

RULES AND REGULATIONS
SHERWOOD HILLS I HOMEOWNERS ASSOCIATION, INC.

Latest Revision Date: November 24, 2025

Effective Date: December 9, 2025

Welcome to Sherwood Hills-I. The rules described herein are designed to maintain and promote a pleasant and courteous living environment within our community.

SHERWOOD HILLS CONTACT INFORMATION: Sherwood Hills is managed by Capital Realty, Inc. 323 E. Winslow Rd. Ste. 100 Bloomington, IN 47401 (812) 331-9095 sherwoodhillshoa@yahoo.com. Phones are answered Monday – Friday from 9:00 a.m. to 5:00 p.m. and office hours vary.

SHERWOOD HILLS GOVERNING DOCUMENTS: The Sherwood Hills Bylaws and Covenants, Conditions and Restrictions with Amendments can be obtained at <https://www.capitalrealtygroupinc.com/sherwoodhills>.

CONCERNS AND EMERGENCIES:

- Police or medical emergencies please call 911.
- Non-emergency issues/complaints should be directed to the Sherwood Hills Property Manager at 812-339-9095 or by email to sherwoodhillshoa@yahoo.com
- After hour non-medical or police emergencies please call 812-331-9095.

APPEARANCE:

1. Units are to be kept in a good state of repair and cleanliness. Occupants are to keep the decks, patios, porches and walks of their unit clean and neat at all times.
2. Hoses may also be kept on porches, balconies and patios. When not in use, they must be kept tidy on a hose reel. From November 1 to March 1 of any year, hoses must be disconnected from the spigot while not in use (if your unit has a spigot) to prevent freezing of pipes and damage to the structure.
3. Each lot owner shall be responsible for removing all snow, leaves, and debris from all patios, steps, walks, balconies, decks, and stoops which are Limited Common Areas appurtenant to his or her lot.
4. The front landscaping of the units will be planted and maintained by the HOA. Any Owner who would like to plant in their limit common area must submit an exterior alterations request to the Board for approval prior to planting.
5. No exterior shades, awnings, window guards, ventilators, or air conditioning devices shall be used in or around the buildings without approval from the HOA. Reflective window coverings are prohibited.

EXTERIOR ALTERATIONS:

1. Any additions or alteration to the exterior, including fences, privacy panels, change of color by painting or decorating the exterior, must have prior written approval of the Board.
2. Satellite dishes, radio, or television antennas must have written approval by the Board prior to installation. No satellite dishes may be installed from the exterior or roof of the building or on any green space within the community. Improperly installed satellite dishes and antennas will be removed.

COMMON AREA:

1. Nothing shall be constructed in, removed from, or otherwise altered in the common areas unless with written consent of the HOA.
2. Common area lighting is not to be interfered with.
3. No object of any kind, including trash, shall be left or stored in common areas. Bicycles, patio furniture (designed and intended for outdoor use), and covered recycling bins may be kept on porches, balconies, and patios.
4. Any damage to the common area or common personal property caused by a unit owner, or their dependents, pets, renters, or guests shall be repaired at the expense of that owner.
5. Nothing is to be stored in the common areas.

SIGNS:

1. No sign of any kind shall be displayed to the public view from any unit or from the common areas, with the exception of one For Sale or For Rent sign per unit. These signs are allowed to be displayed in windows only.

GARBAGE:

1. All garbage and trash shall be deposited inside the dumpsters provided. Garbage shall be in closed bags and placed in the receptacle such that the lid can still close.
2. Garbage is not to be placed beside or on top of the dumpsters.
3. Occupants need to arrange for large waste removal of items such as furniture or appliances that cannot be placed inside or next to the dumpsters.
4. Garbage or trash must not be stored - even temporarily - outside the front or back doors of a unit.
5. Cigarette butts are considered garbage and must be disposed of in appropriate containers.

SNOW REMOVAL:

1. The HOA will have the roads and parking lots cleared of snow when the accumulation reaches 2" or more. Homeowners are responsible for removing snow from their patios, steps, walks, balconies, decks, and stoops which are Limited Common Areas to their unit.

PETS:

1. Each unit is allowed a maximum of one dog of a gentle disposition and reasonable size and/or 2 cats. No animals, birds, or reptiles of any kind shall be raised, bred, or kept for commercial purposes.
2. City ordinances require that dogs be on leash at all times when outside.
3. Owners shall remove, clean up and properly dispose of all pet waste. Any owner who does not clean up after their pet is subject to a \$50 fine for each occurrence.
4. Pets must be attended at all times when outdoors. Pets shall not be kept on decks or patios unattended. Pets are not allowed to be tethered in common or limited common areas.
5. Excessive barking is not allowed.
6. Any animal deemed to be a nuisance by the Board shall be removed upon three days written notice.

DISTURBANCES:

1. No owner or occupant shall make or permit any noise that will disturb or annoy the occupants of other units, or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners and occupants.
2. Excessive noise is prohibited any day of the week, 24 hours a day. Bloomington's Quiet Nights Ordinance is also in effect. For more information, please refer to the City of Bloomington website or call 812-339-4477 to file a complaint or get more information.
3. Loud Stereo systems or amplifiers may not be played from porches or patios in a way that will disturb neighbors or other residents or guests.
4. In instances of disturbance of the peace, or disruption of the Quiet Nights Ordinance, please call the local police (812-339-4477) and inform Capital Realty Group, 812-331-9095. Your calls will remain anonymous.

