

Sherwood Green Homeowners Association, Inc.

Rules and Regulations

Sherwood Green Bylaws/Covenants and Restrictions/Information:

- A copy of the Sherwood Green Bylaws and Covenants, Conditions and Restrictions with Amendments can be obtained at the Sherwood Green office located at 985 E. Buckingham Drive, Bloomington, IN 47401 or on our website at <http://www.sherwoodgreenbloomington.com> in the documents section.

Office Hours and Contact Information

- Management office hours are posted on the front door of the clubhouse located at 985 E. Buckingham Drive, Bloomington, IN 47401. PH: 812-339-1880.
- The email address for the Association is sherwoodgreenhoa@yahoo.com

Concerns and Emergencies:

- Police or medical emergencies please call 911.
- Non-emergency issues/complaints should be directed to the Sherwood Green Property Manager at 812-339-1880 or by email to sherwoodgreenhoa@yahoo.com.
- After hour emergencies that are non-medical or non-police emergencies, please call 812-331-9095.
- Non-emergency after hours calls are subject to a fee.

Work orders and Exterior Alterations:

- All work order requests are to be submitted in writing through the Property Manager of Sherwood Green.
- Routine maintenance items will be addressed by the Property Manager.
- Major repair items will be approved by the Board of Directors.
- Any exterior alterations to a unit must be approved by the Sherwood Green Board. This includes the installation of satellite dishes and replacement windows. The Board will respond within 60 days to written requests.
- Exterior/outside walls are not to be used to hang objects/décor, anchor gates, etc. without Board approval. Doing so could impair the integrity of the siding and masonry. This also includes window air conditioners.
- Work request forms and exterior alteration request forms are available at the office and the website under the work order/exterior alteration section.

Pea Gravel Areas:

- Homeowners are responsible for maintaining the appearance of their pea gravel areas and flower beds including weed, shrub and tree removal in order to maintain property values of the association. Units with unsightly weed growth in violation of this provision may be charged for the cost of weed removal if the weeds are not removed within ten (10) days of written notification.

Parking:

- Vehicles may be parked in garages, driveways and on City streets. The City streets in Sherwood Green are Buckingham Drive, Westminster Way, and Piccadilly Street north of Buckingham Drive. All other internal streets are owned by Sherwood Green HOA.
- Vehicles must be parked within the driveway assigned to the unit and not encroach upon the adjoining driveway.
- All vehicles in Sherwood Green must have a valid license plate, be insured and functional.
- Parking in turnaround areas or areas for backing out of driveways, blocking driveways, mailboxes or garage doors is not permitted.
- Parking on the grass or sidewalks is prohibited in Sherwood Green.
- Motorized vehicles are not to be parked on patios.
- City parking rules state a vehicle parked on the street in a Bloomington neighborhood must be moved at least every 72 hours or it can be towed.
- Violators will be given a written warning by the Property Manager of the violation. If the violation is not corrected within 24 hours of warning being given to homeowner or owner of the vehicle, the vehicle may be towed at the owner's expense. Any damage caused in violation of this provision shall be the responsibility of the offending party and chargeable to the appropriate unit.
- Violation of parking rules will be subject to a fine.

Roll Off Dumpsters and Moving Pods:

- Roll off dumpsters and moving pods are only permitted with written approval from the Board.
- Approved dumpsters and pods must be set entirely within the unit's driveway and cannot encroach on the yard, sidewalk, neighboring driveway or street. Dumpsters and pods cannot be set on any private street. Residents must abide by the City of Bloomington ordinances if placing a dumpster or pod on a City street.
- Dumpsters and pods must be removed within 10 days of placement.
- Any damage caused to the driveway or common area will be repaired by the HOA and billed to the Owner of the unit where the dumpster or pod was placed.

Trash:

- Trash and recycle containers may be stored in the garage or on the patio adjacent to the unit.
- Trash and recycle containers may not be left out on the street or in front of the garage area.
- Trash and recycle containers left out longer than 24 hours after trash pickup will be subject to a fine.

Grills and Fire Pits:

- All grills, when in use, must be 10 feet away from the units.
- Fire Pits are not allowed.

