



LaSalle's Woods

Condominium Owners Rules and Regulations

Adopted: October 1, 2024

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LaSalle's Woods Association of Owners, Inc.

General Rules and Regulations Overview

These rules and regulations have been developed since the beginning of our Condominium development in 1974 by various homeowners who have served on the Board of Directors. The purpose of these Rules and Regulations being implemented is to ensure that living in the LaSalle's Woods community will be a safe and pleasant experience for our homeowners and their guests. Homeowners that are renting their unit must ensure that the occupants and their guests of the rented unit adhere to these rules and regulations. The homeowner renting said unit will ultimately be held accountable for any violations and/or issues caused by the renters of their unit.

Although we have tried to keep rules to a minimum, guidance is necessary for those unaccustomed to living in a condominium community which includes close proximity, sharing facilities, and using common property. They also remind residents of existing state rules and regulations (e.g., swimming pools and open flame devices). Following these practices leads to neighborly living that prevents hard feelings and misunderstandings.

The LaSalle's Woods By-Laws Section 4.6 (L) and 6.2 allow the Board of Directors to adopt and enforce such Rules and Regulations providing a 15-day written notice to the homeowners. The current By-Laws as well as any current local, state, and/or federal regulations may be a cause to revise these Rules and Regulations. These changes become official when the Board of Directors brings forth the proposed changes with a motion at an official board meeting and receives a majority vote to move forward with said proposed changes. The newly revised Rules and Regulations will then promptly be communicated and shared to all homeowners. Enforcement of the new rules begins 15 days after communicating the approved updates to the Homeowners.

The HOA Board of Directors has formed the following Committee's to help with the guidance of our community and property. They are as follows: Architectural Committee, Communications and Social Committee, Grounds Committee, and Safety Committee.

To report any violations of the Rules and Regulations please contact the following:

- **Email the Board of Directors at lasalleswoodsweb@gmail.com**
- **LaSalle's Woods Office Phone (812) 824-2550**
- **For Emergency issues please dial: 911**

The LaSalle's Woods Board of Directors requests all residents of LaSalle's Woods, which includes owners, lessees, renters, and guests, conform to the following common-sense rules. The Board of Directors asks all owners to observe these adopted regulations, make all occupants aware of these rules, and to keep this document easily accessible within their units for reference.

Violation of any of these Rules and Regulations could result in the suspension of an amenity use or other actions taken as per the By-Laws or Indiana State Laws to the Homeowner as determined by the Board of Directors. (see **Addendum I, Enforcement of Regulations**)

I. Architectural Integrity and Grounds Appearance

All occupants must respect and show consideration for the rights of others in the LaSalle's Woods community. Patios, porches, garages and decks should not detract from the general appearance of the building and should conform to acceptable standards.

1. Homeowners are required to submit a request for modifications through the managing entity for all exterior items including but not limited to decks, deck screens, front doors, garages/carports, and windows. Interior modifications are allowed as long as there are no structural changes made to the walls. Structural modification to the interior of any unit must gain prior approval by the Board of Directors. Modifying a unit by increasing the square footage or expanding the exterior deck may only be done with written permission from the Board. (Approval forms may be acquired through our property management company.)
2. Homeowners must not paint, decorate, or make alterations/modifications to the exterior of buildings siding, garages/carports, or common areas without written approval of the Board of Directors.
3. Homeowners must have the consent of the Board of Directors prior to undertaking decorations of entrances, stairways, exteriors, garages/carports, and other portions of the common ground area.
4. Homeowners must refrain from hanging clothing, beach towels, etc. from decks, windows, and stairways and shaking, throwing, or sweeping debris from any exterior areas including but not limited to decks and stairways if it affects nearby property.
5. Homeowners must keep the exterior of their condominium and garages/carports clean. Common areas shared by your building should be free of toys, recreational equipment, trash, and detracting objects.
6. No radio, television antenna, satellite dish, or electrical/ mechanical device shall be attached or hung from the exterior of a building or garages/carports without written approval from the Board of Directors.
7. Homeowners may not erect, post, or display signs in or about any unit or garages/carports without the written approval of the Board of Directors.
8. Homeowners must not erect tents, shacks, barns, or temporary storage structures on any portion of the common or parking areas without written approval of the Board of Directors.
9. Homeowners may not remove or trim any common area trees and/or plants. Landscaping of the Unit common area can be accomplished with written approval of the Board of Directors. Guidance will be provided with assistance from the Grounds Committee to help maintain uniformity within our community.
10. The colors of unit doors, decks, windows, garage doors, etc. must be approved by the Board of Directors in writing.
11. Unit decks are the property of the unit Homeowner and should be maintained by them. Keeping them clean and free of snow will greatly prolong the life of the wood surface. Items like Hot tubs and stored firewood are not permitted on wooden decks due to the excessive weight load that may lead to deck failures.

