

# 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](mailto: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](mailto:sherwoodgreenhoa@yahoo.com).
- After hour emergencies that are non-medical or non-police emergencies, please call 812-331-9095.
- After hours non-emergency calls are subject to a fee.

### **Work orders and Exterior Alterations:**

- All work order requests are to be submitted in writing through the manager of Sherwood Green.
- Work request forms are available at the office or on the website under the document section. An electronic work order request option is available on our website.
- Routine maintenance items will be addressed by Management.
- 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 windows. Owners may pick up an exterior alteration form at the office or online. 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.

### **Governance:**

- All homeowners in good standing are eligible to run for a board position or be on a committee. Please speak with the manager for more information.

### **Pea Gravel Areas:**

- Homeowners are responsible for maintaining the appearance of their pea gravel areas including weed 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, on side streets where permitted or on City streets. City streets in Sherwood Green are E. Buckingham Drive, Westminster Way, and part of S. Piccadilly Street. All other streets are owned by Sherwood Green HOA.
- Parking in turnaround areas or blocking of driveways or garage doors is not permitted.
- All vehicles must have a valid license plate and be insured and functional.
- 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.
- Violation of parking rules will be subject to the vehicle being towed at owner's expense.

### **Parking on Sidewalks or Grass of Common Areas:**

- Parking on grass or sidewalks is prohibited in Sherwood Green common areas.
- Motorized vehicles are not to be parked on patios.
- Violators will be given a written warning by management of 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.

### **Trash:**

- Trash and recycle containers may be stored in the garage or on the adjacent patio 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.

### **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 properly. Leaving waste on common property 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:**

- All Sherwood Green rental leases must be in writing and shall include language requiring tenants and their guests to comply with the recorded Bylaws and Covenants, Conditions and Restrictions and amendments. The term of the Lease cannot be less than eleven (11) consecutive months.
- All Owners and Tenants are required to complete a Tenant Verification form and turn it into the Board.

**Grills and Fire Pits:**

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

**Clubhouse:**

- 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.
- Rental is limited to homeowners 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 to the manager 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.

**Swimming Pool:**

- Homeowners/tenants must register with the 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.
- Homeowner/tenant 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 homeowner/tenant to use.
- A key will be issued upon owner request by management at a cost of \$15.
- Guests (up to four) must be accompanied by homeowner/tenant 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.

### **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 or public 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.

### **Signs:**

- Signs are **not** permitted in the limited common area or common area except for one For Sale or For Lease sign approved by the Board.
- This does not apply to the HOA when advertising community events.

### **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 management. 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.