

SECOND AMENDED DECLARATION OF RESTRICTIONS Additional Restrictions Adopted on May 8, 2017 by KHA

- All **trashcans** and yard waste containers stored out of sight from the street
- No new chain link **fencing** allowed after May 8, 2017
- The Beautification Committee shall be notified before any **mature tree** greater than 6 inches in diameter, as measured one foot from the ground level, is removed. Any tree removed, other than by an act of nature shall be replaced with a tree approved by the Beautification Committee.
- On street **parking** is reserved for guests and homeowner vehicles that cannot be accommodated on a homeowner driveway or in a garage.
- New **construction**, renovation, or addition to the exterior of a residence or other building needs to be approved by The Knolls Architectural Committee.
- No **signs** of any kind, except for Knolls homeowner event signs, shall be allowed on Knolls Islands and Points.
- All **noise**, including but not limited to barking dogs, music, and outdoor speakers shall be kept to a minimum. Outdoor speakers should be not heard from a distance of 75 feet or more from the source of the sound.
- No new **above ground pools** are allowed after May 8, 2017.
- Keep **grass** mowed, **bushes** trimmed, and keep the sidewalks and curbs in front of your property free from grasses and weeds.

Frequently asked questions about The Knolls dues

Dues collection from the 242 homeowners in The Knolls always includes a combination of timely payments (often with additional dollars donated to the Beautification Committee) and late payments. Those unpaid bills necessitate reminders that must be sent to notify a few that their payments are past due. In either case, it is good to share a few frequently asked questions, and their responses:

- **When are the dues to be paid, and when are payments considered late?** The annual dues of \$125 are to be paid by July 31, 2022, to avoid a late fee of \$25.00.
- **Are my dues mandatory?** Yes, the dues are mandatory in The Knolls. What obligates the homeowner to pay his/her dues is the Declaration of Restriction. It further authorizes the HOA to place a lien against any lots for failure to pay the dues. The Declaration of Restrictions can be seen on The Knolls website, www.theknollspeoria.com as well as the AMENDED DECLARATION OF RESTRICTIONS and BYLAWS. In the rare cases that liens have been placed on properties, the homeowner is responsible for the dues, late fees, and all legal costs.
- **When was I told The Knolls has mandatory dues?** – Before a person closes on the purchase of a home, they are provided a title insurance commitment from a title company which references the existence of covenants and restrictions attached to properties within the subdivision as well as any City's assessments for property taxes and liens that may be attached to the property. It is incumbent upon the home purchaser to then educate him/herself as to what restrictions are placed upon the land he/she is purchasing in the subdivision. And, you cannot claim ignorance of what the restrictions say merely because you have not been provided a copy or have not read them.
- **What do my dues go for?** – The majority of our dues are allocated to Beautification, including the planting, watering and seasonal cleaning of the Islands and Points. There are the costs of printing and postage. Additional money is allocated for social events such as the Halloween and July 4 parade and Oktoberfest, etc.