II. Rental Policy

Current restrictive lending practices by financial institutions make it difficult to obtain mortgages in condominium associations with short term rentals (less than 90 days). Eagle Pointe Security has stated that over 95% of complaints and instances involve individuals who are on our property for short-term stays.

Our By-Laws 1974 Declaration of Condominium Phase-1 Section 25 list a Lease rental period of 90 Days. **Therefore, the Board of Directors voted unanimously to amend the Rental Policy at the monthly HOA meeting held on March 14, 2024. The amendment added a fine of \$2,500 to be levied to any Homeowners unit that is in violation of this policy. Failure to pay said fine will follow the current delinquency policy.**

1. For Homeowners who are currently utilizing the property as a rental, renting is permitted in LaSalle's Woods for no shorter than 90 days.
2. Homeowners renting their unit must abide by the following:
 - Provide a copy of the current lease agreement within 5 business days of a signed agreement to the LaSalle's Woods HOA Secretary at the following email: lasalleswoodsweb@gmail.com as well as to our current managing entity.
 - The Renter's information, including mailing addresses, names, phone numbers, and emails addresses, shall also be provided with the lease agreement.
 - The Homeowner that is renting said unit shall be responsible for providing all the current Rules and Regulations with the lease agreement to the Renter as well as be ultimately held accountable for any violations to these Rules and Regulations as the owner of the unit.
 - Unit occupancy is limited to no more than two (2) persons per bedroom.
 - The Homeowner shall limit the Renter to two (2) vehicles per rental unit and be responsible to make sure that the Renter has the appropriate PSA gate passes to enter the LaSalle's Woods community.
3. Homeowners renting their unit shall follow the PSA Rental agreement below and provide proof of the permit payment with the above lease agreement to the LaSalle's Woods HOA Secretary and the managing entity.
4. The Board of Directors reserves the right to perform a criminal background check on anyone residing in the LaSalle's Woods community.

Updated PSA Rental Fee Policy Adopted by the PSA Board at the October 2023 meeting

Revised PSA Rental Permit Policy

This revised Rental Permit Policy applies to all Units and all Owners in Eagle Pointe. It is adopted by the PSA Board, according to its responsibilities and authority as set forth in the By-Laws, Articles of Incorporation and Covenants. This Policy revises and fully replaces the undated Rental Fee Policy adopted in 2021. This new Policy is adopted and effective as of [January 1, 2024].

A Rental Permit must be purchased annually for any Unit that is rented, regardless of the duration or frequency of renting, i.e. even if the Unit is rented during the year only once for a single day. The cost of the permit is \$200. The permit is for the calendar year. There is no proration for a partial year. Each Owner is responsible for self-reporting to the PSA that they intend to rent their Unit, and to pay the Rental Permit fee in advance. Failure of an Owner to register a unit within 30 days after the later of (1) the first day they rent their Unit in a given year, or (2) the date the PSA sends the annual reminder to all Owners will be charged a penalty of \$200, in addition to the rental permit fee of \$200 for that year.

Each year in January, the PSA's Management Company will send an email to all Owners reminding them of this Policy and of their responsibility to self-report if they plan to rent their Units. Owners who report their plans to rent will be invoiced for the \$200 Rental Permit fee, payable within 30 days of the date of the invoice. Owners who fail to pay the Rental Permit fee as required will be sent an invoice for the Penalty, along with the Rental Permit fee, both payable within 30 days of the invoice. For Owners who use ACH to pay their dues and fees, funds for the Rental Fee or Penalty will not be withdrawn from their account until 30 days after the date of the invoice.

