

# Woodard's Crestlake Homeowners' Association

## Resolution

### Adoption of Rules and Regulations

---

**WHEREAS**, the Woodard's Crestlake Homeowners' Association exists as a legal entity established in the eight restrictions and covenants of the eight phases of Crestlake Subdivision; and

**WHEREAS**, Section 24 of each of the eight Crestlake Covenants establishes the Woodard's Crestlake Homeowners' Association; and

**WHEREAS**, Section 24 of each of the eight Crestlake Covenants establishes the authority of the Woodard's Crestlake Homeowners' Association to adopt and enforce reasonable rules; and

**WHEREAS**, Sections 1 and 2 of each of the eight Crestlake Covenants establishes the authority of the Woodard's Crestlake Homeowners' Association to adopt and enforce rules regarding allowable structures and architectural control; and

**WHEREAS**, on May 31, 2007 the Woodard's Crestlake Homeowners' Association general membership meeting occurred and a duly elected Board of Directors was established and has been in existence consistently since then; and

**WHEREAS**, on June 13, 2007 the Woodard's Crestlake Homeowners' Association Board of Directors adopted an updated set of by-laws and formally appointed officers; and

**WHEREAS**, the Woodard's Crestlake Homeowners' Association Board of Directors recognizes the authority to amend said rules and regulations from time to time; and

**WHEREAS** the Woodard's Crestlake Homeowners' Association Board of Directors has adopted other rules and regulations since the original rules were adopted; and

**NOW, THEREFORE, BE IT RESOLVED** that the Woodard's Crestlake Homeowners' Association Board of Directors formally adopts a consolidated and combined set of rules and regulations governing the use of the common areas and architectural rules provided in Attachment A; and

**NOW, THEREFORE, BE IT RESOLVED** that the Woodard's Crestlake Homeowners' Association Board of Directors recognizes that the rules and regulations set forth in Attachment A may be amended at a future date by a majority vote of a quorum of the Directors at an official Board of Directors meeting OR by a majority of a quorum at a general membership meeting.

Dated: July 21, 2022

*Daniel G. Wilson*

---

Daniel Wilson – President

*James Page*

---

James Page – Vice President

# ATTACHMENT A

## Rules and Regulations Governing the Architectural Committee and the Commons Areas

---

The rules and regulation as provided herein are officially adopted by the Woodard's Crestlake Homeowners' Association Board of Directors on July 21, 2022:

### Exceptions

Exceptions to these rules (except when they involve safety or ordinance related issues) can be granted by the Architectural Committee under special circumstances. For example, but not exclusively, exceptions may be made to improve access to the home for people with disabilities.

## I. Architectural Rules and Regulations

### 1. Fences

- a. Fences should not block access points to commons.
- b. No fences are allowed in the front yard.
- c. Homeowners wishing to install fences within 2 feet of the property line should seek agreement with the owner of any adjoining land.
- d. Fences must be installed in such a way as to follow any Village of Saint Joseph regulations/ordinances.
- e. Fences should not be more than 7 feet in height; privacy fences that may block the view of commons areas should be avoided.
- f. No chain link or wire fences allowed. An exception is made for small backyard dog pens and small garden enclosures.

### 2. Outbuilding\Sheds\Additions

- a. Small (less than 12' x 12') sheds (utility outbuilding with or without a foundation) should appear clean and kept in good repair, they are not to be installed in the front yard.
- b. Larger sheds should be built from materials in keeping with the visual appearance of the residence (for example similar siding and roofing etc.) and they are not to be installed in the front yard.
- c. No outbuilding should be used as a place of habitation.
- d. County and Village rules and ordinance must be followed, including obtaining a permit for the construction or installation of any outbuildings, and including any ordinances based on the zoning.
- e. Additions to the home must be built from materials in keeping with the visual appearance of the residence, however sun rooms and conservatories are allowed, although these may not appear similar to the original home.
- f. County and Village rules and ordinance must be followed with regard to any additions, including obtaining a permit for the construction or installation of such, and including any ordinances based on the zoning.

### 3. Pools

- a. Pools installations must not be in the front yard, or side yard beyond four feet of the front of the home. Follow Saint Joseph Village ordinance for pool safety including fencing when required.

- b. In ground pools and above ground pools with walls less than 4 feet above ground must have child resistant fencing to prevent small children from gaining access to the pool. County and Village rules and ordinance must be followed with regard to any additions, including obtaining a permit for the construction or installation of such, and including any ordinances based on the zoning.

