

RULES AND REGULATIONS FOR THE
VILLAS OF SOUTH COMMONS CONDOMINIUM

Amended: February 2010

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VILLAS OF SOUTH COMMONS CONDOMINIUM**

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PREFACE

These Rules and Regulations are not meant to be unduly restrictive or infringe on the rights of individuals. They are set forth to insure the full enjoyment of your Unit and surroundings. Guests and lessees are subject to the same Rules and Regulations as Unit Owners.

The laws and ordinances of the Village of Deerfield, Lake County and the State of Illinois are fully applicable within the confines of the VILLAS OF SOUTH COMMONS CONDOMINIUM.

A WORD ABOUT SECURITY

It is incumbent upon each and every resident to take personal responsibility for the security of self, family and personal property. Vehicles left parked outside of garages should be locked. Garage and Unit doors should be locked and windows latched. Take the normal precautions you would take when living in any residential area.

RULES AND REGULATIONS

I. LANDSCAPE AND BUILDING MAINTENANCE:

1. Unit Owners should not give instructions to any maintenance worker employed by the VILLAS OF SOUTH COMMONS CONDOMINIUM ASSOCIATION ("Association").
2. Maintenance of a Unit Owner's plantings, within their Limited Common Elements, will be the responsibility of the Unit Owner. Common Areas, will be maintained by the Association.
3. Furniture, umbrellas, patio furnishings, or plant materials shall not obstruct the view from other Units or be detrimental (in the sole judgment of the Board of Directors) to the general appearance of the **VILLAS OF SOUTH COMMONS CONDOMINIUM** ("Condominium").

4. Patios, decks, and other Limited Common Elements are considered private and will not be part of landscape maintenance. No changes shall be made within a Unit Owners Limited Common Elements which are detrimental (in the sole judgment of the Board of Directors) to another Unit Owner.
5. Unit Owners may install only the type and color of storm and/or screen doors and windows approved by the Board of Directors.
6. No decks, awnings, or other permanent structures shall be installed without the written consent of the Board of Directors.
7. The Association shall plow the snow on driveways, private streets, private alleys walks, exterior steps and stairs.

II. INTERIOR FLOORING:

The Developer has taken measures to reduce sound transmission between Units, however, certain sounds may be audible despite these efforts. The rules regarding floor coverings are intended to reduce the possibility of sound transmission between Units, yet provide the Unit Owner with a choice of floor covering. Hard surface flooring should be limited to areas where impact noise will be of limited or no disturbance to neighboring Units. All hard surface flooring above the first level must have a sound attenuating underlayment such as cork or a rubber membrane. Ultimately it is the responsibility of each Unit Owner to avoid "unreasonable noise" that may disturb the occupants of another Unit. In the event the Board of Directors determines that noise emitted from hard surface flooring is unreasonable, in its sole discretion, the Board of Directors may require the installation of carpet or other noise attenuating material.

1. Ground Floor Villas: All hard surface materials are permissible because the floor is not above another Unit.
2. Upper Floor Villas:

- A. Garage entry, main entrance and stairs: Hard surface flooring is permitted at garage level landing and main entry level landing. Carpet or carpet runner is required on steps and at upper level landing.
- B. Kitchen, Breakfast Room and Laundry Room: Carpet, sheet vinyl, ceramic tile, wood and laminate flooring are permitted.
- C. Bathrooms: Hard surface floor is permitted.
- D. Master Bedroom & Closet, Bedroom 2 and Bedroom 3/Den: Hard surface flooring is permissible.
- E. Great Room: Hard surface flooring is permitted.
- F. Carpet or carpet runners are required in upper floor traffic areas. Such carpet and carpet runners shall be installed and maintained at the Owner's expense. The Association reserves the right to inspect the Unit and require additional carpeting, at its sole discretion, to insure that noise created from hard surface flooring does not disturb Owners and Occupants of adjoining Units.

III. EXTERIOR LIGHTING:

- 1. All outdoor lighting is permanent and may not be changed by Unit Owners.
- 2. Unit Owners shall be responsible for changing light bulbs on the exterior of their units. The Association may elect to provide this service to the Unit Owners.
- 3. Additional patio lights or outside lighting are not permitted except upon approval by the Board of Directors.

IV. WINDOW WASHING

All window washing is the responsibility of the individual Unit Owner.

V. GARAGES, MOTOR VEHICLE REGULATIONS, RECREATION VEHICLES, TRAILERS AND PARKING:

1. Garages:

- a. Flammable or noxious materials shall not be stored in garages except in certified containers.
- b. Garages and driveways shall not be used for offensive or unsightly activities (e.g. major auto repairs).