Secretary's Confirmation: This policy was duly adopted by the Board of the PSA on October 26, 2023.

Signed: _____


Melissa Emily

PSA Secretary

Signed: _____


Milan Milivojevic

PSA President

III. Parking and Storage Guidelines

1. All vehicles operated by owners and/or renters shall follow the PSA guidelines for gate access including acquiring the necessary gate stickers and/or hangtags. These items may be acquired for a nominal fee by visiting the following website: eaglepointpsa.com. The PSA will assign and track these RFID (Radio Frequency Identification) access stickers or hangtags for each vehicle and the Homeowner will be responsible for any misuse of these items and/or damage to any gates as outlined within the Rules and regulations on this website.
2. Vendors or visitors must be given entry to Eagle Pointe security gates by homeowners and/or renters via the "Cellgate" security kiosk screens located directly before each gate. LaSalle's Woods Residents may allow visitors access to the community by using the Cellgate App available for download on their cell phone. This will allow momentary opening of the selected gate or the ability to send a time limited QR-Code (Quick Response Barcode), that may be scanned at the gate kiosk station located approximately 30 feet prior to each gate.
3. Unauthorized Vehicles may be towed at the Homeowners expense if it is determined the vehicle has no right to be on LaSalle's Woods property. All vehicles parked on LaSalle's Woods property must be legally licensed and registered by state of origin.
4. Homeowners and guests must obey parking/traffic rules. Maximum speed within our community is limited to **25 MPH**. Please use extreme caution when approaching wildlife and/or people by slowing down when they are in view.
5. Parking of owner, guest, or renter vehicles is limited to the garage space designated to each unit and open area parking space. **Do Not Park** on the grass, along our roadways, or in other unit owners' parking spaces.
6. There are to be no recreational vehicles, buses, boats/ trailers, golf carts, or vehicles of similar nature parked or stored in open common areas of LaSalle's Woods except for brief (30 min) in/ out privileges. Longer storage or parking of such boats, trailers or vehicles can be leased out by going to the PSA website eaglepointpsa.com
7. Homeowners and guests may not repair automobiles or other motorized vehicles on LaSalle's Woods property.
8. Floors and ceilings of the open garages are not to be used for storage space without the written approval of the Board of Directors.
9. Firewood may be stored in carports or garages on a rack that keeps it off the concrete floor but is limited to one half (½) rick of wood (2 feet wide x 4 feet tall x 4 feet long) per unit. Storing firewood on porches and decks is prohibited as it poses a high risk of fire potential as well as attracts insects and pests. The Grounds Committee occasionally stores firewood throughout the property and may be taken in limited quantities by our Homeowners for use.
10. Homeowners must keep common areas and open garages clean and neatly maintained. This means free of items including but not limited to bicycles, scooters, skateboards, baby carriages, etc. as they should be stored in the unit storage area. Unit storage area doors should be kept closed when not in use. Bicycles may be hung from the ceiling joist.

