

Haverford at Schaumburg Colony

Rules and Regulations



Revised May 2023

Haverford at Schaumburg Colony

Condominium Association

PREFACE

This notice is to inform you that the Declaration and By-Laws of the Haverford at Schaumburg Colony Condominium Association has been recorded in the State of Illinois. It provides that all purchasers of units, upon acceptance of a deed, agree to be bound by the provisions of the Declaration, By-Laws and Rules and Regulations of the Association.

These Rules and Regulations extracted from the Declaration and By-Laws have been adopted with the intent of providing the ninety-six (96) units of residents in Haverford at Schaumburg Colony Condominiums with a practical set of governing rules for day-to-day living at the Association.

The Board of Directors' goal is to maintain the property as a first-class marketable community. However, in order to have effective Rules and Regulations, it requires the cooperation of all of the residents to comply with enforcement of these Rules and Regulations.

Now, therefore, the Board of Directors by resolution, does hereby adopt the consolidating of all existing and new policies, procedures, and regulations for the enforcement thereof:

Respectfully Submitted,

*Board of Directors
Haverford at Schaumburg Colony Condominium Association*

HAVERFORD AT SCHAUMBURG COLONY
CONDOMINIUM ASSOCIATION
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Background of Haverford Development

Haverford Condominium Association is an Illinois Not For Profit Corporation established in January 1987. Four Associations are assigned to serve the Haverford Development. Three of these Associations have residences totaling 172 dwelling units.

Country Home Condominiums 44 units

Haverford Colony Condominiums 96 units

Haverford Village Single Family 32 units

The Fourth is the Master Association formed to govern the use, maintenance and administration of the community area which includes the cul-de-sacs, guest parking, entrance, center islands, pond, exercise trail and other areas described in their Declaration.

Each of the Three Associations listed above are responsible for the units and common elements they contain. They are self-governing and have their own Declaration and By-Laws.

A Board of Directors elected by the unit homeowners governs each individual Association. Each Board selects its own offices and designates one as its delegate to the Master Board of Directors.

Enforcement of Rules and Regulations

The Rules and Regulations may be enforced by the Board of Directors by authority given through the Declaration of Condominium Ownership and By-Laws recorded in the Office of the Recorder of Deeds of Cook County Illinois as Document No 90418968 on August 28, 1990, and the Illinois Condominium Property Act.

As stated in Section 3.13 of the Declaration of Condominium Ownership, the Condominium Association members shall be subject to reasonable rules and regulations duly adopted by the Board of Directors from time to time. However, no rule or regulation shall be effective unless and until at least 10 days' notice thereof is given to all homeowners.

The Board of Directors may issue a fine as stated on the "Schedule of Fines" for each occurrence for any and all violations. If you feel a fine has been wrongfully assessed, you must contest the fine in writing to the Managing Agent. Your letter will be forwarded to the Board for consideration. You may attend the Board of Directors meeting indicated on the fine letter sent to you. Failure to attend that meeting may waive all rights to any appeal. The fine will not be levied against the unit owner until after the stated meeting. The decision of the Board will be final and binding.

I. Definitions - In the event a term is used in the Rules, which is not defined anywhere herein, refer to the Declaration, By-Laws, or common usage within the Association.

A. Act – The Condominium Property Act of the State of Illinois as amended from time to time.

B. Association – The Haverford at Schaumburg Colony Condominium Association, an Illinois not-for-profit Corporation.

C. Board – The duly elected Board of Directors of the Association.

Board of Directors - All business matters of the Association are managed by the five (5) member Board of Directors. Board members must be Haverford at Schaumburg Colony homeowners. Members are elected by the homeowners for two-year terms, and they may be elected to succeed themselves. Elections are held at the annual meeting of the Association in March of each year. If a vacancy occurs on the Board during the year, it will be filled by a majority vote of the Board of Directors. Any member so elected or appointed will hold the office until the next annual meeting. The Board elects its own officers (president, vice-president, treasurer, secretary, and member at large) at the annual meeting. Board members receive no compensation for their services.

Meetings - Board meetings are held on the third Thursday, when applicable, as listed in a mailing to all homeowners. The meetings are open to all unit owners as required by the Condominium Property Act. Each meeting's agenda contains a period of time for unit owners to express concerns. No other time for interaction with the Board is provided or allowed during the formal Board meeting.

Minutes of Board Meetings - The proceedings of the Board meetings are maintained in minutes of the meeting as provided by the recording secretary. The minutes may be reviewed by any Association homeowner. The minutes are available from the Managing Agent upon advance notice.

- D. By-Laws** – The By-Laws of the Association.
- E. Common Elements** – All of the Condominium Property, except the Dwelling Units.
- F. Common Expenses** – The expenses of maintenance, administration, operations, and funding adequate reserves.
- G. Garages** - A portion of the Dwelling Unit which is designated for a covered parking space for an automobile. Garages shall be used primarily for storage of vehicles and other items. Major car repairs or repairs which cause any type of nuisance, fire hazard or annoyance to neighbors are prohibited. Gasoline and other solvents create a danger of fire and explosion and shall not be stored herein. No major car repairs on driveways are permitted.
- H. Limited Common Elements** – A portion or portions of the Common elements designated by the Declaration for the exclusive use of owners. Examples are Perimeter Doors (including front, patio and garage doors), windows, decks, interior surfaces of walls, ceilings, floors, and any part that serves the Dwelling Unit exclusively.
- I. Maintenance Repairs and Replacements of Common Elements** - Except as otherwise specifically provided in the Declaration, maintenance repair and replacement of the Common Elements, as opposed to Limited Common elements, shall be furnished by the Board as part of the Common Expenses.
- J. Maintenance, Repairs and Replacements of the Dwelling Units and Limited Common Elements:** Each owner shall furnish and be responsible, at his expense, for all the maintenance, repairs and replacements within his Dwelling Unit and the Limited Common Elements appertaining to his unit and shall keep them in good condition and repair.
- K. Managing Agent** - The off-site Management firm contracted by the Board of Directors to oversee the day-to-day management of Haverford at Schaumburg Colony.
- L. Signs** – Except as provided in Policy S-4, no “For Sale”, “For Rent” or any other sign or form of solicitation or advertising sign or window display, shall be permitted on the Condominium Property.

The only exception to this rule is home security signs. Homeowners are allowed to place one (1) security sign stake at the front of their unit, and one (1) security sticker may only be placed at the front door side window, **or** the storm door and one (1) security sticker may be placed on the rear patio door.

M. Voting Rights – Whenever a vote of the owners of the Association is required, such votes shall be cast by the voting members, or their proxies, and each voting member shall have one (1) vote per dwelling unit owner represented by the voting member.

N. Insurance - Association Coverage: The buildings and individual units are covered for damage by an insured peril. The Association’s program of insurance covers the units as they were originally equipped by the builder, including internal walls, cabinets, fixtures, installations comprising a permanent part of the building, and installed contractor-grade appliances (furnace, air conditioner, water heater, stove, refrigerator, dishwasher, garbage disposal). All upgrades, including floor covering upgrades, whether carpet, tile, wood, or other material, as well as upgrades to appliances, cabinets, counters, wall coverings, and bath fixtures and cabinetry, are not included in the Association’s program; they should be included in the Unit Owner’s policy. The Association’s policy has a \$1000 deductible, for which the Unit Owner may be responsible in the event of a claim. Following written notice to the Owner and an opportunity for a hearing, the Board may assess the deductible amount against the Owner who caused the damage or from whose unit the damage or cause of loss originated.

Each unit owner is required to maintain comprehensive liability as well as insurance on the contents of his or her unit, and to maintain coverage for his or her unit to the extent not covered by the Association’s insurance policies. Each unit owner shall provide or cause to be provided to the Managing Agent a certificate of insurance or other proof of insurance as accepted by the Board upon request or upon the issuance of a new policy.

Homeowner’s Responsibility: Each homeowner is required by the Illinois Condominium Property Act to have homeowner’s insurance, such as the HO 6 policy, for his or her unit. This coverage should include, but is not limited to, the following:

All personal possessions

All appliance upgrades (including but not limited to the stove, refrigerator, dishwasher, garbage disposal, washer, dryer, hot water heater, furnace, and air conditioner).

Replacement of windows, parameter doors (including front, patio, and garage) their trim/hardware and decks.

Upgrades of all kinds, including but not limited to floor coverings, wall coverings, and window treatments of every kind, all electrical fixtures, and all other decorating.

Each unit owner within the Association must obtain insurance coverage for their personal liability and compensatory damages to another unit. This insurance will cover losses either caused by a resident’s intentional or negligent act, negligence, or merely the operation of equipment within their home that caused damage to another. This insurance must cover the deductible cost of the owner whose unit is damaged. It is recommended that each owner contact their agent or broker to determine what coverage is appropriate for their personal property and liability.

O. Rental Units – Renters should purchase insurance that provides the usual coverage for a rental policy. Personal property and contents of a unit are not the responsibility of the unit owner or of the Association. Renters should furnish the unit owner with a copy of their certificate of insurance.

II. Rules Regarding the Use, Administration and Appearance of the Property.

A. Alterations and Additions – No alterations, additions or improvements of any kind may be made without the prior written consent of the Board. This rule covers exterior portions of the structure involving common elements and exclusive common elements. See Exhibit “A”.

B. Assessments and Collections – All monthly assessments are due and payable on the 1st day of each month. Assessments shall be paid by check, money order or direct deposit at a designated bank. A late charge of \$35.00 will currently be charged to any account on which the full assessment has not been received or postmarked on or before the 15th of the month in which it is due and owing. A forcible entry and detainer action may be filed within thirty (30) days if payment is not paid within ten (10) days of demand. The cost of all legal fees will be charged to the Owner. A direct deposit is available each month to pay the assessment amount. Monthly coupons are provided annually to accompany the monthly payment. See Colony Policy #A1.

C. Decks and Patios

C-1 Decks

1. Residents are responsible to keep **decks** clean and free from storage and debris.
2. **All outdoor furniture** and plantings are to be confined inside the balcony railing.
3. Items other than outdoor furniture, grills and outdoor plantings are prohibited.
4. Decks may not be used for storage, other than seasonal storage of barbecue grills, lawn chairs and other items associated with outdoor use.
5. Decks must have flower boxes or pots fixed if placed on railings. NO hanging pots are allowed.
6. Owners are responsible for ALL damage caused by objects which fall from or are blown from decks.
7. Barbecuing will be allowed on decks using a gas grill.
Note: **FLAMABLE LIQUID of any kind is PROHIBITED.**
8. Decks may not have **awnings**, be enclosed, altered or the appearance changed in any way.
9. **No outdoor firepits of any kind are allowed on decks.**

C-2 Patios

1. Residents are responsible to keep **patio** clean and free from storage and debris.
2. **All outdoor furniture** and plantings are to be confined inside the patio.
3. Items other than outdoor furniture, grills and outdoor plantings are prohibited.