RENTAL UNITS:

1. Occupancy of rental units is limited to four unrelated adults per unit.
2. Rental units must have a current rental permit issued by the City of Bloomington Housing and Neighborhood Development Department.

3. Each Owner and their tenant(s) must complete a tenant registration form and turn it into the HOA within 30 days of the lease date. Owners must provide their tenant(s) with a copy of the Community Rules prior to occupancy.
4. Renters and guests in repeated violations of the Rules may be asked to leave, fined, and/or evicted.
5. Owners are responsible for violations of the Rules made by their tenants and will be subject to fines for such violations.

VEHICLES, PARKING AND STORAGE:

1. The maximum speed limit within the development is 15 miles per hour.
2. One parking space per bedroom is allotted for each unit.
3. Motor vehicles, including two-wheeled motorized vehicles, may only be parked in designated parking spaces. Motor vehicles parked in such a way as to take up more than one parking space will be towed at vehicle owner's risk and expense.
4. Parking is first come, first serve. Please be courteous to your neighbors and - when expecting guests - ask them to park in less crowded areas.
5. Boats, large RVs, campers, trailers, vans, and other vehicles may not be parked on the premises except in cases of arrival and departure, and then for a limited time only.
6. Vehicles that are inoperable or leaking excessive amounts of fluid may be towed at the vehicle owner's sole risk and expense. No repair or maintenance on vehicles that would risk leakage or spillage of any hazardous fluids may be performed.
7. Parking spaces are not to be used for storage. Items other than motor vehicles must be stored elsewhere.

GRILLS:

1. Grills of any kind are not permitted to be used in the neighborhood. Grills may not be kept on patios, decks, porches or inside units.

INSURANCE:

1. Each owner shall be responsible for and shall carry fire and extended coverage insurance on their unit per Page 25, Section 18.5 of the CC&R. Verification of owner's insurance shall be submitted to the HOA.

UPDATED CONTACT INFORMATION:

1. Each Owner must complete a property contact form including their name, property and mailing address, email and telephone number of the owner.
2. When selling a unit, a property transfer form must be completed by the Owner and Buyer prior to dues being released to the title company.

INTERIOR BUILDING MAINTENANCE AND REPAIR:

1. Each unit owner shall maintain, repair, and replace at their sole cost and expense all portions of their unit and the limited common areas appertaining to such unit which may come in need, including the heating and air conditioning system.
2. Unit owners shall be responsible for all damages done to their unit and/or all other units or common areas that they endanger.

EXTERIOR BUILDING MAINTENANCE AND REPAIR:

1. Work order request are to be submitted in writing through the Property Manager of Sherwood Hills
2. Routine maintenance items will be addressed by the Property Manager.
3. Major repair items will be approved by the Board of Directors.
4. The Board will not authorize payment or reimbursement for repairs unless they have been approved in writing by the Board.

SAFETY:

1. Make sure units have working smoke detectors.
2. During extremely cold weather, prevent bursting pipes by taking these precautions:
 - If at home - let faucets drip to keep water moving in the pipes; open sink cabinets to let heat circulate around pipes.
 - If away from home - open the closet doors to the washer and dryer area and water heater area; set the thermostat no lower than 60 degrees.
3. Fireworks of any kind, whether explosive or non-explosive, shall not be stored, ignited, displayed or exploded on any part of the development.
4. Nothing flammable shall be stored or used on any deck, porch or patio including but not limited to LP gas, gasoline or citronella fuel.
5. Damage to a unit due to negligence is the owner's responsibility.

COLLECTION OF ASSESSMENT:

1. All invoices are due within 30 days of the start of each quarter (January 30, April 30, July 30 and October 30th)
2. A late fee will be charged the last day of each month on any unpaid balance at the annual interest rate of 21%.
3. Any account that is 90 days past is subject to being turned over for collections.
4. Any account that is 120 days past due will be sent for small claims filing or foreclosure proceedings.

5. Once an account is turned over for collections, the Owner will be responsible for all collections fees including attorney fees, filing fees and liens and court costs.
6. Notices will be sent to Owners at their last known physical address or email address on file with the management company. It is the Owner's responsibility to keep their contact information current with the management company. There will be a \$25 fee charged to Owners for all certified mailings.

The by-laws of the community empower the Board to take whatever legal action is necessary to collect past due fees and recover all other expenses incurred, including legal fees.

FINES AND ENFORCEMENT PROCEDURES:

When a homeowner or their unit is in violation of the governing documents, a notice will be sent to the homeowner at their last known email address or address that is on file with the management company with a timeline for correction. If the offense is not corrected within the stated timeline, a notice of hearing will be sent per Section 20.2 of the Covenants, Conditions and Restrictions. If after the hearing and appeals, if any, the homeowner is found to be in violation of the governing documents, a \$25 **per day per violation** fine will apply as allowed by Section 5.2 of the Bylaws.