IV. Pool Rules and Regulations

1. **WARNING:** No Lifeguard on Duty. (**Dial 911 for Emergencies**)
2. **NO SWIMMING ALONE:** Children under 14 years of age and Non-Swimmers shall not use the pool unless accompanied by a responsible adult.
3. **POOL HOURS** are from 9:00 AM till 9:00 PM. Access to the pool requires a Pool FOB (Frequency Operated Device). These may be purchased through the managing entity for a cost of \$25.00 each.
4. Homeowners and their authorized guests shall abide by the Pool Rules and Regulations.
5. **NO DIVING** is permitted at any location in the pool area.
6. **SMOKING** is prohibited in the pool area and anywhere within 15 feet of the pool and office entrance areas.
7. **PETS** are not allowed in the pool area.
8. Anyone who has had diarrhea in the past two weeks shall not use the pool.
9. Anyone who has an area of exposed sub epidermal tissue, open blisters, cuts, etc. is advised not to use the pool.
10. All persons entering the pool are required to take a cleansing shower prior to entering the pool and after using the toilet.
11. Spitting, spouting water, blowing the nose, peeing, and similar behavior is not permitted in the pool.
12. NO running or rough play is permitted in pool or pool area.
13. Swimmers must wear appropriate swim attire in the pool. street clothing or cut-off pants are not permitted.
14. All diaper-aged children are required to wear plastic pants with tight fitting elastic at the legs and waist, or swim diapers. Changing of diapers poolside is prohibited and shall be performed in the appropriate restroom area.
15. Food shall be kept within the entrance area of the pool at the designated area and is not permitted past the step area as denoted by the signage located on the wall.
16. **NO GLASS Containers.** Only drinks in plastic containers are allowed in the pool area.
17. Music must be kept at reasonable (normal conversation) volume levels and earpieces are recommended to ensure the respect of other Homeowners and their guests.
18. Only approved water toys may be used in the pool. Sharp and/or small items that may fit into the return drain may cause damage to the pumping system. Furniture is prohibited to be used in the pool. Large inflatables may be used but only at low volume times (**5 people or less**). Personal Safety Flotation devices are permitted.

V. Utility Guidelines

1. Damage to the sewer system resulting from misuse of drains and toilets shall be paid for by the offending unit Homeowner.
2. Homeowners shall not modify any lighting fixture on the exterior of the units, garages or carports. Homeowners shall not modify any fencing located in the common areas.
3. Homeowners are responsible for maintaining a minimum inside temperature of 55 degrees F in their condominiums throughout the heating season. (Damage due to frozen pipes where the heat was shut off is the responsibility of the offending unit(s) owner.)
4. Homeowners are advised to shut off the water to their unit when gone for periods of time greater than one week.
5. Homeowners and/or their Renter should never shut off the electrical power during any season.
6. Homeowners must refrain from planting, digging, or placing objects in common areas which might damage or interfere with buried utilities or irrigation systems and/ or obstruct water flow through any drainage system.

VI. Safety Guidelines

1. The **Monroe County Noise Ordinance Chapter 380** will be used as the guidance within our community for Noise Control. Homeowners and renters must not permit any noise or annoyance to disturb or interfere with the comfort or convenience of other owners. Renters will be asked to vacate a residence if they prove to be a nuisance to the community. Loud noises from radios, stereos, TVs, home theater systems, computers, or tools that can be heard outside a condominium, should be closely monitored and modified if found to be a disturbance to other condominium owners. Loud noises emanating from any common areas in LaSalle's Woods are strictly forbidden. **Homeowners should contact local law enforcement if a particular unit continues to be non-compliant with the above county noise ordinance.**
2. Homeowners shall be responsible for the actions of their children, guests, pets, and their renters. **All children 14 years and younger shall be monitored at all times by an Adult (someone that is 18 years or older).**
3. **NO HUNTING or DISCHARGING of FIREARMS** shall be permitted on LaSalle's Woods property.
4. **NO FIREWORKS** or other explosive devices of any type are allowed to be kept and/or discharged on LaSalle's Woods property. This provides safety for all residents due to the extensive number of trees on our property as well as our structures being sided with wooden siding.
5. Homeowners are required to keep the unit in proper working order. The Board of Directors reserves the right to inspect items like furnaces, the cold weather watchman system, fire extinguishers, smoke detectors, clothes washer hoses, and other safety related matters. A written report will be left inside the condo following inspection.
6. **Smoke Detectors:** Please be sure to keep your smoke detectors in good working order and check your fire extinguishers at least twice yearly. If you use your extinguisher for any reason, replace it immediately.