4. Patios may not be used for storage, other than seasonal storage of barbecue grills, lawn chairs and other items associated with outdoor use.
5. Flower boxes or pots should be placed within the patio.
6. Owners are responsible for ALL damage caused by objects which are blown off the patio.
7. Barbecuing will be allowed on patios using a gas grill.
Note: **FLAMABLE LIQUID of any kind is PROHIBITED.**
8. Patios may not have **awnings**, be enclosed, altered or the appearance changed in any way. **No outdoor firepits of any kind are allowed on patios.**

D. Damage Caused By Owner – If, due to the act of or the neglect of an owner, a guest, tenant, pet or other authorized occupant or invitee of such owner, damage shall be caused to a part of the Condominium Property which would otherwise be a Common Expense, then such owner shall pay for such damages as may be determined by the Board.

E. Dumpsters – Dumpsters are not permitted on the property without the prior written consent of the Board. Upon approval from the Board a plywood board must be put down under the dumpster to protect the pavement. Unit owner will be responsible for any damage to the common areas. Unit owner does hereby indemnify and hold harmless the Board of Directors of the Association, its Agents, and members from any damages due to the installation and use of a dumpster.

F. Exterior Light Fixtures - No alterations, additions or improvements of any kind may be made without the prior written consent of the Board. This rule covers exterior portions of the structure involving common elements and exclusive common elements. Owners are responsible for maintenance of light bulbs at front and back doors. Light bulbs on garage doors are maintained by the Association.

G. Feeding Wildlife - The feeding of geese, ducks, and wildlife of any sort on the common elements is prohibited. A concern is controlling the nuisance of animals and waterfowl in the area. See Colony Policy #F3.

H. Flagpole Rules - One flagpole bracket will be allowed for each unit. The flagpole bracket must be designed and used to hold one single flagpole. The bracket should not be installed on the siding or brick. See Colony Policy #F2.

I. Flower Planting - Flowers must be annuals and must not exceed 18 inches in height. Planting is from May 1st and must be removed no later than November 1st. No vegetables or rose bushes are to be planted in bedding areas, only in pots. No planting should be made around trees or large bushes as landscapers turn over dirt and add mulch to these areas. Free standing poles and flowerpots should not be placed in areas that obstruct foot traffic. See Colony Policy #F1.

J. Game and Play Equipment

All game and play equipment for children or adults must be removed from the common areas when not in use. No ball playing nor any kind of golf is allowed in

the common areas. All play equipment must be stored in the resident's garage. Storage of such equipment on the resident's patio or balcony or common property is strictly prohibited.

Any markings placed on driveway or patios must be removed each day.

K. Garage Sales - A community garage sale is prohibited. Garage sales are permitted for individuals during the months of June and July (excluding 4th of July weekend). Unit owners must comply with all requirements of the Village of Schaumburg including necessary rules and regulations. See Colony Policy # G1.

L. Garbage and Trash – Containers, bags, and recycle bins shall not be placed outside for collection any earlier than sunset of the night prior to pick up. All containers must be returned inside by 9 PM on the day of collection. In a week where a holiday occurs, before on a garbage collection day, then garbage will be collected one day later than normal. Any litter remaining on the ground after garbage pickup should be removed by the unit owner. Refuse collection appliances and large items must be arranged with the Waste Management Company.

M. Seasonal Exterior Decorations

See Colony Policy – Rules and Regulations S2,

N. Home Occupation - The purpose of the Home Occupation Policy is to permit the establishment of home occupations that are compatible with the neighborhood in which they are located. Once approved, the homeowner's occupation will require the attainment of Village of Schaumburg Home Occupation Business License to be renewed annually or every three (3) years. For questions, contact the Village of Schaumburg Planning Department. See Colony Policy # H1.

O. Hose and Hose Reels – All garden hoses when not in use must be neatly coiled

on the exterior hose reel or near the spigot. Hoses lying in the bushes or on the turf may be disposed of at the discretion of the Board. The Association shall not be responsible for providing hoses, nozzles, or sprinklers. As of November 1st, all garden hoses and reels must be disconnected and stored in the garage.

- P. Interior Decorating Repairs** - The Association is responsible for repairs to the interior only to the point that drywall repairs and priming (ready to paint) will be provided. Repairs to other items damaged from exterior conditions are not covered by the Association's property insurance and are the sole responsibility of the homeowner. See Colony Policy # R1.
- Q. Landscape Watering Ordinance** - The Village of Schaumburg Watering Ordinance for landscaping states that watering is permitted daily from 5:00 P.M. to 11:00 A.M. only, year around. Watering of new sod is exempt for thirty (30) days. Watering trees and shrubs during dry weather is important. The lawn areas will brown out but will survive the lack of water. Do not use the water for personal use such as washing cars and filling swimming pools.
- R. Maintenance Responsibility List.** This is a list of maintenance items indicating the responsibility of either the Association or Owner for the type of repairs or replacement needed to restore the item to its original use. For details see Colony Policy #M1.
- S. No Unsightly Uses** – No clothes, sheets, blankets, rugs, or laundry of any kind or other similar articles shall be hung out on any part of the common elements. The Condominium Property shall be kept free and clear of all rubbish, debris, and other unsightly material.
- T. Noise/Disturbances** – Unreasonable noise and disturbances are prohibited. Residents shall not play televisions, stereos, instruments, or operate equipment in a manner that disturbs residents or becomes an annoyance or nuisance to the other Unit Owners and infringe on the rights of others to privacy and peace. The Board's policy also bans abusive, harassing, or threatening behavior, thus observing a "zero tolerance" to such activity.
- U. Security of Premises** – Haverford is an active participant in the Neighborhood Watch Program for crime prevention. If you observe any suspicious activities anywhere in Haverford, notify the police immediately. Write down any license number or description you observe. Don't hesitate to call the police: that's what they want you to do!
- V. Storm Door Installation/Replacement** - Storm doors will be allowed only with the completion of the Additions and Alterations Form and approval of the Board. The storm door must be a full glass, permanently installed door. Acceptable colors are white, almond, or brown. See Colony Policy # S-5.
- W. Window Replacements** - Windows will be allowed only with the completion of the Additions and Alterations Form and approval of the Board. See Colony

Policy # W1.

III. Rules Regarding Behavior

- A. Unit owners, family members, guests, tenants, and invitees may not engage in activities where they may endanger themselves, passers-by, pedestrians, and vehicular traffic, for potential damage to Common Elements, personal property and the liability of the Association for injuries and damage (e.g., ball playing, frisbee, skate boarding, etc.) Tree climbing is not allowed on Association Property. Ropes, swings, etc. may not be attached to common ground trees. Unit Owner will be responsible for any damage caused by family members, guests etc. due to negligence on common areas.

IV. Rules Regarding Pets

- A. No animals other than household pets shall be raised, bred, or maintained for any commercial use. All pets must be leashed while outdoors on any common element. No pet may be unattended or staked outdoors at any time. No pet may be leashed to trees or shrubs. Any deposit of waste by a pet on the common grounds shall be promptly disposed of by the person attending the pet. Any damage to the grass or to the Association Property caused by a pet shall be repaired by the Association and the cost of such repair shall be billed to the violating resident. No pet shall be allowed to create a nuisance or unreasonable disturbance or to damage any common elements or the property of any other resident.

B. Enforcement of Pet Rules

A violation will be issued in the form of a letter to the offending pet owner detailing the violation and/or complaint. Vicious animals will be treated in an appropriate manner, by the proper authorities. See Colony Policy – Rules and Regulations – S-1 Schedule of fines.

Appeals of Violation Letters

Pet owners have the right to appeal at any level of the enforcement process by responding in writing to the Board within 10 days of notification. If the Board upholds the appeal, the fine will be refunded or rescinded.

Reporting a Violation

Only written complaints containing the following information will be considered. Include this information in your complaint to the managing agent:

1. Date of Violation
2. Time of Day
3. Location
4. Description of Animal (color, breed, size, etc.)
5. Name and address of owner (if known)

Non-residents committing an offense of the Village Ordinances should be

reported to the Village of Schaumburg.

V. Unit Sales

- A.** No advertising or other displays shall be maintained or permitted on any part of the property except at such locations determined by the Board. One “For Sale” sign no larger than 30” x 18” is permitted to be displayed in a window of the home. If no windows are visible from the street in front of the house, the sign may be displayed on the garage door. See Colony Policy #S-4
- B.** “For Rent” signs are not permitted at any time. See Colony Policy #S-4 for further details.
- C.** No later than 30 days after the effective date and not later than ten (10) days before change of ownership, each unit owner shall provide Management with a Homeowner Information Form. See Exhibit B. All owners who sell their units must provide a \$175.00 Security Deposit/Fee to be held by the Association while the exterior of the unit is inspected. If the unit passes inspection, the owner will receive a refund of the security deposit/fee in the amount of \$125.00 (\$50.00 is the fee charged by the Management Company for the inspection and clerical work). If the unit does not pass inspection, the owner will be notified of any corrective action to be taken, which must be done prior to closing. The Association reserves the right to have the repair completed and charge the cost to the seller. See Exhibit I for further details.

VI. Leases, Tenants, and Non-Resident Unit Owners

- A.** All leases must be in writing and for a period of not less than one year. All leases must be in conformance with, and make specific reference to, the legal documents of the Association. The property owner is ultimately responsible for his tenant’s abiding by all provisions and restrictions imposed by the Association’s legal documents, whether he resides in the unit or not. If a tenant violates the documents or rules and regulations, the owner shall also be held responsible.
- B.** All tenants must be given a copy of the legal documents and any rules or regulations that have been adopted by the Association’s Board of Directors. Tenants should be informed that this information is being provided to them because they are a part of the Association by virtue of their residency and are obligated to obey the provisions of the documents.
- C.** Any violations of the Declaration, By-Laws or these rules and regulations may result in flat or daily fine or in more serious situations, eviction proceedings. All fines, costs and legal fees will be charged to the unit owner.
- D.** All unit owners who do not reside in a unit owned by them shall provide the Board with their permanent resident address and phone numbers where they may be reached in an emergency, both at home and at work. Any expenses of the Board incurred in locating a unit owner who fails to provide such information shall be assessed to that unit owner as a common expense. Unless otherwise provided by law, any unit owner who fails to provide such information shall be

deemed to have waived the right to receive notices at any address other than the address of the unit, and the Board shall not be liable for any loss, damage, injury, or prejudice to the rights of any such unit owner caused by any delays in receiving notice resulting therefrom.

