

Victoria Commons Rules and Regulations

The Rules and Regulations listed herein are a supplement to the Condominium Bylaws and related documents of the Association. These Rules and Regulations have been promulgated and approved by the Board of Directors of Victoria Commons Association in accordance with the Bylaws. These updated Rules and Regulations supercede any previous documents related to Victoria Commons Rules and Regulations and are to be considered the official Rules and Regulations of Victoria Commons as of September 15, 2006.

It is hoped that all Victoria Residents will recognize that these Rules and Regulations are intended to keep Victoria Commons beautiful and make the community a pleasant living environment for all Residents. These Rules are not the only Regulations within our community. Please see the Association Bylaws for further rules, restrictions, and requirements.

Rule Enforcement

The Bylaws provide for a monetary fine when there is a violation of the Rules and Regulations or Bylaws of the Association. If the Association decides that a violation has occurred, the Association shall notify the co-owner by mail advising of the alleged violation. These rules are enforced as written unless otherwise approved, in writing, by the Board of Directors after a majority vote of Board Members.

The Co-owner shall have 15 days after receipt of such notice to correct the violation or to appeal the violation to the Association in person or in writing. Upon appeal, the final decision on the violation shall be decided on by a majority vote of the quorum of the Board of Directors. The Board's decision is final. Failure to respond within 15 days of notice shall constitute a default.

If, after 15 days, the Association believes that the violation has not been corrected, it may levy a monetary fine each month until the violation is corrected. This fine is assessed to the Co-owner and shall be due and payable together with the regular Association assessment on the first day of the next following month. Failure to pay the fine will subject the Co-owner to all late fees and liabilities set forth in the Bylaws.

1. Maintenance

As stated in our Bylaws, all Co-owners are required to maintain their unit and property in a manner consistent with the highest standards of a beautiful, serene, private residential community for the benefit of all Co-owners as determined by the Board of Directors. The Board of Directors has the ability to levy fines against a Co-owner that does not maintain the cleanliness, uniformity, and overall appearance of their unit and property. Yards, flowerbeds, and driveways are to be maintained in manner that is appealing and does not present an unsightly condition. The Board has the ability to either levy a fine on those that do not meet these criteria or hire a landscape company to perform the necessary maintenance and pass the expense along to the co-owner once the notification and appeal requirements have occurred according to the Bylaws.

2. Exterior Modifications

All exterior modifications to any unit within Victoria Commons must be pre-approved, in writing, from the Board of Directors. Adding any element to the exterior of any unit, including but not limited to, awnings, porches, decorative stone/brick, or car ports is prohibited unless pre-approved, in writing, by the Board of Directors. Removing any original design elements, including but not limited to Victorian design elements, railings, steps, or trim, is prohibited unless pre-approved, in writing, by the Board for Directors.

3. Landscaping

Typical landscaping materials may be installed on a unit's property provided that the existing grade of the property is not altered and the uniform appearance of the subdivision is not greatly impacted. Adding stone, gravel, or other material to replace a grass lawn is prohibited. Any major deviation from a standard and uniform appearance must be pre-approved, in writing, by the Board of Directors.

4. Colors

Certain colors are approved within Victoria Commons and must be adhered to for all elements of a unit. This includes, but is not limited to trim, doors, garage doors, shutters, steps, windows, and all other visible exterior elements. Any modification to the original color scheme of any unit must be pre-approved, in writing, by the Board of Directors. Residents are required to submit a color sample to the Board for approval before adding it to the home. All exterior wood/vinyl trim must be white in color.

5. Fencing

All fences should be pre-approved, in writing, by the Board of Directors. A white picket fence that does not exceed the height of 4 feet may be installed around the rear perimeter of a unit's property. No portion of the fence may protrude beyond the front plane of the building structure and no fence of any kind is permitted in front of the building structure. A stockade privacy fence that exceeds 4 feet in height may be installed ONLY along the rear property line of a unit that abuts adjacent sites on the outer perimeter of Victoria Commons, i.e. school, trailer park, roads. Fences that border the park and common elements must not exceed 4ft in height. All fencing must be compatible with a Victorian Style.

6. Sheds

Small wooden or vinyl sheds may be placed anywhere in the rear yard provided that:

1. It does not exceed 120 square feet
2. It does not exceed 10 feet in height
3. It closely resembles the color and style of the home
4. Meets all city code requirements
5. Does not protrude past the rear plane of the building structure (house)
6. Has all required municipal permits and inspections
7. Every effort has been made to minimize its visibility from the road
8. It is being maintained in a clean and pleasant condition as determined by the Board of Directors

7. Tents

Outdoor tents may be assembled for a period of up to three days. Any outdoor tent must remain entirely upon the co-owner's unit lot.