VII. Trash and Recycling Guidelines

1. Dumpsters are provided near carports, garages, and other designated areas throughout the property. Homeowners and their guests are required to place trash in these dumpsters in sealed plastic bags. Please be sure that the dumpster lids are closed after placing trash in the dumpster to keep the wildlife from accessing the dumpster.
2. No household items such as furniture, mattresses, etc. should be placed in the dumpster. Homeowners must seek large trash pickup for these items.
3. Toxic materials (such as paint, petroleum-based products, solvents, automotive products, mercury, fluorescent tubes, etc.) shall not be placed in dumpsters, flushed down toilets, or spread on the ground. These items shall properly be disposed of at an appropriate waste management company such as the Monroe County Solid Waste Management located on South Walnut Street.
4. Electronic devices such as televisions, stereos, computers and monitors all contain certain toxic materials and should never be placed in dumpsters. These items should be dropped off at an appropriate recycling center that will accept these types of items.
5. Homeowners should use their sink disposal for waste food whenever possible. Disposing of food onto common areas for wild animals is strictly forbidden.
6. **TRASH BURNING** of any type is strictly prohibited anywhere on LaSalle's Woods property.
7. Hot ashes from fireplaces must be cooled at least 48 hours prior to disposing into dumpsters.
8. No materials from remodeling or demolition shall be placed in the dumpsters.
9. Recycling containers are located near the dumpsters. Please place only recyclable materials as shown on the container placards in these containers. **Large boxes should be broken down or cut into smaller pieces, so they fit inside the container.** Please ensure that lids are closed after placing items inside the recycling containers.

VIII. Pet Ownership Guidelines

1. The **Monroe County Domestic Pet Ordinance Chapter 442** will be used as the guidance within our community for keeping control of your pet.
2. All dogs must be **leashed and under control** whenever outside of the Homeowners unit as stated in the Monroe County Ordinance Chapter 442
3. Dogs shall not be chained or staked in or on common areas of the LaSalle's Woods property.
4. There are 6 stations for dog refuse bags located throughout the LaSalle's Woods property. Owners are responsible for removal of dog feces and its disposal into dumpsters as stated in the Monroe County Ordinance Chapter 442. **Please DO NOT dispose of dog refuse bags in the recycling bins.**
5. Pets are not allowed in the swimming pool or tennis court areas.
6. Pet food shall be stored inside at all times or in a proper outside container that will prevent other wildlife or pests from gaining access.
7. Homeowners shall not use common areas for domestic animals (cattle, goats, etc.).
8. If a pet becomes a regular nuisance, disturbs or threatens other owners or their pets, the Board of Directors will conduct an investigation which could require the offending owner to relocate the animal.
9. Homeowners with cats and dogs are limited to 3 of these animals in total (i.e. 2 dogs & 1 cat)

VIV. Grill Guidelines

1. No open-flame cooking devices, charcoal burners and other open-flame cooking devices shall be operated on the LaSalle's Woods property, except the one provided at the Fire Pit area.
2. The National Fire Protection Codes reveal the same types of prohibition: Therefore, only **small electric grills** are permitted on the unit balconies for outdoor cooking within the LaSalle's Woods property.
3. The use of **electric smokers is prohibited** because of the high risk of the wood causing fire.
4. **Other Strictly forbidden items for use on balconies** are tiki torches, fire pits, citronella candles, and any other open flame type devices. Violators will be subject to local Law Enforcement penalties.

X. Fireplace Guidelines

1. Fireplaces in Lasalle's Woods were not constructed to function as a primary heat source but more to create an occasional ambiance and a warm inviting environment to the unit.
2. Using a woodstove insert or other types of fire heating devices are strictly forbidden as these create a high risk of fire.
3. The use of small electric artificial log sets to create a decorative effect in the fireplace is acceptable.
4. Proper use of the fireplace is imperative. **Do not** overload the fireplace or use green wood or evergreen wood as it will lead to creosote buildup and a potential flue fire.
5. **Never** completely close fireplace glass doors with a fire in the fireplace as the door glass can overheat and shatter. Please, keep the fireplace screens closed when not tending the fire.
6. **Never** leave a fire in the fireplace unattended.
7. All modifications and/or alterations of any type to the fireplace or surround materials that change the original design function shall be submitted to the managing entity. The request will then go through the proper approval review as outlined in the Architectural Guidelines above. Unapproved alterations or changes to a fireplace on the inside of the condominium are prohibited. Such changes could damage the firebox or flue and could increase the risk of fire.