- E.** No unit owner may lease less than the entire unit, nor may the unit be leased for commercial, transient or hotel purposes.
- F.** Unit owners are required to submit all leases with appropriate riders, Exhibit “B” and renewals to Management no later than ten (10) days prior to the effective date of the lease. A fine will be assessed to the unit owner for the failure to provide the documents before the lease commences. See Policy Colony #S1 for Schedule of Fines.
- G.** If a tenant violates any provision of the Declaration, By-Laws, or the Rules and Regulations, the Board, in its discretion, shall determine what action or actions should be taken against the unit owner or tenant, as the case may be. When the Board, in its discretion, determines that a violation or series of violations warrants termination of the lease, the Board may take whatever action or actions are necessary to terminate the lease.
- H.** All expenses of the Board in connection with any violation under these rules shall be assessed to the account of the unit owner responsible as a common expense.
- I.** Any owner of property, whose property is being rented out for residential purposes, shall attend, and complete a Village of Schaumburg Crime Free Multi-Housing Program Seminar. The owner, agent or designee shall attend the Seminar prior to obtaining or being issued, a Village of Schaumburg residential operator license.

VII. Satellite Dishes

Specifications for Satellite Dishes

The following guidelines are used in evaluating requests for the installation of satellite dishes on the common property. These are only guidelines to be used by the Board of Directors in evaluation each application. Individual circumstances which are considered mitigating by the board may prompt the Board to deviate from these guidelines when evaluating a specific request. See Exhibit “A” and Exhibit “C”.

In the interest of health, safety, and welfare of the Association, the Board has adopted the following Rules and Regulations:

1. Any owner interested in installing a satellite dish one meter or less in diameter should refer to the Association’s instructions for installation of satellite dishes. Satellite dishes greater than one (1) meter in diameter are prohibited.
2. Satellite dishes may only be installed on portions of property within the owner’s exclusive use or control. This would include the Limited Common Elements of the Association only. Any deviations must be approved by the Board of Directions prior to the installation of the satellite dish. Satellite dishes may not

be installed on the Common Elements without the prior written consent of the Board.

3. Every effort shall be made to locate dishes at the rear of the buildings if a signal is attainable from there. Nothing may be attached to any roof, gutter, downspout, siding or masonry of any building. Nothing may be attached to the front of any building. When installed, the Board prefers the dish to be installed on a 2-inch galvanized steel post, no higher in total height than 4 feet and installed in the planting bed near the other mechanicals. Dishes may be attached to the wood balcony decks by clamping.

4. The Board strongly suggests that satellite dishes be professionally installed. If the owner uses a professional installer, the unit owner must provide proof that the contractor is insured and licensed. All wires must be encased in molding which matches the color of the building. If at all possible, please attempt to use existing wires.

5. In order to protect the health, safety and welfare of the residents and their property, the Board reserves the right to inspect the installation and maintenance of the satellite dish.

6. Once installed, the owner will be responsible for the maintenance of the dish. If additional cost is required to maintain the portion of property on which the dish is installed, the Board may assess this cost back to the unit owner. If it is necessary for the Association to remove the satellite dish to perform maintenance, the owner will be advised accordingly.

7. The unit owner shall at all times keep the satellite dish in good repair. Failure to properly maintain the dish after five (5) days' notice from the Board may result in the removal of the dish.

8. The owner shall be responsible to fund the cost of any maintenance, repair or replacement to the property resulting from the installation of the satellite dish. In addition, the owner must restore the property to its original condition upon removal of the dish.

9. The Owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents, and members from any and all claims, controversies or causes of action resulting from the installation or use of this satellite dish, including the payment of any and all costs of litigation and attorneys' fees resulting therefrom. Owner agrees to be responsible for any damage to the property or any injury to any individual as a result of the installation of the dish. Upon installation of the dish, the owner must execute the attached hold harmless agreement.

10. Upon transference of the ownership or occupancy of the unit, the Owner shall inform the successor in title, including any purchaser by Articles of Agreement for Warranty Deed, or tenant, of the existence of these Rules and Regulations and the obligations set forth herein. All obligations herein shall pass to any successor

in interest. If the transferee is unwilling to assume the responsibilities set forth herein, and execute a new hold harmless agreement, the dish must be removed prior to conveyance.

11. All satellite dishes shall be constructed in strict compliance with these Rules and Regulations. Any deviation from these Rules and Regulations without the written consent of the Board of Directors, may result in the dismantling and removal of the satellite dish by the Association without notice. All costs of removal and restoration shall be borne by Owner. The Association reserves the right to levy a continuing and daily fine for each and every day an unauthorized satellite dish shall remain on the premises after the Owner has been notified to remove it or advised to re-install the dish in conformance with the Rules and Regulations. The fine shall be set by the Board of Directors in accordance with approved guidelines for fines.

VIII. Vehicle Rules

A. Permitted Vehicles

Permitted vehicles are: Private passenger carrying automobiles, including station wagons, vans, pickup trucks, and other similar vehicles, in full drivable and operable condition, and used primarily for the transportation of passengers. Lightweight recreational motor vehicles, excluding campers, capable of being parked inside the garage space with the garage door closed, and provided that lightweight recreational vehicles shall:

1. display a "B", "RV" or other passenger license plate;
2. have no more than two (2) axles;
3. have no more than four (4) wheels;
4. have a curb weight less than six thousand (6000) pounds;
5. have an overall width of less than seven (7) feet;
6. not be used for any commercial endeavor and/or have visible accessories such as but not limited to, advertising, snowplows, ladder racks, toolboxes (except all-purpose truck utility chests not to exceed six inches above truck bed), material handling equipment, moving and delivery equipment, chemical and/or paint supplies, cleaning and janitorial materials, entertainment or musical instruments, and construction tools and supplies of any sort.

Registered motorcycles and motor bikes licensed to be ridden on public roads and highways. All vehicles shall display a valid registration plate and sticker. Emergency vehicles which fit into any of the descriptions above or are present in performance of their duties are permitted.

B. Non-Permitted Vehicles

All vehicles other than those defined above as Permitted Vehicles or Emergency Vehicles; or any vehicles without valid, current state license plates and appropriate municipal or county vehicle stickers, if required.

C. Abandoned Vehicles

An abandoned vehicle is any vehicle which is in a state of disrepair rendering it incapable of being driven in its present condition; or which has not been used or moved for at least twenty-one (21) days and the owner has no prior written permission from the Board; or which does not have current, valid state license plates and/or municipal sticker, if required; or when the acts of the vehicle owner and the condition of the vehicle clearly indicate abandonment in the judgment of the property manager. Every reasonable effort to contact the owner will be exhausted prior to removal.

D. General Rules Regarding Vehicles

1. Vehicles may not be parked so as to obstruct passage of other vehicles on the Property. All vehicles shall be parked within the limits or within the lines or other marked boundaries for such vehicles. Motorized four wheeled vehicles may not be parked diagonally or crosswise on driveways or other parking areas.

2. All vehicles are restricted to paved surfaces, including the streets, driveways, and parking areas of the property. There shall be no parking on routes of passage across any other portions of the property, including all lawn areas and sidewalks. There shall be no parking in areas designated as fire lanes. Vehicles shall not be parked in a manner which interferes with ingress to or egress from any portion of the property such as but not limited to, sidewalks, driveways, and parking areas.

3. Commercial vehicles, including pickup trucks, may only be kept on the property if parked in a garage with the overhead door closed. Commercial vehicles may be parked in permitted areas when used for their normal commercial purposes, so long as such parking is only for the period of time necessary to provide the commercial services requested of the Association or by the Association.

4. No unauthorized motorized vehicle of any nature, including but not limited to snowmobiles, mopeds, and minibikes shall be operated on the Common Area.

5. Vehicles shall be moved at the direction and/or request of the Board of Management when necessary for maintenance to the parking areas or to facilitate snow removal. In addition, no vehicle maintenance shall be performed on any guest lots or common area.

6. It is the unit owner's responsibility to inform their tenants, guests, or invitees of the parking rules and regulations.

E. Overflow Parking Areas

The overflow parking areas, defined as those areas not considered the driveway or parking garage, are to be used for overflow and visitor parking. Any homeowner or occupant of a unit or their guest desiring to use the overflow lot can do so in accordance with the following guidelines:

1. The vehicle is in accordance with the permitted vehicles (refer to Vehicle Rule and Regulation “A”).
2. The time the vehicle remains in the overflow lot is not to exceed seven days (7) days without prior written permission from the Board.

F. Enforcement

The provisions set forth herein are intended to supplement but not replace the Policies and Procedures Regarding Enforcement, which are fully applicable to all violations under these Vehicle Rules and Regulations. In the event of a violation of these Vehicle Rules and Regulations, the Board or its duly authorized agents shall, where practicable, send a Notice of violation to the owner or shall affix a Parking Violation Notice (Tow Sticker) or both, to the vehicle, preferably on the driver side window. Any Parking Violation Notice which is affixed to the Vehicle shall contain such information as the Board deems appropriate.

Any failure to protest a Notice of Violation under these rules may be deemed an admission of the violation and may result in costs and expenses being assessed to the owner. In addition to providing notice of any violation in accordance with the above provision, the Board also may take any or all of the following actions:

1. Record, to the extent possible, the vehicle identification, including license number, date of violation, type of violation and vehicle, if known, on a permanent record of violations. All such records of violations shall be kept by the Association in the manner designed by the Board.
2. Identify or attempt to identify the vehicle owner, if not an owner, and notify that owner of the violation.
3. Identify or attempt to identify the owner whose vehicle is causing the violation or whose guest or invitee is causing the violation.
4. Notify the local governmental authorities, asking that they issue a citation and remove the vehicle.

In addition to the other provisions for enforcement contained herein and, in the Policies, and Procedures Regarding Enforcement, the Board shall have the authority to tow vehicles which are parked in violation of these rules and regulations under the following circumstances:

1. When a vehicle has been abandoned and a notice of such violation was affixed to the vehicle at least seven (7) days earlier, whether the notice was removed or not, the vehicle may be towed without further notice to the vehicle owner.
2. When a vehicle is parked in a fire lane, left unattended or parked in a loading zone, or handicapped parking area without proper handicap identification plates or placard or is parked in a manner which presents an immediate danger to the Property or to the health, safety, and welfare of any person thereon, the vehicle may be towed without notice to the vehicle owner.
3. When a vehicle is parked in violation of any of these Vehicle Rules and Regulations, and the owner of the vehicle has been found guilty of at least three (3) prior violations of any of the provisions of these Vehicle Rules and Regulations, the vehicle may be towed upon the occurrence of the fourth or subsequent violation without notice to the vehicle owner.