#### **4. Play Structures**

- a. Large toys such as swing sets, trampolines etc. should not be installed in the front yard, or side yard beyond the midpoint of the exterior sidewall of the residence. Said structure must be installed and remain on the homeowner's property. They should also not be installed (whether completely or partially) on any portion of the HOA common grounds.

#### **5. Driveways**

- a. Driveways should be paved, preferably with concrete and not painted. If a driveway should be extended or replaced, it shall be paved.

#### **6. Signs**

- a. Only small signs are allowed; eg., campaign signs

#### **7. Electrical Generation**

- a. If emergency internal combustion engine driven electrical generators are installed, they should be installed to reduce noise as much as practical.
- b. Wind turbines are not allowed on properties within the HOA.
- c. Any solar panels must be installed on the roof of residence or shed. No installations on the ground shall be allowed nor shall any installation that hangs off the side of the residence or shed that may obstruct the view of another neighbor be allowed.
- d. Installation of any electrical generation, storage or distribution equipment should not include any above ground high voltage electrical cables, or create any dangerous situations.

## **II. Commons Areas**

The rules and regulations as provided herein were officially adopted by the Woodard's Crestlake Homeowners' Association Board of Directors on April 14, 2010 and updated on January 17, 2019.

1. The common areas are reserved for the use and enjoyment of the members of Woodard's Crestlake Homeowners' Association. Guests are welcome when accompanied by a Crestlake homeowner. Guests must abide by these rules and regulations.
2. Boats are not allowed on the ponds with the exception for authorized maintenance.
3. Users of the common areas are required to take all their garbage with them and are encouraged to leave the common areas better than they found them.
4. No person shall deposit injurious objects into the ponds. This includes, but is not limited to, rocks, garbage or refuse.
5. No person shall introduce any biological entity of any kind, animal or plant, into the ponds or on the common areas without authorization from the Woodard's Crestlake Homeowners' Association Board of Directors.

6. No chemicals are to be placed into the ponds or on the commons areas without authorization from the Woodard's Crestlake Homeowners' Association Board of Directors.
7. Water from sump pumps and downspouts may drain into the ponds only with authorization from the Woodard's Crestlake Homeowners' Association Board of Directors.
8. No person shall remove water from the ponds by any means. This includes, but is not limited to, pumps.
9. Access easements to the common areas may not be blocked by homeowners. Encroachments to access include, but are not limited to, structures and plants.
10. Permanent structures cannot be erected on the common areas. This includes, but is not limited to, fences, pools, and auxiliary buildings. A violation will result in the removal of the structure at the owner's expense.
11. Temporary structures cannot be placed on the common areas without written permission from the Woodard's Crestlake Homeowners' Association Board of Directors. This includes, but is not limited to, trampolines, tents and play structures. A violation will result in the removal of the structure at the owner's expense.
12. No illegal activities are permitted to take place on the common areas.
13. Alcoholic beverages may not be brought onto the common areas as part of a formally permitted gathering without appropriate dram shop insurance coverage and only with written permission from the Woodard's Crestlake Homeowners' Association Board of Directors.
14. Pond activities are limited to Hook and Line bank fishing. No other pond activities are permitted, including but not limited to, swimming, ice fishing and ice skating.
15. Bank fishing is allowed but all species except Bluegill and Crappie must be immediately returned, commonly known as "catch and release".
16. Fecal waste from pets must immediately be removed from the common areas by the pets' owners.
17. Operation of motor vehicles\* is prohibited on the commons areas with two exceptions. The first exception is for vehicles that are authorized for use in maintenance, grounds keeping or landscaping and operated by authorized persons. The Pounds and Commons Committee, the President of Woodard's Crestlake Homeowners' Association or the Woodard's Crestlake Homeowners' Association Board of Directors may authorize the use of motor vehicles for such purposes. The second exception is for vehicles designed for, and used by, people whose mobility is limited by a condition or functional impairment. In addition, the Board of Directors may authorize limited use of a motor vehicle for special purposes, such as facilitating construction on an adjacent lot, for a limited time.

*\*Motor vehicle: Motor-powered conveyances, including but not limited to, automobiles, trucks, vans, motorcycles, golf carts, recreational trail vehicles (ATVs), club cars, motor shooters and snow mobiles.*