

DARIEN CLUB OWNERS ASSOCIATION

DESIGN MANUAL SURVEY

Dear Darien Club Owner & Neighbor,

Your Board of Directors is conducting a Survey for review of the 1998 Design Manual Rules & Regulations. The rules have not been updated in over 23 years, and a cursory review of the subdivision indicates that the rules need revisions for Owners to be in compliance with the 1998 rules. Further, many Owners have expressed that they would like to see changes to specific restrictive rules for enjoyment of their property. The Board is carefully reviewing revisions with Darien Club value in mind, and with consideration for current Owner and new Buyer needs which are different than those from 30 years ago when the subdivision was built. Please answer yes or no to the following questions. The Board welcomes additional written comments to Dchoa2014@gmail.com.

You can return the form by scan and email to Dchoa2014@gmail.com or bring your form to any Board member by hand delivery by October 20, 2021. We will confirm your survey has been received.

Please Complete and Sign Below for your Survey to be Counted:

Home Owner Name: _____

Address: _____

Signature: _____

SURVEY QUESTIONS

Solar Energy Systems – Section 4.11 in the Design Manual Rules & Regulations

The current Design Manual states that “any devices employed to capture or reflect sunlight must be either totally screened from view or completely integrated into the home design. Reflective devices producing a glare that is visible from the street or from the adjacent lots will not be permitted.”

- 1.) Solar roof shingles, such as those being developed by Tesla, that emulate roof shingles should be allowed after review and approval:
 - a. YES
 - b. NO
- 2.) Solar panels should be allowed despite location on home:
 - a. YES
 - b. NO

Detached Accessory Structures – Section 5.2 in the Design Manual Rules & Regulations

The current Design Manual requires approval prior to construction of Detached Accessory Structures such as Pergola’s, Gazebo’s, Play Equipment, etc. NOTE: The overwhelming majority of these additions have not been submitted for approval over the years.

- 1.) Backyard detached accessories should not require approval, but guidelines should be established in the Design Manual for Owners to follow. Deviations from guidelines would require approval:
 - a. YES
 - b. NO
- 2.) Backyard detached accessories should not require any approval:
 - a. YES
 - b. NO

Fences and Walls – Section 5.6 in the Design Manual Rules & Regulations

The current rules do not allow for any fences in Darien Club other than those installed on Fairview and along the Cemetery and for around pools within 20' of the pool. NOTE: The Design Manual Rules & Regulations prior to 1996 allowed for fences which resulted in grandfathered fences in Darien Club today.

The Design Manual revisions would stipulate the following rule for fences on interior lots: **Fences are to be constructed of wrought-iron, maintenance-free aluminum or steel, dark in color/black, to a maximum of 4' in height so as not to block any views of common areas, vistas or ponds/lakes/wetlands.**

Please reply yes or no to the following questions for Fences:

- 1.) Whereby owners are required to have a fence by law, i.e., pools, the fence should be allowed on the perimeter of the lot. (Fence requirement: wrought-iron, aluminum or steel, dark in color/black, to a maximum of 4' in height.)
 - a. YES
 - b. NO
- 2.) Owners whose lots back to non-Darien club property (Fairview fences that exist today) should be allowed a privacy fence along their back lot line (one style no maintenance type fence to be stipulated in the Design Manual):
 - a. YES
 - b. NO
- 3.) Owners requiring a fence for safety reasons, i.e., children, dogs, etc, should be allowed a fence. (Fence requirement: wrought-iron, aluminum or steel, dark in color/black, to a maximum of 4' in height.)
 - a. YES
 - b. NO
- 4.) All Owners should be allowed to install a fence. (Fence requirement: wrought-iron, aluminum or steel, dark in color/black, to a maximum of 4' in height.)
 - a. YES
 - b. NO

Mailboxes – Section 5.11 in the Design Manual Rules & Regulations

The current rule allows for one style mailbox and one color.

- 1.) Owners should be allowed additional choices for mailboxes (three choices will be designated):
 - a. YES
 - b. NO
- 2.) Owners should be allowed additional color choices (three colors will be designated):
 - a. YES
 - b. NO

Signage – Section 5.12 in the Design Manual Rules & Regulations

The current rule allows for “For Sale”, “Open House” and “Garage Sale” signs, in addition to discreet security and no-solicitation signs.

- 1.) Signs should also be allowed with time restrictions for birthdays, birth announcements (storks), school sports, etc.:
 - a. YES
 - b. NO
- 2.) Political signs should be allowed as stipulated by Illinois and City of Darien:
 - a. YES
 - b. NO

Landscape Minimum Requirements – Section 6.1 and 6.2 in the Design Manual Rules & Regulations

The current rules state that open vistas and lake views of adjoining properties should not be screened, and side yard property lines shall not be defined with hedges. NOTE: A cursory review of the subdivision shows non-compliance by many Owners, some as a result of existing tree and shrub growth over 30 years, some as a result of variances provided to owners and others as a result of plantings not approved.

- 1.) The current rule should be amended to allow Owners to screen their back lot line and yard for privacy as others have with the exception that Pond Views and “Common Area” Vista Views should not be blocked:
 - a. YES
 - b. NO

Landscape Minimum Requirements – Section 6.3 in the Design Manual Rules & Regulations

The current rule requires 4” caliper trees to be planted in the front landscape (2 in parkway; 1 in front landscape).

NOTE: The city of Darien requires 2.5” caliper trees and offers residents a 50/50 cost share program for parkways. Much of Darien Club is established with lush landscape today unlike at initiation when the 4” rule was enacted.

- 1.) The rule should be amended to allow for 2.5’ caliper trees to be planted by Owners:
 - a. YES
 - b. NO

Lakes and Ponds -- Section 6.4 in the Design Manual Rules & Regulations

The current rules stipulate that Lakes/Ponds/Wetlands should not be altered by Owners. NOTE: Many Owners have altered the Wetlands behind their back property line. The HOA does and will continue to maintain the Wetlands as required and under the governance of regulatory bodies. Although, some Owners may wish to do more.

- 1.) Owners should be allowed to do maintenance at their cost to the Wetlands behind their back property line with Plan Approval for appropriate plantings and consistency in the Wetlands, Vendor Approval, Governing Bodies Approval, and with no risk to the HOA for alterations made by HOA vendors thereafter:
 - a. YES
 - b. NO

Mulching and Bedding -- Section 6.5 in the Design Manual Rules & Regulations

The current rule allows for mulch, but decorative rocks require approval.

- 1.) Decorative rocks should not require approval so long as they meet size and color requirements listed in the Design Manual:
 - a. YES
 - b. NO