Any time a vehicle is towed pursuant to these Vehicle Rules and Regulation, all costs and expenses incurred shall be the responsibility of the vehicle owner or the owner of the unit. Any additional expenses incurred by the Association in connection with any tow, including reasonable attorney's fees, also will be the responsibility of the vehicle owner or the owner of the unit.

G. Notices and Authorization to Tow

In order to ensure that potential violators have notice of the fact that their vehicle may be towed, and in accordance with the requirements of the law as set forth in Chapter 18A-100 et seq. of the Illinois Motor Vehicle Code, the Association will have signs posted on the property giving notice that violators of the Vehicle Rules and Regulations may be towed.

The Board may enter into an agreement with an appropriate company or individual to effect removal of vehicles. All costs related to enforcement of any of the vehicle regulations including reasonable attorney's fees, will be the responsibility of the unit/vehicle owner. The Association is not responsible for loss or damage to vehicles or for injury to persons or pets in the parking areas.

See Colony Policy – Rules and Regulations – S1 for Schedule of Fines.

The Board retains the right to forward any matter relative to parking to the Association's attorney at any time.



Haverford Colony

ALTERATIONS AND ADDITIONS APPLICATION WINDOW, PATIO DOOR, ENTRY OR GARAGE DOOR REPLACEMENT

Homeowner: _____ Date: _____

Address: _____ Homeowner Phone: _____

of Windows _____ Patio Doors _____ Entry Door _____ Garage Door _____

Contractor Name: _____ Estimated Start Date: _____

Manufactured By: _____ Manufacturer's Color: _____

- **IMPORTANT:** Windows, entry door and garage door replacement requires Board approval.
- **Do not** place order or purchase materials prior to approvals. Window and door replacement requires Board approval prior to installation.

Please note requests for replacement of windows, patio door, entry door or garage door must include the following documentation as part of a package to be delivered to American Property Management of Illinois, Inc. for the Board of Directors approval.

You MUST submit all the required documents listed below & material color sample at the same time as one complete package to avoid return of your request.

- Completed Haverford Colony Alterations and Additions application.
- Copy of sales contract that includes windows that will be replaced (location, outside color, type of screen and grids (must match existing window grids)
Sales contract must include contractor/installers name/phone number and name of manufacturer of product.
- Manufacturer's sales brochure/catalog that includes pictures of new windows, patio door, garage door with description of product.
- Sample of actual window material in the color to match existing windows.
Note: The Board will check the color sample on material to confirm it matches.
- Certificate of Insurance with the Association listed as additional insured should be obtained from the contractor's insurance agent and must be submitted by owner as part of the Alterations & Additions package of forms. Certificate of Insurance must be valid during the complete installation process.

If the above items are not included the Board will not process your request.

Type of Alteration: _____ Date: _____

Homeowner: _____ Address: _____

I hereby agree to comply with all the Association Declarations, By-Laws and Rules and Regulations in respect to this Architectural Change and/or improvement.

I hereby agree to indemnify and hold harmless the Association, its unit owners, members of the Board of Directors, employees and management agent from all losses, damage, liability, judgements, court costs, attorney fees, interest or any other costs or penalties arising out of this change or improvement. All contractors must furnish a certificate for proof of insurance prior to the beginning of work.

I hereby understand that I am responsible for the future upkeep and maintenance of this change and/or improvement.

I hereby agree to permit the Association access to my property for purpose of inspection of the change and/or improvement in order to ensure compliance with the Association Declarations, By-Laws and Rules and Regulations.

I hereby agree that failure to comply with any of the above requirements may result in revocation of the approval of my change and/or improvement and restoration of the facilities to a condition that existed immediately before approval. All necessary costs and expenses associated with this restoration will be at my expense, including but not limited to construction costs and consequential expenses such as attorney's fees, court costs, permit fees, etc. Notwithstanding anything to the contrary, the Association, at its discretion, shall have the right and power to enter my property and repair the change and/or improvement should it fall into a state of disrepair that is not corrected within fourteen (14) days after written notice to me. All costs connected with such repair shall be charged to my assessment account and be subject to the collection methods authorized by the Declarations, By-Laws and Rules and Regulations and the laws of the State of Illinois.

Owner Initials: _____ Date: _____

I hereby agree and understand that approval of my application shall be binding on all successors, devisees, heirs, assignees, and transferees of my property. I further agree to inform them of the terms and conditions contained in this waiver.

Owners Signature: _____ Date: _____

Page: 3 of 3
Exhibit A

Type of Alteration: _____ Date: _____

Homeowner: _____ Address: _____

I hereby agree to comply with all the Association Declarations, By-Laws and Rules and Regulations in respect to this Architectural Change and/or improvement.

I hereby agree to indemnify and hold harmless the Association, its unit owners, members of the Board of Directors, employees and management agent from all losses, damage, liability, judgements, court costs, attorney fees, interest or any other costs or penalties arising out of this change or improvement. All contractors must furnish a certificate for proof of insurance prior to the beginning of work.

I hereby understand that I am responsible for the future upkeep and maintenance of this change and/or improvement.

I hereby agree to permit the Association access to my property for purpose of inspection of the change and/or improvement in order to ensure compliance with the Association Declarations, By-Laws and Rules and Regulations.

I hereby agree that failure to comply with any of the above requirements may result in revocation of the approval of my change and/or improvement and restoration of the facilities to a condition that existed immediately before approval. All necessary costs and expenses associated with this restoration will be at my expense, including but not limited to construction costs and consequential expenses such as attorney's fees, court costs, permit fees, etc. Notwithstanding anything to the contrary, the Association, at its discretion, shall have the right and power to enter my property and repair the change and/or improvement should it fall into a state of disrepair that is not corrected within fourteen (14) days after written notice to me. All costs connected with such repair shall be charged to my assessment account and be subject to the collection methods authorized by the Declarations, By-Laws and Rules and Regulations and the laws of the State of Illinois.

Owner Initials: _____ Date: _____

I hereby agree and understand that approval of my application shall be binding on all successors, devisees, heirs, assignees, and transferees of my property. I further agree to inform them of the terms and conditions contained in this waiver.

Owners Signature: _____ Date: _____

Page: 2 of 2
Exhibit A

**HVERFORD AT SCHAUMBURG COLONY
CONDOMINIUM ASSOCIATION
UNIT OWNER INFORMATION FORM**

Occasionally, the need arises to contact an owner in an emergency situation. We feel it is imperative that all owners provide the Management Office with current home and work phone numbers as well as other information as listed below. We respect your right to privacy and your phone numbers will only be used for the purpose of providing you with more efficient service. Please fill out BOTH PAGES of this form and return them promptly to our office.

Property Address: _____

Homeowner Name(s): (1) _____

(2) _____

Home Phone: _____

(1) Work Phone: _____

Mobile Phone: _____

Email: _____

(2) Work Phone: _____

Mobile Phone: _____

Email: _____

Please check this box to approve for Management/The Board to send Association information to you via email. *Be advised you will be responsible to update Management with any email address changes.*

PLEASE SELECT ONE OF THE OPTIONS BELOW REGARDING THE OCCUPANCY OF THE UNIT:

I/We are Resident Owner(s)
(Please leave section between the dashed lines below blank.)

I/We are NON-Resident Owner(s)
(If non-resident owner is checked, please complete the section between the dashed lines below.)

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Tenant's Names: (1) _____

(2) _____

Tenant's Home Phone: _____

(1) Work Phone: _____

Mobile Phone: _____

Email: _____

(2) Work Phone: _____

Mobile Phone: _____

Email: _____

Please note, if you lease out your unit, a current copy of the lease and supporting documents are to be provided by the unit owner to Management (in advance of the lease start date) for the Association records.

LIST ANY PETS RESIDING IN THE UNIT: *If unit is rented, the tenant's information should be filled in below.*

If there are no pets in the unit, please check this box:

Pet #1: Dog Cat Color _____ Breed _____

Pet #2: Dog Cat Color _____ Breed _____

RESIDENT'S VEHICLE INFORMATION: *If unit is rented, the tenant's information should be filled in below.*

VEHICLE ONE: Make: _____ Model: _____

Color: _____ License Plate #: _____

VEHICLE TWO: Make: _____ Model: _____

Color: _____ License Plate #: _____

VEHICLE THREE: Make: _____ Model: _____

Color: _____ License Plate #: _____

EMERGENCY CONTACT:

*The emergency contact should be someone who DOES NOT reside in the unit. We **strongly** recommend this person has a key to your unit.*

Name: _____

Cell Phone: _____

Home Phone: _____

Work Phone: _____

The emergency contact listed above is for the:

Unit Owner(s)

Tenant(s)

Name: _____

Cell Phone: _____

Home Phone: _____

Work Phone: _____

The emergency contact listed above is for the:

Unit Owner(s)

Tenant(s)

PLEASE RETURN BOTH PAGES OF THIS FORM BY ONE OF THE FOLLOWING MEANS:

MAIL TO: Haverford at Schaumburg Colony Condominium Association
 c/o American Property Management of Illinois, Inc.
 1251 N. Plum Grove Road, Suite 140
 Schaumburg, IL 60173

EMAIL TO: mail@apmofil.com

SATELLITE DISH AGREEMENT

I hereby agree to comply with all applicable building codes, FCC regulations, the Association Declarations, By-Laws and Rules and Regulations, and will complete the installation within 30 days of approval.

I hereby agree to indemnify and hold harmless the Association, its unit owners, members of the Board of Directors, and Management, from all losses, damage, liability, judgments, court costs, attorney's fees, interest or any other costs or penalties arising out of the installation of the satellite dish.

I hereby understand that I am responsible for the future upkeep and maintenance of the dish.

I hereby agree to permit the Association access to my unit for the purpose of inspection of the installation in order to ensure compliance with the Association Declarations, By-Laws and Rules and Regulations.

I hereby agree that should I choose to remove the satellite dish; I will be responsible for restoring the common property to its original condition at my own expense. Should any Common Property be damaged at any time as a result of the installation, I agree to be totally responsible for restoration. All material must be removed upon sale of the unit.

The installation of the satellite dish, wiring, and all other apparatus used to install the satellite dish may not encroach on any portions of common or limited common property which are not within the exclusive use and control of the dish owner. Any apparatus that extends into the common elements may be removed at the owner's expense.

If a professional installer is used, the installer must be insured and bonded, and must install the dish in a safe and proper manner.

The dish must be neutral in color.