2. Motor Vehicle Regulations:

- a. All motor driven vehicles in use on Condominium streets shall be properly licensed and driven by licensed drivers.
- b. All vehicles (including bicycles) must observe all speed and traffic regulations.
- c. Vehicles with abnormally loud exhaust systems, such as motorcycles, shall be driven in such a manner as not to disturb others.
- d. Repeated violations of these Rules and Regulations will be considered cause for action by the Board of Directors.

3. Recreation Vehicles and Trailers:

- a. Recreation vehicles, trailers, campers, boats, pickup trucks and/or commercial vehicles and the like, may not be parked in driveways, streets, or Common Elements. Owners of all such vehicles, if they are too large for storage in a garage, should make appropriate arrangements for their storage elsewhere.
- b. Minibike, trail bikes, snowmobiles, and other non-licensed motorized vehicles are NOT to be driven on the Condominium Property. Owners of these vehicles should have proper trailers to bring the vehicles to and from

their Units. Storage of these vehicles and their trailers must be in garages, not outside of the Units.

4. Parking:

- a. Space for parking at least two vehicles has been provided for in each garage. The garage is the primary parking for all vehicles. Storage should not interfere with the ability to use the garage.
- b. Guests may park on the street.
- c. Vehicles can not be parked in front of the garage doors or in the alleys for more than two hours at a time. Vehicles left for more than two hours or overnight may be towed at the owners expense.
- d. Construction vehicles -- cars, vans or trucks carrying roof-mounted ladders, racks, or other equipment – may not be parked overnight and may be towed at the owners expense.
- e. Vehicles must be moved from the streets during snow storms – prior to the plows arriving. Failure to remove vehicles will result in fines and or charge back of additional plow service.

VI. REFUSE STORAGE AND REMOVAL:

1. Refuse Storage:

- a. A Unit's waste must be stored in approved containers. The containers shall be stored in the garage except on pick-up days when they shall be in accessible outdoor locations as prescribed by the Village.
- b. Waste containers shall be made of non-absorbent, durable, non-corrodible, metal or plastic, with a tight fitting cover, rodent and insect proof, of a

capacity of not less than 10 gallons nor more than 32 gallons, with suitable handles on the container and lid. To reduce noise, plastic containers are recommended.

1. Refuse Removal:

- a. Each Unit must have a minimum of once a week pickup service by a refuse disposal company licensed by the Village.
- b. Waste containers can be placed outside the Unit after 6pm the night before garbage pickup and must be removed by midnight of the collection day.

2. Other Village of Deerfield Requirements:

Please contact the Village of Deerfield (847) 945-5000, for complete information and Rules and Regulations for Residential Refuse Collection if needed.

VII. PETS:

1. Pets must not become or cause a nuisance.
2. Pets shall be leashed at all times on the property. Pets shall not be allowed to run loose on the Condominium Property.
3. Pet owners will be responsible for picking up after their pets.
4. Pet waste may not be stored outside of the unit. Waste must be disposed of in a public receptacle off the property, or placed in an enclosed garbage container stored in the garage.

VIII. SUMP PUMP CONNECTIONS:

Do not connect water softeners, appliances, or other equipment to the sump pump which collects water from the drain tile. All such hook-ups must be connected to the sanitary sewer system.

IX. LEASE OF A UNIT:

1. It will be the responsibility of any Unit Owner desiring to lease his unit, to obtain a Villas of South Commons Condominium Lease Agreement Addendum from the Condominium Management Office or the website, have it signed by both the Unit Owner and the lessee, and submit it along with the lease to the Board of Directors for approval before the lessee can move in.
2. All leases must be for a period of one (1) year (no more and no less) and no subleases will be permitted. Renewals of leases must be approved by the Board of Directors.

X. USE AND OCCUPANCY RESTRICTIONS:

1. No Unit shall be used for other than residential purposes. Each shall be used as a residence for a single family, and for no other purpose, by the Unit Owners and his or her family or such person or single family to whom the Unit Owner shall have leased the Unit.
2. The Common Elements shall be used only for access, to and from the Units by the Owner residing therein and their guests, household help, tenants, and other authorized visitors, and for such other purposes which are incidental to the residential use of the Units.
3. No unlawful, immoral, obnoxious or offensive activities shall be carried on in any Unit or elsewhere on the Condominium Property, nor shall anything be done therein or thereon which shall constitute a nuisance or which shall be, in the judgment of the Board, a cause of unreasonable noise or disturbance to others.
4. An Owner shall not conduct business in his Unit in violation of these Rules and Regulations or any applicable municipal restrictions. An Owner shall not engage in any business activity which involves the bringing in of outside visitors, for

commercial transaction purposes, thereby causing undue congestion of the streets, roadways or parking areas on the Property.

