeowner's expense.

5. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 23.

1. Property lines at Timbers Edge should not be accentuated by tree lines, fences or hedgerows. Properties are to blend into each other in a natural way as much as possible.

2. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 24.

1. A Community Garage Sale will be held annually on a date set by the Board of Directors. A permit from the city of Frankfort is required for each residence participating. **No other garage, yard or other type sale is permitted.**

2. Seasonal decorations visible from outside the building may be installed no earlier than thirty (30) days prior to and shall be removed no later than thirty (30) days after the date of the holiday.

3. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 25.

1. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 26.

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1. Above ground pools are prohibited.
2. All pools over 18" in depth including inflatable "kiddie pools" are required to be enclosed by a fence with a minimum height of 60" with self-closing and latching gates that open away from the pool.
3. Swimming Pools shall have a construction time limit of six (6) months. Any construction that will exceed the time limit must give notification the ARB and apply for an extension that will not exceed three (3) months. No extension will be given after the three month period.
4. Any door opening from the home entering the pool area must have an alarm.
5. Approval shall expire 9 months after dated letter, if construction on plans has not been started. After this time frame, a resubmission must be completed with no fee involved.
6. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 27.

1. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 28.

1. No antennae, tower, or satellite dishes over 18" shall be allowed. No more than 2 satellite dishes on any property. Satellite dishes should be placed in an inconspicuous area not in plain view of the street.
2. *Please see covenants: Article VI Use Restrictions and Requirements*

Section 29.

1. Bicycle riding is prohibited on any common grass areas.
2. No playground equipment, pools, furniture or sandboxes are permitted in the common areas.
3. Bicycles, wagons and all other play equipment must be removed from the common areas by sunset.
4. No docks, boats or inflatable rafts shall be utilized or constructed in any detention pond.
5. No swimming, ice-skating, ice fishing in detention ponds.
6. *Please see covenants: Article VI Use Restrictions and Requirements*