Owners Signature	Date	Address

PLEASE RETURN TO: Haverford at Schaumburg Colony Condominium Association
 c/o American Property Management of Illinois, Inc.
 1251 N. Plum Grove Road STE 140
 Schaumburg, IL 60173

Exhibit C

WITNESS COMPLAINT

INFORMATION CONCERNING WITNESS:

Witness Name

Witness Address

INFORMATION CONCERNING VIOLATORS:

Violator's Name

Violator's Address

INFORMATION CONCERNING VIOLATION:

Date and Time of Violation

Location

WITNESS OBSERVATIONS:

I make the above statements based on my personal knowledge and not upon what has been told to me. I will cooperate with the Association in every way possible should additional information be needed from me regarding this matter.

Witness Signature/Date

PLEASE RETURN TO: Haverford at Schaumburg Colony Condominium Association
 c/o American Property Management of Illinois, Inc.
 1251 N. Plum Grove Road STE 140
 Schaumburg, IL 60173

Exhibit D

NOTICE OF VIOLATION

To: _____ Date: _____

You are hereby notified, as the owner of the above address, that you are cited with the following violation of the Associations Declaration, Bylaws or Rules and Regulations. The violation occurred as follows:

This is the ___ first, ___ second, ___ third time that you have been notified about this matter. Previous notices were sent on _____.

If you wish to protest this notice and believe that details are unjustified, you may do so by sending a letter to the Board of Directors and/or requesting a hearing before the Board of Directors.

You may request a hearing by signing, dating, and returning this notice within fourteen (14) days to American Property Management at the address below. The hearing is your opportunity to present your side of the issue to your Board of Directors. After your request has been received, you will be notified by mail of the date, time, and location of the hearing. Hearings are normally held at the next scheduled meeting of the Board of Directors.

If you fail to protest this notice or if you fail to appear at a hearing once it has been scheduled, you will waive your right to any further hearings with the Board of Directors and will be found guilty by default. Any fines, charges, costs, expenses, and legal fees associated with this notice may then be assessed against you and added to your account.

Haverford at Schaumburg Colony Board of Directors

Signature/Date

Address

Return to: Haverford at Schaumburg Colony Condominium Association
c/o American Property Management of Illinois, Inc.
1251 N. Plum Grove Road STE 140
Schaumburg, IL 60173

Exhibit E

NOTICE OF DETERMINATION REGARDING VIOLATION

To: _____ Date: _____

Re: _____

The Board of Directors considered the complaint on _____ and reached the following determination:

- _____ You did not request a hearing and you waived your right to address the Board.
- _____ You did not request a hearing but chose instead to respond to the Board in writing.
- _____ You did request a hearing but failed to attend as scheduled.
- _____ You attended the hearing and discussed the alleged violation.
- _____ You were found not guilty and no action will be taken.
- _____ You were found guilty of the violation and a fine of \$ _____ has been assessed against your account. Payment is due within 30 days.
- _____ You were found guilty and no action will be taken. (If a similar violation occurs in the future it will be considered a subsequent violation and processed accordingly.
- _____ You are directed to correct the condition resulting in the violation. This must be completed (by _____/immediately). It is the owner's responsibility to notify the Association as soon as this has been done. A fine of \$5 per day will be assessed against your account for each day that the condition is not corrected after the above deadline.
- _____ Damages, expenses, and administrative charges in the amount of \$ _____ have been assessed against your account. Payment is due within 30 days.
- _____ Legal expenses in the amount of \$ _____ have been assessed against your account. Payment is due within 30 days.
- _____ Damages have occurred or an Architectural Violation exists. You are directed to repair or correct the violation at your own expense (by _____/immediately).
- _____ This violation is a second or subsequent violation. The association attorneys have been instructed to inform you that legal proceedings will be instituted if further violations of this nature occur. All expenses resulting from this notification and subsequent violations will be assessed directly to your account.

This decision by the Board of Directors is binding and final.

Exhibit F

PARKING VIOLATION NOTICE

DATE: _____

TIME: _____

This vehicle is parked in violation of the Rules and Regulations of Haverford at Schaumburg Colony Condominium Association for the following reasons:

This is your (Circle One) First, Second, Third violation of the Association’s vehicle rules. UPON A THIRD OR SUBSEQUENT VIOLATION, YOUR VEHICLE MAY BE TOWED WITHOUT NOTICE TO YOU.

NOTE. IF YOU WISH TO PROTEST THIS VIOLATION, YOU MUST CONTACT THE ASSOCIATION IN WRITING AND REQUEST A HEARING IN ACCORDANCE WITH THE ASSOCIATION’S POLICIES AND PROCEDURES REGARDING ENFORCEMENT. IF YOU FAIL TO PROTEST WITHIN 14 DAYS, THE VIOLATION WILL BE DEEMED ADMITTED, AND YOU MAY BE ASSESSED COSTS AND EXPENSES. SEE COLONY POLICY S1 FOR FINE SCHEDULE.

Haverford at Schaumburg Colony Board of Directors

Exhibit G

RECORD OF VEHICLE VIOLATION

DATE: _____

TIME: _____

Vehicle Information:

License Plate: _____

Municipality & Sticker No. _____

Make of Vehicle: _____

Model: _____

Color: _____

Where Parked: _____

Owner's Name and Address if known: _____

Type of Violation:

Completed By: _____

HVERFORD AT SCHAUMBURG COLONY CONDOMINIUM ASSOCIATION

MOVE OUT INSPECTION FORM

Property Address: _____

_____ ANYTHING HUNG ON EXTERIOR WOOD TRIM (flag pole hangers, flowerpot hangers, seasonal décor hooks etc.)

_____ DECK, PATIO (any damage to wood deck due to fire or installation of any item)

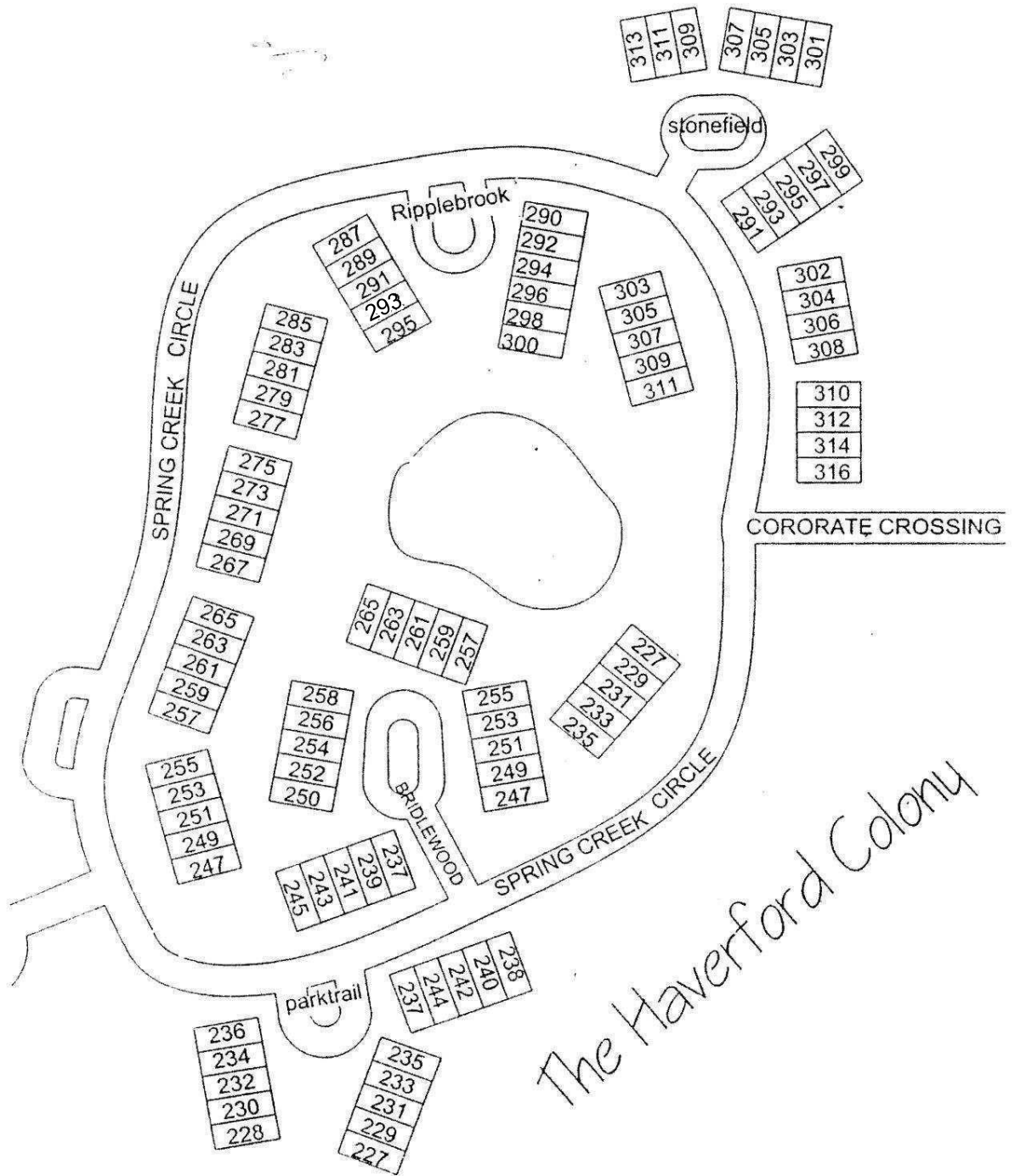
_____ SATELLITE DISH – if installed anywhere on property must be removed by seller including brick/concrete pad.

_____ DRIVEWAY – OIL STAINS OR OTHER DAMAGE
LANDSCAPING – DOG DAMAGE

_____ OTHER: _____

The items checked above need to be repaired by either the seller or the buyer. If the item(s) are not repaired the violation becomes the buyer's responsibility. The items will be listed on the paid assessment letter and included with the closing package.

Exhibit I



HVERFORD AT SCHAUMBURG COLONY POLICY

RULES & REGULATIONS

SUBJECT

REFERENCE

Assessment Collection	A-1
Deck Painting, Repair & Maintenance	D-1
Flower Planting	F-1
Flag Rules	F-2
Feeding Wildlife	F-3
Garage Sales	G-1
Home Occupation	H-1
Maintenance Responsibility Check List	M-1
Repair of Interior Decorating	R-1
Schedule of Fines	S-1
Seasonal Exterior Decorations	S-2
Security Devices	S-3
Signs	S-4
Storm Door Installation/Replacement	S-5
Transfer of Ownership/Deposit	T-1
Windows	W-1

A-1

ASSESSMENT COLLECTION

<u>ACTION</u>	<u>DATE OF ACTION</u>
1. Assessment Due Date	First of the month 15 th of the month
2. End of "GRACE" period	16 th of the month
3. Notification letter by mail; indication addition of \$35.00 late charge	16 th of second month
4. Notice of Intent to File	30 days after letter stating intention to file is sent.
5. File Forcible Detainer	Immediate
6. Prepayment equal to all Assessments due for the remainder of the year in advance.	