5. Any defacing of mailboxes, including posting notices, advertising, etc., is against federal law.
6. The use of "For Sale" signs for any unit may be limited to one sign located within the unit (an interior window). Open House signs are permitted on the day of the open house only. For Rent or For Lease signs are prohibited. The use of "For Sale" signs on any item of personal property (including, but not limited to automobiles or other vehicles) in public view is considered to be a nuisance and is prohibited.
7. Outdoor cooking at the VILLAS OF SOUTH COMMONS CONDOMINIUM shall be restricted to gas or electric grills. Charcoal and other types of outside grills are prohibited.
8. There shall be no swimming, boating, fishing, ice skating or other recreational use of the pond located in the Subdivision.
9. The balconies shall not be used for storage, including but not limited to bicycles.

XI. TELEVISION ANTENNAS:

All television antennas shall be installed in attics except as approved otherwise by the Developer or the Board of Directors, as per the enclosed "Satellite Dish Installation & Maintenance Rules For The Villas of South Commons". In no event shall any antenna be attached to the chimney. No TV dish, except DirectTV type dishes with a radius of 18" or less shall be attached to a Building. DirectTV type dishes may be installed on the buildings only in accordance with the written direction and approval of the Board of Directors. Ham radio towers and other antennas are not allowed to be installed on the Building or Common Elements. Failure to obtain permission from the Board of

Directors can result in the removal of the dish and repair to the building at the unit owner's expense.

XII. ELECTRICITY AND HEAT:

1. Fire and emergency systems are connected to the electrical system in each Unit. Except in case of emergency or cause beyond control of the Unit Owner or occupant, the electrical service shall not be shut off or disconnected.
2. In order to prevent damage to a Unit or an adjacent Unit, the temperature within each Unit shall not be reduced below Fifty-Five Degrees (55) Fahrenheit except in case of emergency or cause beyond control of the Unit Owner or occupant.
3. In the event that the electrical service in a Unit is shut off or disconnected or the temperature in a Unit is reduced below Fifty-Five Degrees (55) Fahrenheit, the Unit Owner or occupant shall immediately contact the local utility providing electrical service and/or heat and notify the Property Manager.

XIII. METHOD OF REQUESTING EXTERIOR CHANGES TO BUILDING OR GROUNDS:

The Association may create a number of standing committees, such as the Landscaping and Architectural Committees. Unit Owners wishing to effect exterior changes to buildings or grounds or permanent plant materials must obtain prior approval from the Board of Directors and the appropriate committee(s) by submitting a written description of the proposed change to the Property Manager.

XIV. COLLECTION POLICY

Assessments are due on the 1st day of the month. In the event a Unit Owner is more than 10 days delinquent in the payment of a monthly assessment (or other charge properly due and owing), a reminder notice will be sent and a late charge of \$25 shall accrue to the delinquent owner's account. Thereafter, the Board may authorize the association's managing agent or attorney to issue such letters, demands or statutory notices as may be appropriate in the Board's discretion. A first letter from the managing agent (at 30-40 days past due) shall carry a fee of \$35.00, a second letter (at 45-60 days past due) shall carry a fee of \$50.00, and a third letter from the managing agent (at 60-75 days past due) shall carry a fee of \$100.00 and will also include a lien filing. In each case, all fees shall be charged back to the delinquent owner. All costs and expenses (including but not limited to tract search and recording fees and lien filing fees) and all attorneys fees incurred by the Association in connection with a delinquent account shall also be charged back to the delinquent owner.

XV. FINE STRUCTURE

The Board of Directors shall determine, in its sole discretion, if a violation is "minor" or "major" for the purposes of this section.

The Board may, in its sole discretion and at any time, turn over a matter involving violation of these Rules and Regulations to the Association's attorney for handling, and in such case, all attorney's fees and expenses incurred shall be charged back to the violating unit owner.

Minor Violations (exterior garage light bulbs out, for sale signs, garbage cans, etc.)

1st violation – warning

2nd violation - \$25.00 fine

3rd violation - \$50.00 fine

4th violation – legal action

Major Violations (leasing a unit without Board approval, improper satellite installation on unit, pet rules, property damage, etc.)

1st violation – warning

2nd violation - \$100 fine

3rd violation - \$200 fine

4th violation – legal action

XVI. RULES AND REGULATIONS COMMITTEE

The Association may create a Rules and Regulations Committee to assist the Board. The Rules and Regulations Committee has the following objectives, purposes, duties and responsibilities:

1. Ongoing review of existing Rules and Regulations.
2. Formulation of new Rules and Regulations or modifications or existing Rules and Regulations whether initiated by a member of the Committee or at the request of an Owner or other Committees or of the Board, with all such new Rules and Regulations to be submitted to the Board of recommendations of the Rules and Regulations Committee.

3. Monitoring of conformance by residents with the Rules and Regulations. To that end, the Property Manager will keep the Committee and Board advised on a regular basis of problems that have arisen or infractions that have occurred and will implement such corrective actions as may be recommended by the Board.
4. The Committee shall function in an advisory capacity to the Board and shall not be involved in enforcement.