

THE VISTAS

RULES AND REGULATIONS

(INCLUDING 1993 PAINT CHART)

MARCH, 1977

THE VISTAS ASSOCIATION, INC.

ARCHITECTURAL CONTROL RULES

PURPOSE

The purpose of architectural control regulations is first to protect the architectural and aesthetic integrity of the community, and, secondly, to maintain this harmony throughout the life of the community thereby preserving home values and the homeowners' investment.

AUTHORITY

"No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or alteration thereof be made (including without limitation, exterior materials and color scheme), until the plans and specifications showing the nature, kind, shape, height, materials, color scheme, and location of the same and the approximate cost thereof and the landscape and grading plan in relation thereto shall have been submitted to and approved by the Board of Directors of the Association or by an Architectural Committee composed of five (5) or more representatives appointed by the Board. The Board or its Architectural Committee elected by homeowners shall have the right to refuse or approve any such plans and specifications deemed not to be suitable or desirable for aesthetic or other reasons and shall have the right to take into consideration the suitability of the proposed improvements in relation to the surroundings and their effect on the outlook from adjacent or neighboring Lots. In the event the Board, or the elected Architectural Committee, fails to approve or disapprove such plans and specifications in writing within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with."

REGULATIONS

I. FENCING

- A. All requests for fencing must be submitted to the Committee for approval.

- B. The application of the proposed fence addition must include "rough" drawing and description of materials.
- C. All fencing must be of similar style and material as the existing privacy fence installed by the builder.
- D. Fencing will only be allowed in the back yard portion of the homes.
- E. If completely enclosed fencing is installed, a gate of the same style which opens into common area and which can also be opened from the outside must be installed.
- F. A homeowner is totally responsible for the maintenance of the fence, fenced in area, and 6" around the outside of his fence.
- G. Homeowners are urged to consult with their immediate neighbors before installing fences around their patios. In many instances, a cash savings can be realized if neighbors have their fence installed at the same time and share the expense.
- H. Fencing Easements: Any fence erected over utility easements are subject to being disassembled for necessary utility line repairs. The cost of reassembling said fence to be borne by the individual homeowner.
- I. Fence posts must be secured in concrete to maintain proper stability during varying weather and ground conditions. Will send out letter to homeowners about cementing all mailboxes. *(not a By-law)

II. PATIOS

- A. Plans for all patios shall be submitted to the Architectural Control Committee for approval.
- B. Gas grills may be installed without prior approval.

III. LANDSCAPING

- A. Additions or removal of trees and/or shrubbery shall require prior approval by the Architectural Control Committee or Board of Directors.

- B. Maintenance of homeowner installed plants and/or shrubbery and trees shall be borne by the homeowner.
- C. Shrubby or trees on adjoining property lines may not be removed or altered without joint approval of the Common Homeowners and Architectural Control Committee.
- D. Minor flower plantings, in good taste, shall be left to the homeowners discretion.

IV. YARDS

- A. Storage of trash containers, bicycles and other miscellaneous items in yards or on porches will not be permitted.
- B. Permanent clotheslines will not be allowed.
- C. No swing/slide sets and like playground equipment shall be allowed in private yards.

V. PARKING AREAS

- A. Homeowners will have to find parking areas for camping trailers, boats, and other recreational vehicles. The use of present parking areas in front of and around buildings will be prohibited.
- B. At no time will "junk" cars be allowed in the parking areas. (cars to be used for parts, etc.)
- C. All motor vehicles are restricted to the streets and parking areas.

VI. RECREATIONAL VEHICLES:

For the safety of all, the use of minibikes, snow mobiles, and other similar types of recreational vehicles shall be prohibited on streets and other property owned by the Vistas Association, Inc.

VII. PET CONTROL

- A. Pets shall be controlled so as not to create a nuisance or mess on common grounds and/or private yards not belonging to their owners.

- B. Dogs shall be leashed at all times when outside.
- C. Pet owners are responsible for removal of wastes left by their pet.
- D. County and city ordinances dealing with pets will be enforced upon specific complaints brought to the attention of the Architectural Control Committee or Managing Agent.

VIII. AIR CONDITIONERS:

Window type air conditioners will not be allowed on the fronts or sides of houses. All window unit air conditioners need Architectural Control Committee approval.

IX. AWNINGS:

Awnings of any type will not be permitted.