All of the above actions are to be taken AUTOMATICALLY in each and every case. Consistency of application of the Collection Policy will avoid charges of special and unusual application of the By-Laws by Delinquent Homeowners.

Any and all legal fees incurred by the Association in an attempt to collect assessments will be charged to the unit owner as provided in the Declaration and By-Laws.

D-1

Deck Painting, Repair and Maintenance

SPECIAL NOTE: Due to property insurance restrictions, homeowners are PROHIBITED from staining or replacing wood (maintenance) on decks without the completion of the Additions and Alterations form (also known as ACA) and with the approval of the Board. See Exhibit A.

1. Deck staining/maintenance will be completed as part of the Association's approximate 5-year exterior painting cycle.
 - a. Each 5-year exterior painting cycle includes 2 separate types of deck staining maintenance.
 - i. Complete balcony surfaces include top rail, spindles, posts, and deck boards.
 - ii. Complete deck surfaces include top rail, spindles, and deck boards.
 - b. Unit owners will receive a maintenance expense in the form of a chargeback from the Association after the completion of a staining cycle.
2. Any major deck repair/reconstruction will be allowed upon completion of the Additions and Alterations form (also known as ACA) and with the approval of the Board. See Exhibit A.

F-1

LANDSCAPING/FLOWER PLANTING POLICY

- A. General:
 1. A landscaping and maintenance service has been retained to care for the grass, shrubs, trees, and other planting on all Common Property. Any questions pertaining to these areas must be directed to the Property Manager and not discussed directly with the landscape service personnel.
 2. Any removal of Association planting without the Board's approval will result in replacement of such plantings at the owner's cost.
 3. The following restrictions apply if a unit owner chooses to plant flowers.
 - a. Extending existing landscape areas or creating new areas by cutting back or removing existing sod on Common Area is prohibited.
 - b. Climbing vines or flowers are not permitted on trellises or buildings.
 - c. The homeowner, not the landscapers, will be fully responsible to maintain a neat and orderly appearance of flowers planted by owners.
- B. Bedding Plants:
 1. Flowers must be annuals or bulbs and must not exceed 18 inches in height. These cannot be planted before May 1st and must be removed no later than November 1st.
 2. No vegetables or rose bushes are to be planted in bedding areas, only in pots.
 3. Flowers and bulbs should not be planted around trees or large bushes as landscapers continually turn over dirt and add mulch to these areas.

- C. Hanging Baskets and Flowerpots:
1. No brackets of any kind, to hold hanging flowers or green plantbaskets, may be attached to the exterior of the building.
 2. Hanging baskets may be hung on free standing poles or shepherds' hooks.
 3. Hanging baskets may be hung from May 1st to November 1st
 4. Hanging baskets must be placed on the inside and not on the outside of the balcony.
 5. Hanging baskets (on free standing poles or shepherd's hooks) and flowerpots should be placed in areas that do not obstruct foot traffic, maintenance work or pose a safety hazard.
 6. Planting pots are limited to the following: 2 pots on the patios, 2 at the front entrance and 2 at the garage entrances. All pots must be removed to indoor storage by Nov. 1st.
 7. Unit owners are responsible for all costs associated with the repair and replacement of damaged wood due to their installation of hanging baskets.

F-2

FLAG RULES **THE DISPLAY OF FLAGS**

Homeowners or tenants can display only an American Flag or a Military Flag. No other flags may be flown.

Definitions:

- A. An American Flag shall be defined as a flag made of fabric, cloth, or paper displayed from a staff or flagpole or in a window. An American Flag shall not include a depiction or emblem of the American flag made of lights, paint, or roofing, siding, or paving material, flora or balloons, or any other similar building, landscaping, or decorative component.
- B. A Military Flag shall be defined as a flag of any branch of the United States Armed Forces, or the Illinois National Guard made of fabric, cloth, or paper displayed from a staff or flagpole or in a window. A Military Flag shall not include a depiction or emblem of a military flag made of lights, paint, or roofing, siding, or paving material, flora or balloons, or any other similar building, landscaping, or decorative component.

Rules and Regulations:

In the interests of the health, safety, and welfare of the Association, the Board has adopted the following Rules and Regulations governing the display of American and Military flags:

1. The following are the approved guidelines to be followed when displaying American or Military Flags: The flag must be rectangular in shape not to exceed 3 feet by 5 feet in size suspended on a pole (maximum length 65 inches) mounted by a bracket which is affixed to the trim board or brickwork no more than 75 inches above the ground or porch floor. The bracket must be capable of supporting the pole and flag at a 20-to-45-degree angle from vertical without damaging the building's exterior.

The display of the American Flag shall be subject to the provisions of Title 4 of the United States Code, Chapter 1 (The Flag), Sections 4 through 10, including but not limited to the following:

- a. 6(a): It is the universal custom to display the flag only from sunrise to sunset on buildings and on stationary flagstaffs in the open. However, when patriotic effect is desired, the flag may be display 24 hours a day if properly illuminated during the hours of darkness.
 - b. 6(b): The flag should be hoisted briskly and lowered ceremoniously.
 - c. 6(c): The flag should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed.
 - d. 7(h): When the flag of the United States is displayed from a staff projecting horizontally or at an angle from the windowsill, balcony, or front of a building, the union of the flag should be placed at the peak of the staff unless the flag is at the half-staff. When the flag is suspended over a sidewalk from a rope extending from a house to a pole at the edge of the sidewalk, the flag should be hoisted out, union first, from the building.
 - e. 7(i): When displayed either horizontally or vertically against a wall, the union should be uppermost and to the flag's own right, that is, to the observer's left. When displayed in a window, the flag should be displayed in the same way, with the union or blue field to the left of the observer in the street.
2. A flagpole or mount may not be installed on a portion of the Common Elements. A flagpole or mount may be installed on that portion of the property considered a limited common element that is under the exclusive use and control of an Owner, specifically the balcony, patio, or exterior surface of an Owner's Unit.
 3. In order to protect the health, safety and welfare of the residents and their property, the Board reserves the right to inspect the installation and maintenance of the flagpole.
 4. Once installed, the owner will be responsible for the maintenance of the flagpole. If additional cost is required to maintain the portion of property on which the flagpole is installed, the Board may assess this cost back to the unit owner. If it is necessary for the Association to remove the flagpole to perform maintenance, the owner will be advised accordingly.
 5. The owner shall be responsible to fund the entire cost of any maintenance, repair or replacement to the property resulting from installation of the flagpole. In addition, the owner must restore the property to its original condition upon removal of the flagpole. Owner does hereby indemnify and hold harmless the Board of Directors of the Association, its agents, and members, from any claims for maintenance or damages to the flag or flagpole. Owner shall display any flag at their own risk.
 6. The Owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents, and members from any and all claims, controversies or causes of action resulting from the installation or use of the flag - pole, including the payment of any and all costs of litigation and attorneys' fees resulting therefrom. Owner agrees to be responsible for any damage to the property or any injury to any individual as a result of the installation of the flagpole.
 7. Upon transference of the ownership or occupancy of the unit, the Owner shall inform the successor in title, including any purchaser by Articles of Agreement for Warranty Deed, or tenant, of the existence of these Rules and Regulations and the obligations set forth herein. All obligations herein shall pass to any successor in interest. If the transferee is unwilling to assume the responsibilities set forth herein, and execute a new hold harmless agreement, the flagpole must be removed prior to conveyance.
 8. All flagpoles must be installed in strict compliance with these Rules and Regulations.

Any deviation from these Rules and Regulations without the written consent of the Board of Directors may result in the dismantling and removal of the flagpole by the Association without notice. All costs of removal and restoration shall be borne by Owner. The Association reserves the right to levy a continuing and daily fine for each and every day an unauthorized flagpole shall remain on the premises after the Owner has been notified to remove it or advised to re-install the flagpole in conformance with the Rules and Regulations. The fine shall be set by the Board of Directors in accordance with approved guidelines for fines.

F-3

FEEDING WILDLIFE

The feeding of wildlife on the Common Elements is of concern in controlling the nuisance of animals and waterfowl in our Association.

In order to better control this problem, only hanging bird feeders are allowed. Bread and other food products shall not be allowed on the ground for wildlife consumption.

Violations of this policy will result in a fine to the offending unit owner.

G-1

GARAGE SALES

Garage sales are permitted only during the months of June and July (except 4th of July weekend). Unit owners holding a garage sale must comply with all requirements of the Village of Schaumburg, including obtaining the necessary permit.

The Illinois Department of Public Health Food Service Sanitation Code prohibits the sale of food and preparation of food for sale from any residential dwelling.

The Village of Schaumburg Department of Health & Human Services will permit the sale of canned soft drinks and individually prepackaged bags of snacks and candy only. The sale of glass bottles is prohibited.

Please be advised that those residents selling the soft drinks and snacks, and any other residents participating in the garage sale, shall be responsible for removing any trash along the streets, parkways and other public areas that accumulate, due to the sale of these foods .

HOME OCCUPATION POLICY

Section:

- 1-1 Purpose and Intent**
- 1-2 Definition**
- 1-3 General Requirements & Performance Criteria**
- 1-4 Permitted Home Occupations**
- 1-5 Prohibited Home Occupations**
- 1-6 Permit Procedures**
- 1-7 Penalty - Failure to Comply to Regulations**

1-1 Purpose and Intent: The purpose of this Home Occupation Policy and Regulations is to permit the establishment of home occupations that are compatible with the neighborhoods in which they are located. The standards for home occupations specified in this policy are intended to insure compatibility with other permitted uses and that the home occupation is conducted in such a manner that it does not change in any way the residential character of the neighborhood or infringe on the rights of abutting and adjoining homeowners and residents. The following standards, combined with the compatibility of the home occupation and surrounding uses, and evidenced that the home occupation is clearly incidental and secondary to the residential use of the dwelling shall be used as criteria for determining whether a proposed occupational use qualifies as a home occupation. Once approved, all homeowner occupations will require the attainment of Village of Schaumburg Home Occupation Business License and/or other appropriate Business License which shall be renewed annually and must comply in all relevant respects with the Village of Schaumburg Ordinance.

1-2 Definition: A home Occupation is an accessory use of a dwelling unit that is:

- A.** Used for gainful employment that involves the provision, assembly, processing, or sale of goods and/or services: and
- B.** Incidental and related to the residential use of the structure and does not change the essential residential character of the dwelling unit: but
- C.** Exclude uses that provide shelter or lodging to persons who are not members of the family residing in the dwelling unit.

1-3 General Requirements and Performance Criteria:

- A. Employment:** The operator of every home occupation shall reside in the dwelling unit in which the home occupation operates. Only persons who are members of the family residing in the dwelling unit shall be employed by or engaged in the home occupation.

