

SOLARIUM REPLACEMENT RULES

WHEREAS, the Townhome Board of Directors is charged with administration and operation of the Townhome Association and various aspects of the Townhome Premises; and

WHEREAS, pursuant to Article V, Section 5.10(i) of the Townhome By-Laws, the Townhome Board has the power and duty to adopt such reasonable rules and regulations as the Townhome Board may deem advisable for the use, enjoyment, administration, management, maintenance, conservation and beautification of the Townhome Exteriors, and for the health, comfort, safety and general welfare of the Townhome Owners; and

WHEREAS, in its considered business judgment, the Townhome Board believes that the replacement of solariums must be regulated in accordance with certain rules and regulations as set forth below;

NOW, THEREFORE, the Townhome Board hereby adopts the rules and regulations set forth below regarding replacement of solariums, notice of which shall be given to all Townhome Owners, with said rules and regulations to be effective immediately.

1. Solariums must be maintained in good condition and replaced only as indicated below. No Solarium may be eliminated.
2. Replacement of a solarium is subject to the following terms and conditions:
 - A. Basis for Replacement
 - (1) The Townhome Owner and the Townhome Association must have made all reasonable efforts consistent with their respective responsibilities, to repair the solarium before replacement is considered. If the parties disagree as to the need for replacement or are uncertain as to the need for replacement, then such requirement for replacement may be verified by an Illinois licensed architect or engineer's written opinion obtained by the Townhome Association. If the reason for obtaining the opinion is due to the parties' uncertainty, then the fee for that opinion shall be shared equally between the Townhome Association and the Townhome Owner, but if the reason for obtaining the opinion is due to a disagreement between the parties, then the non-prevailing party shall be responsible for the entire fee. In the situation where replacement is required, the Townhome Association would be responsible for the replacement cost of the framework, but not any glass, window or door components.
 - (2) With prior written consent of the Townhome Board, a Townhome Owner may replace his/her solarium without a showing of necessity but in that event, the Townhome Owner is responsible for the entire cost of replacement.

- B. The replacement solarium shall be subject to current Village Building Code requirements and shall be constructed in accordance with such Code, provided that the replacement solarium shall be constructed in accordance with the attached Exhibit A, being specifications and drawings and any included standardized preapproved alternates or options. Any deviation from said specifications and drawings shall be subject solely to the discretion and determination of the Townhome Board.
- C. Replacement of a solarium must also be approved by the Umbrella Association pursuant to Article VII, Section 7.01 of the Umbrella Declaration.

Motion Made By: J. Zreecny

Seconded By: C. Kunkel

Vote 3 In Favor

0 Oppose

0 Abstain

Motion X Passed

 Defeated

CERTIFICATION

I, Jack Zreecny, being the Secretary of the Board of Directors of Coromandel Townhome Association, do hereby certify that the foregoing Resolution was duly adopted by the Board at its ~~(regular)~~ (special) [STRIKE ONE] meeting held on 8/28/, 2017 which meeting was duly noticed and convened and at which a quorum was present throughout, and that said Resolution has not been modified or rescinded but remain in full force and effect.

Jack Zreecny
Secretary

Dated: 8-28-2017