

Timberline Valley North Homeowner's Association Architectural Committee Policies and Subdivision Guidelines

Updated July 2023

Fences:

- Lake lots may not have more than four (4) foot high fences preferably picket or slotted so that lake view is not totally obstructed.
- Non-lake lots may have a maximum height of six (6) feet high; taller fences must have special approval and meet the City of Champaign ordinances.
- Set-back is required--all fences will begin at the rear of the home. No fences taller than three (3) feet may be extended forward from the back of the home to the sidewalk.
- Privacy fences between houses that provide privacy between two opposing house windows may be approved but may not be continuous. Custom fence screening may be requested for approval where privacy is a concern.

Other Structures:

- Height: not to exceed height of the roofline
- Set back: must be beyond rear of house, must be in contiguous backyard. Example: house on corner of Valerie and White Pine—backyard abuts front yard of White Pine house—structure would need to be placed where both backyards meet.
- Outbuildings: should not be taller than 10 feet and by City of Champaign ordinance may not be larger than 120 square feet in size without a permit. Approval of all immediate neighbors plus architectural approval if proposed structure is taller than 10 feet.
- Decks/patios/pergolas/sunrooms/screened porches/balconies: no specific limits set by architectural committee if hidden by fence but must be approved. Need to be architecturally sound and aesthetically pleasing to add value to the subdivision.

Landscaping:

- No approvals required for plantings in the landscape.
- Please use good judgment when planting trees that will be large when mature so as not to cause damage to a residential structure (yours or your neighbors) or outgrow the space. If you need help with tree selection please visit a local garden center for assistance or review the information from the [Illinois Department of Natural Resources](#) before planting. **Also, you must make sure you are planting on your property prior to installation--no personal trees/shrubs may be planted on the commons.**
- No shrubs taller than three feet (3') tall may be in the front yard near the sidewalk or road for safety purposes. This is to maintain an open view for pedestrians on the sidewalk and vehicles coming in and out of the driveways. Keep all larger shrubs up near the home structure.
- Grass should be mowed to a reasonable height to keep the weed population in the subdivision low and to maintain aesthetics. Excessive weeds and grass height will result in a notice from the HOA board and/or the City of Champaign.

Swimming Pools:

- No approval is necessary for temporary, above ground structures (baby pools, pools with a liner and bracing that disassemble, blow-up pools). Must be placed behind the setback of the home. No pools may be in the front yard or on driveway. Champaign Code requires any pool deeper than 24" to be enclosed with a fence of at least 48".
- In-ground pools require a permit from the City of Champaign and architectural approval. Submission of plans, permit and placement in the yard required.

Solar Panels:

- Requires a permit/plan to be submitted to the Building Safety Division with the City of Champaign.
- Once approved by the City of Champaign, the plans should be submitted to the Timberline Valley North Subdivision architectural committee for final review and approval before work may begin.

Yard Lights: Front lamp post lights shall be equipped with a light source producing 1190 lumens, equivalent to a standard 75-watt incandescent light bulb and no more than 1600 lumens, equivalent to a standard 100-watt incandescent light bulb. The front lamp post is required to be lit after dark until sunrise to provide lighting safety in the subdivision. Motion-sensor lights should be aimed down and meet the same lumen requirements so as not to be concentrated into the neighbor's yard or windows.

Vegetable Gardens: One permitted in the rear yard. Gardens must be maintained.

General Maintenance: All exterior dwelling structures, fences, sheds, and playground equipment must be properly maintained.

Structures on commons: No permanent structures are allowed on commons without HOA board approval.

Docks or other structures on the lakes: No structure may be built by an individual homeowner as the lake is HOA commons area and is not covered by the HOA insurance.

Additional information may be found in the Timberline Valley North covenants located online at <http://timberlinevalleynorth.com>. All Architectural request approvals expire after 6 months from the date of approval. Approval by the TVN Architectural Committee is merely approval for purposes of the covenants of TVN Subdivision assumes no responsibility for the design, installation or maintenance of any structures or other improvements. Homeowners must comply with all State and local ordinances and codes.

Architectural Committee Submission and Decision Process

Application: Homeowners will submit the architectural approval form with supporting documentation as needed for the committee to make an informed decision.

Approvals/Denials: Architectural Committee has thirty (30) days to render a decision. The homeowner will be notified in writing for their records.

Appealing Decisions: If the project is not approved, the homeowner may meet with the committee to discuss modifications or changes that may aid in gaining approval. Working together to find common ground while still protecting the subdivision aesthetics and property values is always sought by the committee. If the project is still denied due to no

willingness to change the project parameters, the homeowner may pay for a mailing of a ballot to each homeowner. If insufficient ballots are returned via mail to signify a simple majority (95 yes or no out of 189 homes voting) then the applicant can obtain a list of non-voting homeowners, canvas the subdivision on their own time, and gain signed ballots. Once tallied these additional ballots will count toward the total of votes. ***This is the final vote and the appeal process is exhausted.***

Fines Structure:

Non-working Yard Light Violations: First letter of violation will provide 14 days from the date of the mailing to correct the issue. If not resolved and notified within the 14 days, the homeowner will receive a notice of a \$50 fine mailed to the lot owner. Fine increases \$50 every 30 days until yard light has been repaired and confirmed by the TVN Architectural Committee.

Violations (other than Yard Lights):

- Once a violation has been determined, a first notice of violation will be mailed to the homeowner. Homeowner will have 14 days from the date of the letter to respond. The response to the violation will be either a corrective action plan or full correction.
- If the violation is not corrected or a plan submitted, a second notice of violation will be sent requiring a response within 7 days from the date of the second notice.
- If there has been no correction or plan to correct submitted by the homeowner within 21 days from initial violation notification, the issue is turned over to the board to begin the fine process.
- Fines will be assessed at \$50.00 per month until the violation has been corrected per the Timberline Valley North Covenants section 22.
- All corrective action plans must be reviewed and approved by the Board of Directors and completed within (6) six months of the date of the first notice of violation or a lien may be placed on the residence at the expense of the homeowner. Fines will continue to accrue until corrected.