

Bordeaux Estates

Homeowners Association

March ~ 2016



Dear Homeowners,

With the coming of spring, it is time for our residents to begin yard work in earnest and begin to enjoy outdoor activities. The Homeowners Association would like to remind each resident that it is necessary for you to check the operation of your security lamp.

We would also like to inform you that the Board of Directors did approve the \$5.00 increase in association dues beginning in 2017 at the annual February meeting. At the February meeting, which was well attended (thank you again for all who were in attendance), residents voiced concerns that dog owners are walking or allowing their pets to do their business in the empty lots and then not picking up after them. Remember, all pets are to be on a leash if not in your yard, and you must pick up after your pets (even in the vacant lots). Dead shrubs/trees, broken down playground equipment in yards, and lawns/lots with weeds were also points of concern. Please make sure you address those items this spring if they pertain to your landscape/lawns/lots.

Curb appeal and first impressions when visitors/guests enter Bordeaux Estates highlight the standard of excellence that we seek in our subdivision. Keeping landscape/yards well groomed throughout the year not only helps to maintain our property values, but also assists homeowners who are attempting to sell/purchase homes.

We truly appreciate your hard work in maintaining the outsides of your homes, and have a few items for you to keep in mind:

Covenants:

[Article IV. Section 9 \(Activities/Nuisances\)](#)

No burning shall be permitted outside the dwelling.

Vehicles: The use of any garage, carport, driveway, or parking area which may be in front or adjacent to or part of any lot as a habitual parking place for commercial vehicles, trailers, campers, and motor homes, or more than four automobiles, is **prohibited**. Motorcycles at all times must be parked within the garage.

[Article IV. Section 11 \(Signs\)](#)

No sign may be placed by any subcontractors performing work on any lot. Any signage placed by a general contractor must be of a size and color scheme approved by the Board. No other types of signs (**including election signs**) are permitted without the approval of the Board.

[Article IV. Section 17 \(Garbage cans\)](#)

No garbage, trash or refuse cans, containers or receptacles shall be maintained or kept in any portion of the lot beyond the front of any building. Garbage cans are allowed to be placed curbside **only** on designated garbage collection days.

[Article IV. Section 22 \(Weed cutting/cleanup\)](#)

Each lot shall at all times be kept in a clean and neat condition. **The owner of each lot shall be responsible for the cutting or removal of weeds and lawn mowing on a regular basis.**

Miscellaneous Information:

[Kankakee Sheriff's Office \(815-802-7174\)](#)

FYI: Golf carts, ATVs, Four wheelers, snow mobiles, and electric scooters (etc.) are not allowed on our streets. If you see these vehicles on our streets, please alert the sheriff's office.

[Speed Limit](#)

Please keep your speed to **25 miles per hour or less** while driving through the subdivision.

Thank you again for making Bordeaux Estates a wonderful place to call home!

~ Board of Directors ~

Bordeaux Estates website: Bordeauxestates.org