

**Dear Old Oaks Town homes Residents, Tenants, Guests:**

**Please review the below information and pass this along to your tenants if you are leasing your unit. While it may seem like redundant information, this is being sent out to the community since there is clearly a disregard of the rules in place.**

**Landscape:** Bushes in the community will be trimmed starting this week, please remove all your personal items from the landscape beds to avoid damage to those items. Neither the Association nor Hartman are responsible for damaged decorations.

If you do not want your bushes trimmed by Hartman landscape company, please let me know by the end of today 6/17/24, so Red flags can be dropped at your house to flag those bushes.

**Old Oaks maintenance Date has changed from Wednesday to Friday for lawn mowing services.**

**Signs:** Many residents installed graduation signs back in May but have not removed them. The association does not allow signs to be posted on the property at all. A bit of leeway was given for you to celebrate your grads, but now those signs need to be removed. A brief celebration can be considered but if residents take advantage of the situations and leave the signs up until formal violation notices need to be sent, the consideration will be eliminated. Please keep this in mind. As a reminder, no signs are allowed to be posted on the property.

**Pools:** It seems some residents are leaving pools out unattended. Same applies to grilling. These items should be used in the rear yards only and pools can only be out and filled when the resident is present. Leaving a pool unattended is a serious safety hazard. These are to be emptied and stored inside your unit when not in use.

**Parking:** The use of guest parking is for the guests of all residents and not your personal or extra vehicles. You have a driveway and a garage for your personal vehicles. Vehicles left in the guest parking are subject to being stickered and towed. All vehicles are required to have updated license plate stickers or are subject to towing. Trailers are not allowed to be stored on the property. When on the property they must be attached to your vehicles and not left in the driveways. Campers/boats/moving trucks are allowed 48 hours for cleaning, packing and unpacking. Additional time needed must be reported to management. Additionally, Parking across the sidewalk is not permitted and will result in fines. There is no street parking between 2:00 a.m. and 6:00 a.m., your vehicle is subject to automatically being towed at your cost.

**Garage Sales:** If you are interested in hosting a community wide garage sale, please contact management at [kmcewan@fosterpremier.com](mailto:kmcewan@fosterpremier.com). Hosting requires you to obtain the City of Joliet Permit listing all the resident addresses who sign up to be included in the sales. You would 'get to' choose the sale weekend, and need to post the sale on social media, newspapers (or wherever) and post the signs on corners for advertising. I believe we still have the garage sale banners for the entrances. You would be reimbursed for the cost of the permits and signs purchased once receipts are received.

**Leases:** If you are leasing your unit, you are required to have a current lease on file. If you do not have a current lease on file, the fine is \$50 automatically applied with increases each month as noted. You as an owner, must take on the responsibility of providing this information to the board/management in a timely manner. Leases cannot be for less than 6 months, must be for the entire unit (no leasing of a part of your unit is allowed), and must include an end date. Your unit can not be filled with more than the number of people legally allowed to live in the allotted space. If

you are leasing your unit and have not provided contact information for all residents residing in the unit, this may result in fines.