

**RULES & REGULATIONS  
KINGSWOOD HOMEOWNER'S ASSOCIATION**

**OWNERS, TENANTS AND GUESTS**

The Association has adopted the following rules to help maximize enjoyment, to maintain values and to ensure the continued aesthetic beauty of our community. The Rules apply to all owners in the Kingswood Homeowner's Association and their families, tenants and guests. The Rules apply to all Kingswood properties and therefore are essentially a deed restriction, and automatically a part of each lease (even if they are not attached), and each owner is responsible for making sure his tenants have a copy of the Rules and follow them. The Rules are subordinate to the General Restrictions found in the Association's Covenants, Conditions and Restrictions and in case of conflict, the provisions of the Covenants, Conditions and Restrictions shall prevail.

**DEFINITIONS**

"Property" shall mean the land described in the Covenants, Conditions and Restrictions, which includes without limitation all lots, common areas, roads, streets, landscape areas and easements.

"Board" shall mean the duly elected Board of Directors of the Kingswood Homeowner's Association.

"Declaration" shall refer to the Declaration of Covenants, Conditions, Restrictions and Easements for Kingswood Single Family Home Subdivision recorded July 9, 1998 in the Kane County Recorder's Office as Document No. 98 K 060638, and all amendments thereto.

**COMMUNICATIONS**

Please direct any repair requests, compliments, rule violations or complaints to the Board at EPI Realty and Management, Inc at 14032 S Kostner Avenue, Suite M in Crestwood, IL 60445. The management company for the Association can be reached by phone at (708) 396-1800 (or current Management Company).

**ENFORCEMENT**

The Rules will be strictly enforced. If the Rules are violated by the owner, his family, tenants or guests, the owner and tenant (if applicable) will be responsible for corrective action, damages and fines.

1. **Improvements.** Approval of all Improvements including removal of improvements that affect the external appearance of any lot or home, must be obtained in advance by the Architectural Review Committee. The homeowner will provide a copy of governing documents to the builder and architect to ensure that all changes adhere to applicable provisions, thereof (whether or not such

INT SL Date 08 JUL 08  
INT FO Date 7.7.08