

**WHITE HAWK COUNTRY CLUB
HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
FOR RESIDENTIAL CONSTRUCTION¹**

1. **Compliance by Owners, Agents, Contractors, Subcontractors and Materialmen.** All Owners, representatives or agents of Owners, architects, contractors, subcontractors, materialmen and any other individuals or entities participating in or in any way related to the construction of single-family residences within White Hawk Country Club, an addition to the City of Crown Point, Lake County, Indiana, shall comply with the provisions of the Declaration of Covenants and Restrictions, the By-Laws of White Hawk Country Club Homeowners Association, Inc. and the Rules and Regulations promulgated by the Board of Directors, all as the same may be amended from time to time.

2. **Acknowledgment of Rules and Regulations.** No new building, improvement or other structure shall be commenced or erected, and no exterior or interior change or alteration shall be made to any building, improvement or other structure until written approval shall first have been obtained from the Architectural Control Committee and a copy of these Rules and Regulations have been executed by the Owner, the Owner's authorized agent or representative and the contractor having primary supervision of any such project, whether initial construction or alteration of existing improvements.

3. **Grading and Excess Material.**
 - a) Grading of all lots shall be in compliance with the requirements of the City of Crown Point and the Master Grading Plan prepared for the subdivision. Grading shall be performed so as not to damage or encroach upon adjacent lots, green belts, the golf course or streets.

 - b) Excess material to be removed from any lot by reason of construction shall not be removed from the subdivision, but shall be relocated, at the Owner's expense, to any other lot or lots within the subdivision, at the sole direction and control of the Architectural Control Committee pursuant to Article II, Paragraph G(2) of the Declaration of Covenants and Restrictions.

¹ These Rules and Regulations are promulgated pursuant to and are intended to supplement, but not in any way limit, the provisions of the Declaration of Covenants and Restrictions of White Hawk Country Club, an addition to the City of Crown Point, Lake County, Indiana and the By-Laws of White Hawk Country Club Homeowners Association, Inc.

4. **Erosion Control.** Erosion during the course of construction shall be controlled in accordance with the erosion control plan established and implemented for White Hawk Subdivision pursuant to the requirements of Rule 5 of 327 IAC 15, Storm Water Runoff Associated with Construction Activity, and in compliance with all applicable state, county or local erosion control authorities. All erosion control measures shall be performed by personnel trained in erosion control practices and shall meet the design criteria, standards and specifications for erosion control established by the Indiana Department of Environmental Management in guidance documents similar to, or as effective as, those outlined in the Indiana Handbook for Erosion Control in Developing Areas from the Division of Soil Conservation, Indiana Department of Natural Resources.
5. **Waste or Debris.** All lots shall be maintained free of waste or debris. Accumulation of construction waste or debris (including any piles of waste or debris) on any lot shall be prohibited. Any such construction waste or debris shall either be removed immediately from the construction site or deposited in a dumpster maintained at the construction site. Under no circumstance shall any waste or debris be placed on any other lot, even temporarily.
6. **Driveways.** At the commencement of initial construction on any lot, a construction drive shall be installed and shall consist of not less than two (2) inches of super base or "2's and down" to control and minimize mud (and "tracking" from the lot) or dust.
7. **Roadways.** Streets adjacent to or servicing any construction site shall be maintained free and clear of dirt (mud), stone or debris. In the event of "tracking" or "spillage", streets shall be cleaned (shoveled and/or swept) at the end of each working day.
8. **Parking.** All vehicles parked at or near a construction site on any lot shall be parked in such a manner so as to minimize any obstruction to traffic, creation of dust on or around or tracking of mud or debris from the construction site. Under no circumstances shall any such vehicle be parked in any manner which would obstruct delivery of the United States mail or the delivery of shipments or packages to the construction site or nearby properties.
9. **Portable Restroom Facilities.** Portable restroom facilities shall be maintained at each construction site where city sewer and water utilities are not yet operational. Under no circumstances shall the restroom facilities of the Clubhouse or other public building be used in lieu of maintaining portable facilities.
10. **Enforcement.** Either White Hawk Country Club Homeowners Association, Inc. or any individual resident of White Hawk Country Club shall have the right to enforce any of these Rules and Regulations by any proceeding at law or in equity. Any party found to be in violation of any of these provisions by a court of competent jurisdiction shall also be liable for costs and expenses incurred in the successful prosecution of any such action, including reasonable attorney's fees.

The failure to enforce any provision of these Rules and Regulations shall in no event be deemed a waiver of the right to do so at a later date. The Executive Board of the Association may also levy a fine not to exceed Fifty (\$50.00) Dollars per day for each day that a violation persists after notice of the violation is given pursuant to the By-Laws of the White Hawk Country Club Homeowners Association.

IN WITNESS WHEREFOF, receipt of the foregoing Rules and Regulations is hereby acknowledged.

OWNER

BY: _____

Date: _____

CONTRACTOR

BY: _____

Date: _____

IN WITNESS WHEREFOF, receipt of a copy of these Rules and Regulations executed by Owner and Contractor is acknowledged.

WHITE HAWK COUNTRY CLUB HOMEOWNERS ASSOCIATION

BY: Clouse S. Brown

Date: _____