XI. Amenity Guidelines

1. Homeowners and Renters shall refrain from inviting large numbers of guests to use any of the HOA amenities. Amenity usage is based upon the size of the Homeowner unit at 2 people per bedroom, plus a maximum of 6 guests (i.e. a 2 bedroom unit = 4 + 6 = 10 total). If a large venue is needed, the Eagles Nest is available to rent for large parties and social gatherings.
2. Homeowners are ultimately responsible for the conduct of their guests as well as any damages caused by their guests.
3. **Fire Pit Area:** The firepit is for use by Homeowners and their guests. It must be monitored at all times while in use. A schedule is available at the shelter for scheduling the firepit usage. Homeowners wishing to use the firepit shall be respectful of the schedule. Burning anything except the provided wood located next to the firepit shelter is forbidden. The burning of plastic items and other trash is **strictly forbidden**. There is a trash receptacle located near the fire pit area to dispose of all trash. **Prior to leaving the firepit all fires shall be doused with at least one full bucket of water.** A red bucket is provided at the fire pit shelter and a water spigot is located along the pathway. A charcoal grill is also available near the fire pit for Homeowner usage. All coals from the grill shall be moved to the fire pit ring then doused prior to leaving the fire pit area.
4. **Tennis Court:** Homeowners using the tennis court area shall limit their play time to one hour if others are waiting to utilize the court(s). The tennis court is for tennis, pickleball, and basketball use only. Other activities such as skating, skateboarding, scooters, bikes, etc. are strictly forbidden as these damage the court surface.
5. **Pool Area:** See Pool Rules and Regulations
6. **Cove Deck Area:** The cove deck area is for use by Homeowners to enjoy the lake view and have a picnic. Please be respectful of others wishing to use this area. Please remove any trash or other items after using the area.
7. **Kayak and Canoe Storage:** Kayaks and canoes may be stored in the carports, garages, or under decks. The storage of kayaks and canoes as well as other items at the Cove Deck area is not permitted. However, you are permitted to launch kayaks and canoes from this area. During the boating season, from Memorial Day through Labor Day, these items can be stored at the new launch point located off the service road between Buildings 1 and 2. They must be removed from the launch area once the season is over. If you need assistance in getting your kayak or canoe to or from this area, then please put in a request to the managing entity.

XII. Annual Inspections

1. In an effort to mitigate fires and water damage, the Board of Directors requires and conducts an annual inspection of all condominium units. Advance notice of these inspections will be sent out and coordinated by the managing entity. Inspections will be done between 8:00 AM through 5:00 PM Monday through Friday. Homeowners are encouraged to be present during these inspections as we review the safety aspects of your unit.
2. Inspections will be done at the cost of the HOA while any repairs will be passed onto the Homeowner. Examples of these expenses are chimney cleaning, refractory panel replacement or repairs, dryer vent cleaning, fire alarm repairs or replacements, etc.

XIII. Winterizing Guidelines

Many of our Homeowners are seasonal or part-time residents of Lasalle's Woods condominiums. The guidelines below are designed to help Homeowners prepare their unit when not being used, especially for the winter season. These guidelines are designed to help prevent the cost of expensive repairs for your unit. Following these guidelines can also help in preventing thousands of dollars in damage to your unit as well as possibly preventing thousands of dollars of damage to a neighboring unit, especially in the event a waterline freezes and bursts.

