

## **EXHIBIT C**

### **RULES AND REGULATIONS OF THE NORTH POINTE PROPERTY OWNERS' ASSOCIATION**

The Rules and Regulations of the North Pointe Property Owners Association (NPPOA) are designed to ensure the proper use and enjoyment of the common properties and to maintain the aesthetic appeal of the community. These rules and regulations apply to all homeowners, as well as guests and lessees. It is important to note that these rules are not intended to be overly restrictive or infringe on individual rights.

The laws and ordinances of the City of Bloomington, the County of McLean, and the State of Illinois are fully applicable within the North Pointe Subdivision. Any violations of local laws or ordinances should be promptly reported to the Bloomington Police Department.

The North Pointe Subdivision offers three forms of ownership: Single family homes, Condominium, and Zero Lot Line Attached. Each form of ownership has its own unique characteristics and responsibilities.

It is important for both condominium owners and Zero Lot Line Attached owners to understand their rights and responsibilities within the NPPOA and their respective associations. The specific details and guidelines for each type of ownership can be found in the governing documents and bylaws of the NPPOA and the individual condominium associations.

#### **Section 1 - Authority**

The Board of Directors of the NPPOA has the authority to adopt rules and regulations pertaining to the use and enjoyment of the lake and common properties. In addition, the Board can enact and enforce emergency rules and regulations to protect the property, privacy, and interests of the members, as well as the health, safety, and general welfare of the community.

#### **Section 2 - Lake**

Swimming in the lake is strictly prohibited. Fishing is allowed only for unit owners with a valid fishing license or permit. Ice fishing and ice skating are not permitted at any time. Only non-motorized boats are allowed on the lake, and all occupants of the boat must wear a life vest. Children under the age of 14 must be accompanied by an adult when using a boat. Boaters assume individual responsibility for their safety and the safety of any accompanying minors.

#### **Section 3 - Common Properties Maintenance**

The NPPOA is responsible for the maintenance of common properties, including grass and weed maintenance, lake and shoreline maintenance, and landscaping. Homeowners should not provide instructions to any maintenance personnel.

#### Section 4 - Yearly Assessment of Dues:

NPPOA yearly dues are assessed on or before January 1 of each year and are payable as determined by the Board of Directors. The dues cover various services and expenditures, including lake maintenance, common properties maintenance, public liability insurance, utility costs, audit and legal expenses, printing and mailing, office supplies, management fees, and care and maintenance of berms, entrance walls, signage, lighting, and landscaping.

#### Section 5 - Architectural Control Committee

The Architectural Control Committee is responsible for reviewing and approving any changes, alterations, repairs, additions, or landscaping plans. Homeowners must submit written requests at least 30 days before construction begins.

#### Section 6 - Exterior Building Maintenance, Repair, and Replacement

All homeowners, including condominium, zero lot line attached, and single-family homeowners, are responsible for their own exterior and interior maintenance, repair, and replacement.

#### Section 7 - Fire, Extended Coverage, and Liability Coverage for Buildings

Each owner of a living unit must procure their own liability and contents insurance coverage.

#### Section 8 - Voting Rights in NPPOA

Every person (whether collectively as joint tenants or tenants in common) with an ownership interest in a property is a member of the NPPOA and has one vote.

#### Section 9 - Board of Directors of NPPOA

The NPPOA Board of Directors consists of ten members, with at least 1-3 members residing in the condominiums. The Board meets at least four times annually.

#### Section 10 - General

1. Recreation vehicles and trailers that cannot fit in garages should be stored elsewhere and not on driveways, streets, or common properties.
2. Non-licensed motorized vehicles, such as mini-bikes, trail bikes, and snowmobiles, are not allowed to be driven on the common area. Storage of these vehicles and their trailers should be inside garages.
3. Individual condominium homes are provided with parking space for at least two vehicles. Permanent parking on any street is prohibited. Overnight parking, for residents or guests, must be in designated areas or in your own driveway.

4. Pets must not cause a nuisance and should be walked on leashes to protect the landscaping. Pet owners are responsible for cleaning up after their animals.
5. Homeowners who wish to lease their unit must obtain approval from the NPPOA Board of Directors. Leases must be for a minimum of one year, and subleases are not permitted. Short-term rentals, such as VRBO, and halfway houses are prohibited.

#### Section 11 - Method for Changing or Adding Rules and Regulations

Owners who wish to change or add specific rules or regulations must submit a written request to the NPPOA. The Board of Directors will review the request and may reject, amend, or adopt it.

#### Summary Note:

For a more comprehensive and detailed understanding of the rules and regulations, it is always recommended to refer to the official documentation provided by the NPPOA or contact a member of the North Pointe Property Owners Association. They will have the most up-to-date and accurate information regarding the specific rules and regulations for your community.

Additionally, if you are a condominium owner, it is advisable to reach out to your individual condominium association for any specific guidelines or regulations that may apply to your unit.

By consulting the official documentation and communicating with the relevant associations, you can ensure that you have the most accurate and detailed information regarding the rules and regulations of the NPPOA and your individual condominium association.