X. REFUSE

- A. All refuse must be placed in either closed plastic bags or closed containers and should not be placed at curbside earlier than dusk of the night prior to pick-up.
- B. Empty containers should be brought in the same day as the pick-up.

XI. STORM DOORS AND WINDOWS

- A. The style should be in keeping with the character of the development.
- B. All storm doors must blend with color scheme of exterior.
- C. Maintenance of these improvements will be the responsibility of the homeowner.

XII. NO SHUTTERS, FLOWERBOXES, RAILINGS, BENCHES

Additions of this nature require committee approval.

X111. SHEDS

- A. No sheds may be installed unless completely enclosed within a fence and must not protrude above or below the fence.
- B. All sheds must be approved by the Architectural Control Committee prior to installation.

XIV. SEASONAL DECORATIONS

Exterior seasonal decorations shall be removed no later than one month after the close of the holiday.

XV. ANTENNAS

Exterior antennas shall not be placed on any home. May be installed in the attic.

XVI. SIGNS AND ADVERTISEMENTS

No sign, billboard, or other advertising device of any character shall be erected or maintained upon any part of this tract or on any lot therein.

XVII. PROCEDURE FOR EXTERIOR MODIFICATIONS

- A. No exterior modification to a home or lot may be made without prior approval of the Architectural Control Committee and Board of Directors.
- B. Plans and specifications for exterior modifications shall be submitted to the Architectural Control Committee or Managing Agent by use of the Architectural Control Improvement Application form and an accompanying sketch.
- C. In a dispute between the Homeowner and the Architectural Control Committee the Board of Directors will have the final authority.

XVIII. WINDOW FANS

Window fans of any kind will not be permitted.

The foregoing rules are subject to revision and amendment by the Architectural Control Committee and Board of Directors.

ADDITION TO ARCHITECTURAL CONTROL RULES

3/1/77

A commencing and completion date must accompany any project submitted to the Architectural Control Committee for approval.

1993 VISTAS PAINT CHART

COLOR	Manufacturer
Oxford Brown	Olympic
Buckskin	Olympic
Butternut	Olympic
Golden Sand	Olympic
Russet	Olympic
Chamois	Olympic
Wax	Sherwin-Williams
Farmhouse	Sherwin-Williams
**Chamois	Sherwin-Williams

TRIM COLOR--OXFORD BROWN
UNIT COLOR--WAX

UNIT ADDRESS

DORAL--413,415,417,443,445,447,449,451,453
PEBBLE BEACH COURT--485,491,493,495
PEBBLE BEACH CIRCLE--451,453,455,457,459,
461,464,466,468,470.

TRIM COLOR--OXFORD BROWN

UNIT COLOR--BUCKSKIN

UNIT ADDRESS

DORAL--419,421
PEBBLE BEACH COURT--497,499
PEBBLE BEACH CIRCLE--401,403,405,407,409,
411,425,427,429,431,472,474,476.

TRIM COLOR--FARMHOUSE

UNIT COLOR--**CHAMOIS**Sherwin Williams

UNIT ADDRESS

DORAL--434,436,438.

TRIM COLOR--BUTTERNUT

UNIT COLOR--GOLDEN SAND

UNIT ADDRESS

DORAL--435,437,439,441,455,457,459,461.

TRIM COLOR--RUSSET

UNIT COLOR--**CHAMOIS** OLYMPIC

UNIT ADDRESS

DORAL--463,465.
PEBBLE BEACH COURT--471,473,475.

Due to the fact that Ace Hardware has stop carrying Olympic Paints, they have been able to mix the paint for us to match the color precisely. Ace Hardware at 190W. Joe Orr Road, will sell us the paint at \$14.41 plus tax a gallon, all 1993 season. when you go there please tell them you are from the VISTA ASSOC. in University Park, that way you are sure to get the right paint and price. Make sure to say FLAT PAINT, not stain! DENNIS STORE MANAGER 799-0755. (CHICAGO HEIGHTS)

Sherwin Williams will also sell us the paint at \$14.41 a gallon all 1993 season. A-100 FLAT latex House Paint can be purchased at 17852 Halsted in Homewood. 799-0755.

REMEMBER THAT PAINTING THE WRONG COLOR NOT ONLY WILL CLASH WITH YOUR NEIGHBORS BUT, COULD RESULT IN LEGAL ACTION BY THE ASSOCIATION.

PAINT AS THE WEATHER PERMITS AND PROTECT YOUR HOMES & BEAUTIFY THE AREA.