1. Please shut off your water at the meter outside of your unit or at the main shut off inside of your unit. Both can protect your pipes from freezing should the facility lose electricity. Contact the managing entity with any questions you may have about this procedure.
2. Should you turn off the water, please, remember to shut off the water heater or set it to vacation status when the water is off to prevent damage to the heater. Water heaters can cause significant damage should they burst.
3. **DO NOT TURN OFF YOUR HEAT:** Instead lower your thermostat to no less than 55 degrees F to conserve energy. Broken pipes due to freezing are the responsibility of the unit owner.
4. Prop open the furnace room door, all room doors, and cabinet doors with water pipes to allow even distribution of heat. The winter watchman thermostat (not the household thermostat) is likely in your furnace area and needs access to room temperature in order to properly function and turn on the exterior warning light.
5. The watchman thermostat needs to be tested annually to ensure it works properly. These will be tested during the annual inspection provided by the HOA. The Homeowner must provide proper access to the unit to facilitate these inspections.
6. Make sure you provide an emergency contact number with Mackie Properties should your unit experience an emergency in your absence.
7. All homeowners are required to provide an entrance door key or keypad code to the managing entity in the event of an emergency at your unit.
8. Furnaces, air conditioners, and heat pumps should be serviced a minimum of once a year. Filters should be changed as prescribed by your HVAC manufacturer's recommendations. Cooling condensation drain lines should be cleaned yearly, if not monthly, during the summer.

XIV. Summary

The Board of Directors or a designated managing entity or inspector retains the right to enter any unit for the purpose of inspections if they believe there is an inherent danger or for inspection if no contact has been initiated by the owner. When services are provided, only an approved service provider contracted or approved by the Lasalle's Woods Board of Directors shall be allowed to conduct the inspection and perform any needed repairs and/or cleaning to protect the safety of all homeowners and ensure the units are being maintained.

It is also important to provide a key to your condominium, or a keypad entry code to the managing entity so that units can be accessed in case of emergencies and for the yearly inspections if you choose not to be home for the inspection.

Complaints regarding the condition of buildings and grounds, managers or contractors, or actions of other owners should be made in writing to the Board of Directors via AppFoilo, email at lasalleswoodswest@gmail.com, or in writing to the managing entity. Reports of any accident on the common property involving injury should be filed immediately with the Board. Reports of property damage or issues should be reported immediately. Feel free to contact the Board with any questions or comments regarding this document. The Board of Directors reserves the right to revoke any consent or approval given under these community rules at any time.

The Board of Directors shall review these Rules and regulations at a minimum of every two years.

ADDENDUM I

ENFORCEMENT OF REGULATIONS

Enforcement of the regulations is one of the most delicate problems which the community must handle. However, in the interest of the community, enforcement becomes a matter of necessity. Therefore, unless otherwise noted above, violations of the rules and regulations will be treated as follows:

1. Homeowners will be issued a written notice of the violation and be given the opportunity to correct the situation within fifteen (15) days of notice. In the case of a vehicle or item in which the ownership cannot be determined that particular item will be marked.
2. Should the violation continue, or be repeated, a second written notice will be issued. Such notice will carry with it a one hundred (\$100) dollar special assessment.
3. A second such notice will carry with it a two hundred (\$200) dollar special assessment.
4. All successive notices will carry a four hundred (\$400) dollar special assessment, and the Association attorney will be notified.
5. Special assessments levied by the Association for violation(s) of established rules and regulations shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made.
6. The cost of repairing damage to the grounds caused by cars, dogs, children, or any other means is the sole responsibility of the homeowner and will be subjected to the same rules of enforcement as would any other problems. If the HOA remedies the damage, the cost of repair will be charged to the homeowner.

ADDENDUM II RESPONSIBILITY MATRIX

Homeowner Responsible Items

Item No.	Item Description
1	Alarm Systems
2	Appliances
3	Cabinets
4	Computer and Video Systems
5	Courtyard Fence (Exclusive to Building-10)
6	Deck/Porch Screens
7	Door Exterior (Color shall be approved by Architectural Committee)
8	Doors Interior all type
9	Drywall
10	Electrical switches & outlets including branch wiring
11	Fire Extinguishers
12	Fireplace Chimney Cleaning
13	Fireplace Firebox
14	Fireplace Flue
15	Floor coverings
16	Flooring
17	Garage Doors and Installation (Shall be approved by Architectural Committee)
18	Garage Door Openers and after installation Service
19	Garbage Disposals
20	Heating & Air Conditioning system including filters for unit
21	HVAC System includes all required ductwork
22	Insulation interior walls
23	Insulation attic and crawl spaces
24	Interior finishes including drywall
25	Interior non-load bearing walls
26	Lights all Interior (Fixtures)
27	Locks including Unit front and back doors and mailboxes
28	Pest Infiltration in interior
29	Plumbing Supply Lines
30	Screen Doors Brown Exterior Frame (windows, screens)
31	Sinks and Fixtures all (Kitchen, Bath, Bar)
32	Skylights (Shall be approved by Architectural Committee)
33	Sliding or French Doors Brown Exterior Frame (screens)
34	Smoke detectors
35	Stereo or sound systems
36	Unit Decks and Balconies including Handrails and Stairs
37	Wall Coverings
38	Water Heater & Pan
39	Water purification systems
40	Window Coverings all (blinds, shutters, drapes)
41	Windows (Shall be approved by Architectural Committee)