- B. Accessory and Related:** The home occupation shall be accessory and secondary to the use of the dwelling for residential purposes and shall not occupy more than one hundred sixty (160) square feet or twenty-five (25) percent, whichever is less of the total floor area of the structure or garage when used in the conduct of the home occupation.
- C. Appearance:** There shall be no signs, activities, lights, or advertising display that will indicate from the exterior that the building is being used, in part, for any purpose other than that of a dwelling.
- D. Structural Alterations:** There shall be no special internal or external structural alterations or construction features, either permanent to accessory, to the dwelling or garage, not the installation of special equipment to walls, floors, or ceilings, which would change the residential character of the dwelling or garage. Any indoor storage, construction, alterations, electrical or mechanical equipment used shall not change the fire rating of the structure or the fire district in which the structure is located.

No separate entrance from the outside of the building shall be added to the residence for the sole use of the home occupation. Any requested change must be submitted and approved by the Board prior to submission of License. When appropriate, a building permit must be applied for, and approval granted by the Village.

- E. No Outdoor Storage:** Home occupation and all related activities, including storage, shall be conducted completely within the dwelling or garage by the occupants of the dwelling.
- F. Receipt or Delivery of Merchandise:** There shall be no commodities sold or services rendered that require receipt or delivery of merchandise, goods, or equipment by other than a passenger motor vehicle or any parcel or letter carrier mail service using vehicles typically employed in residential deliveries. No deliveries by semi-tractor/trailer trucks are permitted.
- G. Traffic:** The home occupation and any related activity shall not create any traffic hazards or nuisances in the public streets or require more vehicle parking than exists on the residential drive or assigned parking spaces servicing the dwelling unit. The conduct of any home occupation shall not prevent the number of automobiles intended to be parked in a garage from doing so. The frequency of trips to and from the dwelling shall be limited, as well as the frequency of groups of individuals at the dwelling, to avoid the creation of traffic patterns other than are customary on a residential neighborhood.
- H. Limited Wholesale Retail and Service:** No article can be sold or offered for sale from the premises. All other sales or provision of goods or services must be conducted off-premises unless by telephone and no traffic shall be generated from such activities in conflict with Section G. The delivery and/or distribution of goods or services from the dwelling directly to the consumer, or to other employees or subcontractors associated with the

home occupation, are prohibited.

- I. Performance Standards: There shall be no noise, odor, dust, vibration, smoke, glare, television, or radio interference, electrical interference, fire hazard or any other hazard emanating from the dwelling or garage so as to create a nuisance other than that usually experienced in an average dwelling or garage under normal circumstances wherein no home occupation exists. No home occupation shall involve the use or production of noxious, toxic, or harmful materials.
- J. No Manufacturing Businesses are permitted. Any production on the premises shall not involve the conduct of a manufacturing business typically only permitted in an M-1 or an M-P Manufacturing District.
- K. Annual Inspection of Home Occupations: Home occupations, as determined necessary by the Director of Planning, Director of Building and Code Enforcement, or their respective designees, shall be subject to an annual inspection by the Village of Schaumburg. This inspection is to ensure that all of the regulations in this and all other Village ordinances are adhered to as a responsibility of receiving a license for such use in a dwelling. The Condominium Association also reserves the right to make an Annual Inspection with three (3) days' prior notice to the owner. Failure to comply with the provisions of this and other codes and ordinances will result in the revocation of the business license for the home occupation.
- L. Hours of Operation: No home occupation shall operate beyond the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. No clients/pupils shall be permitted between the hours of 5:00 p.m. to 9:00 a.m.

1-4 Permitted Home Occupations: Permitted home occupations shall include but shall not be limited to the following:

- A. Attorney, CPA, salesman, architect/landscape architect, interior designer, graphic artist, consultant, and computer software/networking related professions.
- B. Artist studios provided no retail business is conducted on the premises.
- C. Therapists, social workers, human services professionals.
- D. Mail order businesses, for receipt of mail order only.
- E. Telephone sales.
- F. Teaching, instructing, tutoring, or counseling.

1-5 Prohibited Home Occupations: Prohibited home inspections shall include but shall not be limited to the following:

- A. Any repair of motorized vehicles such as repair or painting of autos,

- trucks, trailers, boats, and lawn equipment.
- B.** Animal hospitals, kennels, stables, or bird keeping facilities.
- C.** Barber shops or beauty parlors.
- D.** Clubs, including fraternities and sororities.
- E.** Funeral chapels or homes.
- F.** Medical or dental clinics.
- G.** Restaurants.
- H.** Warehousing.
- I.** Welding or machine shops.
- J.** Dog care centers.
- K.** Day care.

1-6 Permit Procedures: After permission is granted by the Board to operate a home occupation, it shall remain the responsibility of the owner to apply for and maintain a business license from the Village of Schaumburg.

1-7 Penalty- Failure to Comply to Regulations: If a home occupation is operated without prior written approval of the Board, the Board may issue a letter to cease and desist and could fine the homeowner up to \$200.00 per day plus any costs associated with the enforcement.

I have read and understand the above referenced Home Occupation Ordinance and agree to comply with all aspects of its contents. If I fail _____ to comply with any portion of said Ordinance, I understand that the Village of Schaumburg shall have the authority to immediately revoke my home occupation and/or business license. Further, it is understood that in addition to the above, the Village of Schaumburg may initiate quasi criminal proceedings which may include penalties of up to \$200.00 per day in fines for each and every day that the violation exists.

Business Name (printed)

Owner's Signature

Address (printed)

Date

Owner's Name (printed)

Planner's Signature

Haverford at Schaumburg Colony Condominium Association
M-1 Maintenance Responsibility List
Board Approved May 2021

Maintenance Item (Alphabetical Order)	Association	Owner
Additions Alterations or Modifications to Unit Exterior benefiting only one unit – Only with Board Approval.		X
Air conditioner, all components plus support rack on exterior		X
Appliances, unit		X
Asphalt Drives	X	
Basement sump pump		X
Bathroom soil stacks (above roof)	X	
Betterments (unit interior – added by owner)		X
Bulb Replacement – Exterior by Garage Door Only	X	
Bulb Replacement – Exterior ALL except by Garage Door		X
Cable TV jacks, wiring to/in unit		X
Chimney – Tuck-pointing & Exterior Brick Maintenance, Concrete Cap (excluding Spark Arrestor)	X	
Decks by Developer (16)		X
Decks by Owner		X
Doorbells		X
Door, locks, storm door & brickmold		X
Dryer vents, vent covers, vent cleaning, flues and back draft unit maintenance		X
Drywall (unit)		
Electrical pipes, conduits, meters, panel breakers serving 1 unit		X
Electrical receptacles, unit		X
Fireplace Cleaning, Flues, Spark Arrestor (must be stainless steel)		X
Fixtures, unit		X
Flashing, metal head “windows & doors”	X	
Floor (unit)		X
Floor, unit (finished floor covering)		X
Foundation and footing	X	
Furnace Flues		X
Furnace flue caps above roof only	X	
Garage and garage doors		X

Maintenance Item (Alphabetical Order)	Association	Owner
Garage door openers		X
Gutters and downspouts	X	
Heat and AC ducts, serving 1 unit		X
HVAC system (furnace & ductwork, etc.)		X
Improvements, if any, added by owners		X
Kitchen vents, vent covers, flues and back draft damper		X
Landscaping, lawn, Association installed shrubs & perennials, trees	X	
Lighting fixtures, exterior	X	
Painting and decorating, interior		X
Painting & decorating & exterior caulk	X	
Patio doors, extended sills and brickmold		X
Patios	X	
Pest control, animal eviction – exterior	X	
Pipes, utility supply, serves one unit		X
Pipes, utility supply, serves more than one unit (only at 227-235 Springcreek Circle)	X	
Rodents/pest control interiors, including attic		X
Roof Attic Insulation		X
Roof Shingle Repair/Replacement, Roof Plywood Decking, Roof Vents & Flashing	X	
Sewer and drain lines serving one unit		X
Sewer and drain lines serving more than one unit (only at 227-235 Springcreek Circle)	X	
Sidewalks (not including public walks)	X	
Siding (Aluminum and “Z-brick”)	X	
Skylights		X
Spigots, interior		X
Spigots (exterior) and Common Water Meter	X	
Structural repair and replacement (structural/bearing studs, roof trusses)	X	
Sub-surface structures (exterior)	X	
Water pipes and meters, serving one unit		X
Windows, screens, storm doors, extended sill, cap and brickmold		X
Window Well Cover – Plastic		X
Window Well Cover – Metal Grate		X
Wood trim, exterior (other than doors & window sills)	X	

R-1

REPAIR OF INTERIOR DECORATING

If the Association is responsible for repairs to the interior, it will only be to the point that drywall repairs and priming (ready to paint) will be provided. Repairs to interior decorating, finished coat painting, wallpaper, and upgrades damaged from exterior conditions are not covered by the Association's property insurance, and are the sole responsibility of the homeowner.

S-1

SCHEDULE OF FINES

1. There will be a courtesy reminder/warning for a violation of the Association's governing documents, which will provide the Homeowner up to ten (10) days' notice to comply with the governing documents of the Association, provided that the Homeowner has not been provided a courtesy reminder/warning or a fine for the same violation within the last year.
2. The Colony Board will consider sending a fine notice to the Homeowner for the violation after the reminder/warning has not produced results by the Homeowner. The accused Homeowner is entitled to a hearing proper to the fine being levied, if applicable.

Fine Schedule:

- 1st - \$50.00
- 2nd - \$100.00
- 3rd - \$150.00
- 4th - \$200.00

3. Hearing Required by Selection 18.4(1) of the Illinois Condominium Property Act: Any accused owner requesting a hearing on the violation which the Board is considering imposing a fine must send a written request for a hearing no less than ten (10) days after the date of the Notice of Violation. Upon receipt of the request, the Board of Directors will schedule a hearing before the Board or its duly authorized Committee. The Homeowner will be so notified.

At the hearing, the accused will have the opportunity to present a defense and respond to any accusations of a violation. A hearing may proceed with or without the presence of the accused Owner, so long as all notices have been sent in advance. Any findings of the hearing will be submitted to the Board of Directors for consideration at its next regularly scheduled meeting.

4. Violation Fine Schedule for Continuous/Ongoing Violations
Continuing violations may incur a daily fine of up to \$25.00 per day if not cured after 30 days' notice.
5. Additional Provision
The remedies hereunder are not exclusive, and the Board may, in addition, take any action provided at law, in equity, or in the Condominium Instruments to prevent or eliminate violations thereof or of these Rules.
6. Violation Fine Schedule for Parking and/or Vehicle Violations
There will be a \$50.00 fine for the first violation. If the Owner has been fined for the same violation within the last year, the fine will be \$100.00. A third violation will result in a \$250.00 fine.