Pets:

- Pets are not allowed to roam outside without being attached to a leash controlled by an individual. Pets may not be tied outside and left unattended.
- All pet waste must be picked up promptly and is the responsibility of the pet owner to dispose of it properly. Leaving waste on common property or placing it in a trash container not owned by the pet owner is not acceptable.
- If a pet causes damage to the structure of a unit or to a shared wall of another unit, the Pet Owner/Homeowner will be responsible for the repairs.
- The Board has the right to determine if a pet is considered a nuisance per the Bylaws of Sherwood Green.
- Violation of these rules may be consideration for homeowner/tenant to remove the pet from Sherwood Green.

Leases:

- Rental units are defined by the City of Bloomington as “any dwelling unit, rooming house, or rooming unit occupied by a person(s) other than the owner and/or their legal dependent.” A unit occupied by a legal dependent of the Owner who has a roommate(s) is considered a rental.
- All rental leases for properties within Sherwood Green must be in writing and will include language requiring tenants and their guests to comply with the Bylaws, Covenants, Conditions and Restrictions, Amendments and Rules and Regulations of Sherwood Green. The term of the Lease cannot be less than eleven (11) consecutive months and the units cannot be leased to more than 3 unrelated adults.
- All rental units within Sherwood Green must be in accordance with the rental standards established by HAND and have an active rental permit issued by the City of Bloomington.
- All Owners and Tenants are required to complete a Tenant Verification form and turn it into the Board.

Clubhouse:

- The clubhouse is available for daily rental on a first come first served basis.
- The rental cost is \$30 per day and a deposit of \$50 is required at the time of the reservation. Rentals will be coordinated by the Property Manager. For the use of the TV an extra deposit of \$25 is required and an additional use agreement must be signed.
- If the renter wishes to use the clubhouse the day prior to the reservation for any type of set up, renter must pay for an additional rental day.
- Rental is limited to unit owners and tenants only who must be present at the clubhouse during the entire rental period.
- The clubhouse must be cleaned and trash removed at the end of the rental.
- The deposit will be returned to the renter after the keys are returned and the clubhouse is inspected. If the clubhouse is not in clean condition after the rental, the deposit will not be returned to the renter. If the deposit does not cover the cleaning cost of the clubhouse, the additional cost will be charged to the renter.

Swimming Pool:

- Residents must register with the property manager at the beginning of each pool season (Memorial Day Weekend). Electronic pool keys will then be activated prior to opening the pool. Electronic pool keys will not be activated if there are any delinquent charges or fees on the unit account. Similarly, a pool key may be deactivated if an account becomes delinquent.
- Usage of the pool facilities is limited to the residents who reside in the Sherwood Green unit.
- The Sherwood Green resident must be present when guests are using the pool even if it is a family member or owner who does not live in the unit.
- No more than 4 guests are allowed per unit.
- All posted pool rules must be followed.
- Children, 14 years old and younger, and non-swimmers using the pool must be accompanied by an adult 21 years or older.
- Violation of rules will result in the loss of pool privileges and pool access (pool key).

Tennis Courts:

- Must be a Resident to use.
- A key will be issued upon owner request by the Property Manager at a cost of \$15.
- Guests (up to four) must be accompanied by Resident at the tennis courts.
- Tennis courts are only to be used for ball sports such as tennis, pickleball, basketball and badminton. No skateboarding, bicycles, roller skating or dogs are allowed.
- Violators will face loss of key.

Signs:

- Signs are **not** permitted in the limited common area or common area.
- Up to two For Sale or For Lease signs may be displayed in the windows of a unit.
- This does not apply to the HOA when advertising community events or posting informational signs.

Garage and Yard Sales:

- No garage/yard sale shall be permitted except the neighborhood sale. A neighborhood garage/yard sale, sponsored by the Association, is held annually on the second Saturday in June with a rain date of the third Saturday.

Lost Keys:

- Lost tennis court or swimming pool keys can be replaced through the Property Manager. The cost of replacement is \$25 per pool key and \$15 per tennis court key.

Fines

- Fines will be assessed for non-compliance with the governing documents of the Association at a rate of \$25 per incident.