HOA Association Responsible Items

Item No.	Item Description
42	Address Plaques/Numbers
43	Building Structural Foundations
44	Chimney Inspections
45	Common Area Decks
46	Common Areas
47	Courtyard Fences back section in common area
48	Crawl Spaces under units
49	Dryer Vent Caps
50	Dryer Vent Inspections
51	Ductwork exhaust vent covers
52	Exterior Siding
53	Exterior Walls
54	Fireplace Chase to Roof Vent including Vent and Cap
55	Gutters and Downspouts
56	Insulation Exterior Walls
57	Lights Exterior: Unit Door, Garage/Carport, Walkways, Stairs, Pool, Tennis Courts, Pool House
58	Parking Lots/Driveways
59	Pest Infiltration (siding, foundation, crawl space)
60	Recycling Receptacles
61	Retaining walls
62	Roads Main/Emergency Asphalt, Gravel
63	Rodent Building Infiltration (Attic, siding)
64	Roof Shingles
65	Roof Vents and Caps
66	Roofs both Buildings & Garages
67	Sewer Drain
68	Sidewalk Lights
69	Stairways and Steps
70	Trash Receptacles
71	Unit Perimeter Walls
72	Walls Unit Load Bearing

Delinquency Policy

The following is the LaSalle's Woods Association of Owners Delinquency Policy. This policy has been written within the guidelines of the Declaration of Covenants, Conditions, and Restrictions applicable to the LaSalle's Woods Association of Owners and the laws of the State of Indiana. This policy will be enforced to ensure the financial security of the Association, while simultaneously ensuring the value, desirability, and integrity of LaSalle's Woods community. This delinquency policy will be enforced effective October 1, 2024 and will apply to both regular and special assessments billed for the year of 2024 and thereafter.

I. ANNUAL BILLING

Each homeowner will be billed quarterly for the homeowners' regular assessments and monthly for the special assessments unless otherwise specified. Any payment made must be made within thirty (30) days of the due date. Payments must be received within thirty (30) days in order to avoid incurring any penalties.

II. LATE PAYMENTS

A reminder notice will be sent to the owner if the payment is not received thirty (30) days from the due date. If payment of the assessment is not received within thirty (30) days after the due date such assessment, together with \$75.00 late charge, shall bear interest from the date of delinquency until paid at the rate of eight percent (8%) per annum.

If full payment of the assessment, late fee and accrued interest has not been made within sixty (60) days after the due date, the owner will be mailed a 15-day demand letter as required by statute. The notice will set out the balance due as of the date of the notice and will state that the owner has fifteen (15) days from the mailing of the notice to pay the outstanding balance without the attorney's fees and court costs. If full payment is not received within fifteen (15) days of the mailing of the notice, a lien will be recorded for the unpaid sum and the account will be turned over to the association's attorney for collection.

III. COSTS OF LEGAL ACTION

If it is necessary to initiate legal action, including but not limited to liens, foreclosure proceedings, and lawsuits, in order to collect overdue assessments, the homeowner will be responsible for all overdue assessments, late fees, accrued interest, costs of collection, reasonable attorney's fees and court costs as provided by the Declaration of Covenants, Conditions and Restrictions for LaSalle's Woods.

Note: *A returned check reimbursement charge of \$35.00, or the maximum allowed by Indiana law will be issued to any account whose checks on which payment has been refused by the payer bank because of insufficient funds, or because the drawer did not have an account at that bank.*