7. Violation Fine Schedule for Pet Violations

There will be a warning for the first violation. The second violation by a pet owner will result in a \$50.00 fine. A third violation will result in a \$100.00 fine. A fourth violation may result in a letter from the Board notifying the owner that the pet(s) may be subject to removal from the property, which is to take place within three (3) days of the date of the notification.

S-2

SEASONAL EXTERIOR DECORATIONS

1. Winter Seasonal exterior decorations may be installed no earlier than November 15 and must be removed no later than January 30.
2. Winter Seasonal exterior lights and decorations may be displayed within the immediate common area of the homeowner. Lights may be put on the bushes and trees. Great care must be taken with electrical and extensions that are being used.
3. No Seasonal decorations, bows, wreaths, or anything/something of the kind should be hung on the outside light fixtures (front door and/or the garage door).
4. No seasonal Exterior Decorations may be hung ANYWHERE on the outside of the building. This includes and is not limited to siding, brick, frame, eaves, fascia, foundation, outside trim around windows and doors, wood accents, gutters, roof line and roof.
5. Owners will be responsible for any damage to the property or injury to themselves and or any individual as a result of the installation of Seasonal Exterior Decorations.
6. The Owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents and members from any and all claims, controversies or causes of action resulting from the installation of Seasonal Exterior Decorations, including the payment of any and all costs litigation and attorneys' fees resulting there from damage to property or injury to any individual as a result of the decorations.

S-3

SECURITY DEVICES/SYSTEMS

1. Camera Doorbells are allowed to be installed. Every effort should be made to respect the privacy of neighboring property.
2. Security devices may only be installed on portions of the property within the owner's exclusive use and/or control.
3. No security lights, motion sensors, flood lights, and audible alarms may be installed on the exterior of the building.
4. No security devices may be hung ANYWHERE on the outside of the building. This includes and is not limited to siding, brick, frame, eaves, fascia, foundation, outside trim around windows and doors, wood accents, gutters, roof line and roof.

5. When installing security devices, special consideration and care should be given with respect to the privacy of neighboring properties. While some overlap is in many cases unavoidable, cameras should be positioned to monitor only the owner's property as much as possible. Under no circumstance should a camera be aimed to monitor another owner's property. For example, security cameras may not be directed toward the windows or doors of adjacent homes or otherwise intrude on their privacy.
6. Security Devices may not be placed in any common area. This includes not limited to outside plants, potted plants, bushes and trees.
7. If a homeowner does install outside security devices, the Association will advise the homeowner accordingly. If the homeowner does not remove the security devices by the stated date, the Association will have the right to levy a continuing and daily fine for each and every day an unauthorized security device remains on the premises. After all attempts have been exhausted to work with the homeowner, the Association will have the security devices removed at the homeowners' expense. Equipment will be returned to the homeowner.
8. Any recording made by the homeowner's security devices are the property and responsibility of the homeowner. The Association bears no responsibility nor has any liability for the recording.
9. The owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents and members from any and all claims, controversies or causes of action resulting from the installation or use of the security device, including the payment of any and all costs of litigation and attorney's fees resulting there from. Owners will be responsible for any damage to the property or injury to any individual as a result of the installation of the security device.

S-4

SIGNS

No advertising or other displays shall be maintained or permitted on any part of the property except at such location and in such form as shall be determined by the Board.

"For Sale" signs no larger than 30" x 18" are permitted to be displayed in a window of the home. If no windows are visible as seen by standing on the street in front of the house, the sign may be displayed on the garage door.

An "Open House" sign is permitted in the yard commencing at 8:00 a.m. Saturday and ending at 8:00 p.m. Sunday.

"For Rent" signs are not permitted at any time.

S-5

STORM DOOR INSTALLATION/REPLACEMENT

Storm doors will be allowed only with the completing of the Additions and Alterations form and the approval of the Board. See Exhibit A-2.

Storm doors:

1. White, almond, or brown metal, full glass.
2. Permanent installation.

T-1

TRANSFER OF OWNERSHIP/DEPOSIT

All owners who sell their units must provide a \$150.00 security deposit (certified check or money order) to be held by the Association while the exterior of the unit is inspected.

The purpose of this inspection is to check for any unauthorized or damaged items on the exterior of the building. If the unit passes inspection, the owner will receive a refund of the security deposit of \$125.00. There is an inspection fee of \$25.00 by the Management Company.

If the unit does not pass inspection, the owner will be notified of any corrective action to be taken, which must be completed prior to closing. The security deposit will not be refunded until the unit passes inspection. The Association reserves the right to have the repair completed and charge the cost to the seller.

W-1

WINDOWS

Windows will be allowed only with the completion of the Additions and Alterations Form and approval of the Board. See Exhibit A-1.

1. Windows in the rear of the building will be, plain glass, no etching and no muttons or grills. Front windows should have muttons or grills. No blinds are allowed between the glass panes.
2. A physical sample of the color of the window must be submitted to the Board.

**HAVERFORD AT SCHAUMBURG COLONY CONDOMINIUM ASSOCIATION
FIREPLACE FIREBOXES AND FLUES, SMOKE DETECTOR AND DRYER VENT
RESOLUTION**

WHEREAS, Haverford at Schaumburg Colony Condominium Association (“Association”) is an Illinois not-for-profit corporation, organized and operating for the purpose of administering and maintaining the common elements at the property commonly known as Haverford at Schaumburg Colony Condominium Association; and

WHEREAS, Association is administered by a duly elected Board of Directors in accordance with the Declaration of Condominium Ownership for Haverford at Schaumburg Colony Condominium Association; and

WHEREAS, the Board of Directors is charged with the responsibility of maintaining the property and Haverford at Schaumburg Colony Condominium Association in the best interests of the members of the Association; and

WHEREAS, the following rules shall supplement the existing rules and regulations, however, the rules and regulations contained herein shall supersede any contradictory rules and regulations contained in the existing policies of the Association.

NOW, THEREFORE, BE IT RESOLVED, that the following rules are hereby adopted and added to the existing rules and regulations of the Association:

FIREPLACE FIREBOXES AND FLUES

1. Unit Owners are responsible for ensuring proper cleaning, maintenance, and inspection of their fireplace fireboxes and flues/vent(s) serving their Unit, at the Unit Owner’s sole expense. The fireplace fireboxes and flues/vent(s) must be cleaned and inspected at least once a year by a licensed and bonded vendor of the Unit Owner’s choice. Upon completion, Unit Owners must provide proof of the cleaning and inspection receipt to the Board/Managing Agent.
2. Failure to comply with this Resolution shall subject the Unit Owner of the Unit to fines, in amounts to be determined by the Board. Any attorney fees or court costs incurred to compel the compliance of the Unit Owner shall be charged back to the Unit Owner.
3. This Resolution shall be effective on the date adopted by the Board of Directors at a duly called Board meeting.

SMOKE DETECTORS

1. Each Unit shall maintain functioning smoke detectors at the Unit Owner’s sole cost and expense. Unit Owners are responsible for complying with the Illinois Smoke Detector Act, and other applicable Illinois regulations regarding smoke detectors.
2. Each Unit that has a smoke detector with a removable battery must replace their smoke detector. All battery-operated smoke detectors must utilize the self-contained, non-removable, long-term battery (i.e., batteries that last up to 10 years).
3. All Unit Owners must provide proof to the Board/Managing Agent that the correct smoke detectors are installed within their Unit’s by June 30th, ~~2024~~

4. Failure to comply with this Resolution shall subject the Unit Owner of the Unit to fines, in amounts to be determined by the Board. Any attorney fees or court costs incurred to compel the compliance of the Unit Owner shall be charged back to the Unit Owner.
5. This Resolution shall be effective on the date adopted by the Board of Directors at a duly called Board meeting.

DRYER VENTS

1. Unit Owners are responsible for ensuring proper cleaning, maintenance, and inspection of the Dryer vent serving their Unit, at the Unit Owner's sole expense. The dryer vent must be cleaned and inspected at least once every two years by a licensed and bonded vendor of the Unit Owner's choice. Upon completion, Unit Owners must provide proof of the cleaning and inspection receipt to the Board/Managing Agent.
2. Failure to comply with this Resolution shall subject the Unit Owner of the Unit to fines, in amounts to be determined by the Board. Any attorney fees or court costs incurred to compel the compliance of the Unit Owner shall be charged back to the Unit Owner.
3. This Resolution shall be effective on the date adopted by the Board of Directors at a duly called Board meeting.






APPROVED this 5th day of May, 2025 by majority vote of the members of the Board of Directors for Haverford at Schaumburg Colony Condominium Association.

By: Connie Kitzinger
Its President

Attest: P. Sch
Its Secretary

Title	Haverford Rules Resolution
File name	Haverford_at_Scha...tector_and_Dr.pdf
Document ID	2b157e0544e4e7da4e6de06623bba97c889c64dc
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document history

 <small>E-SIGN DISCLOSURE ACCEPTED</small>	11 / 21 / 2024 14:52:09 UTC-6	Electronic record and signature disclosure accepted by (connie.kitzinger@gmail.com) IP: 75.211.86.111 GUID: 70f1273fa9441d3adf0bbc0974721fd49812658e
 <small>SENT</small>	05 / 20 / 2025 08:36:25 UTC-5	Sent for signature to Connie Kitzinger (connie.kitzinger@gmail.com) and Patrick Schorn (pjschorn@gmail.com) from realmanage.illinois@ciramail.com IP: 35.150.204.128
 <small>VIEWED</small>	05 / 20 / 2025 11:36:01 UTC-5	Viewed by Connie Kitzinger (connie.kitzinger@gmail.com) IP: 71.196.250.250
 <small>SIGNED</small>	05 / 20 / 2025 11:41:06 UTC-5	Signed by Connie Kitzinger (connie.kitzinger@gmail.com) IP: 71.196.250.250
 <small>VIEWED</small>	05 / 20 / 2025 19:09:50 UTC-5	Viewed by Patrick Schorn (pjschorn@gmail.com) IP: 172.58.165.17

Title	Haverford Rules Resolution
File name	Haverford_at_Scha...tector_and_Dr.pdf
Document ID	2b157e0544e4e7da4e6de06623bba97c889c64dc
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document history

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 SIGNED	05 / 20 / 2025 19:10:46 UTC-5	Signed by Patrick Schorn (pjschorn@gmail.com) IP: 172.58.165.17
 COMPLETED	05 / 20 / 2025 19:10:46 UTC-5	The document has been completed.