8. Decks & Patios

All decks/patios must be constructed in accordance with, and approved by the local building department and governmental authorities pertaining to deck construction. No part of the deck or patio structure may protrude beyond the rear or side planes of the building structure. Privacy fences that are pre-approved by the board of Directors and local building authorities may be installed on decks or directly around the perimeter of a patio provided that they do not exceed 6 ft. in height.

9. Pools & Hot Tubs

Any pool or hot tub must meet all requirements set forth by the local municipality. All pools and hot tubs must be maintained by the owner to be safe, attractive, and clean as determined by the Board of Directors. Any liability insurance associated with a pool or hot tub shall be exclusively held by the owner of the unit and all necessary insurance shall be purchased by the owner.

10. Satellite Dishes

Personal satellite dishes for private home use may not exceed 39 inches in diameter and must be installed on the building structure of each home. Reasonable efforts must be taken to minimize the visibility of the satellite dish from the street. All manufacturers' instructions regarding installation must be followed. All wiring should be hidden from view and not strung across the outside of any unit.

11. Basketball Goals

Permanent basketball goals may be installed within Victoria Commons provided they meet the following criteria;

1. It is not affixed to the residential structure
2. It is not affixed to the garage or any building structure on the unit's property
3. It is installed using a free standing pole that is cemented into the ground
4. It is installed directly adjacent to the driveway
5. It meets all installation instructions as required by the manufacturer
6. It is maintained in a clean and pleasant condition

Temporary basketball goals may be visible within Victoria Commons between the dates of March 1st and October 31st each year. At other times the goals must be stored out of sight. While visible, portable goals must be standing in an upright position and placed on the outer perimeter of the driveway. The goal must be able to stand upright on its own accord and may not be secured by unsightly material such as, but not limited to, sand bags, bricks, rocks, or cinderblocks. The basketball goal must be assembled and maintained according to the manufacturers instructions and must be maintained in a clean and pleasant condition as determined by the Board of Directors.

12. Vehicles

The Bylaws state that up to two (2) vehicles may be parked in the driveway of each home. These vehicles must comply with the description set forth in the bylaws. Any vehicle that does not meet the following criteria must be kept out of sight in the garage

1. The registration must describe the vehicle as a pick-up, car, SUV, or van
2. No ladder racks, tool boxes, or similar attachments to the vehicle are allowed
3. No dump boxes, flat beds, tilt cabs, or other commercial modifications are allowed
4. All vehicles are limited to two axels, one in front and one in back
5. No equipment such as lawn maintenance equipment, tractors, construction materials, or landscape materials may be visibly stored in the back of a vehicle

Any trucks or trailers not specifically approved in the Bylaws must be parked inside the garage of each unit and out of sight. Please note that all vehicles must be parked within the garage, in the driveway apron, or curbside in designated parking areas only. Vehicles may not block sidewalks and may not be parked on lawns for any length of time. Non-operational vehicles are not to be parked in sight within Victoria Commons

13. Trailers & Recreational Vehicles

Recreational vehicles, trailers, and evolutions thereof are not allowed to be stored within Victoria Commons. This includes, but is not limited to: Boat trailers, snowmobile trailers, campers, RVs, motor homes, dune buggies, all terrain vehicles, motorcycle trailers, utility trailers, construction trailers, and open trailers.

Recreational vehicles such as campers and boats are allowed to be parked in driveways for short periods of time to prepare for a trip or to clean the vehicle after a trip. Long term storage is not permitted. The trailer or recreational vehicle is permitted for a short time only if it meets all requirements set forth by the City of Belleville Ordinance governing the parking of such vehicles upon residential property. In most cases, a permit must be acquired from the city for this type of activity.

14. Dogs & Pets

No animals may be kept or bred for any commercial purpose. All animals shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor, or unsanitary conditions as determined by the Board of Directors. No animal may be permitted to run loose at any time within Victoria Commons and all animals shall be leashed and attended by some reasonable person. No animal determined by the Board of Directors to be savage or dangerous shall be kept by any co-owner.

15. Storing of Materials

Storing of any materials on a co-owner's lot is prohibited. This includes but is not limited to firewood, landscaping materials, ladders, portable basketball hoops, and maintenance equipment. All such materials should be stored out of sight from the sidewalk and every effort must be made to limit the visibility of such materials from view anywhere on the property.