



# **Coromandel Umbrella Association Rules and Regulations**

**As Amended February 27, 2026**

## Table of Contents

| <u>Section</u>  | <u>Page</u> |
|---|-------------|
| I. Introduction .....                                   | 1           |
| II. General Rules .....                                 | 2           |
| III. Pets .....   | 2           |
| IV. Clubhouse .....                                     | 2           |
| V. Pools & Whirlpool .....                              | 3           |
| VI. Exercise Room .....                                 | 4           |
| VII. Party Room and Pool Reservation .....              | 4           |
| VIII. Tennis Court .....                                | 4           |
| IX. Vehicles and Parking .....                          | 5           |
| X. Homeowner/Resident Installed Plantings .....         | 5           |
| XI. Remodeling/Construction .....                       | 6           |
| XII. Recreational Facilities Waiver.....                | 7           |
| XIII. Enforcement .....                                 | 8           |
| a. Overview .....                                       | 8           |
| b. Proceedings by the Board .....                       | 8           |
| i. Written Complaint .....                              | 8           |
| ii. Procedures Upon Filing of a Written Complaint ..... | 8           |
| iii. Request for Hearings; Hearing .....                | 9           |
| iv. Fines, Costs, and Expenses .....                    | 9           |
| v. Notices .....  | 10          |
| XIV. Addenda  |             |
| a. Rules Regarding Firearms .....                       | 11          |

## **I. INTRODUCTION**

We live in a community in which we benefit from shared ownership of beautiful property and recreational facilities. Such ownership necessarily requires guidelines, rules and regulations, which promote maximum safe enjoyment of our facilities.

The following rules and regulations governing the use of our facilities are intended to protect the health and safety of those who reside here as well as to comply with insurance requirements designed to protect the Association from liability exposure. They are, as well, intended to preserve the use of the facilities for the enjoyment of all Unit owners and their permitted guests and are based on common sense and courtesy to the persons who use the facilities.

These rules and regulations have been adopted pursuant to power granted to the Umbrella Board by Article VI of the Declaration. Please remember that the rules and regulations are subject to revision and amendment at any time. Any subsequent changes may or may not be retroactive, depending upon the decision of the Umbrella Board at the time of such change.

Moreover, the rules and regulations contained herein supplement but do not supersede The Declaration or The Illinois Condominium Property Act ("The Act"). The Declaration and The Act, as amended, take precedence over the rules and regulations.

Please remember that these rules and regulations govern all unit owners, residents, and their families and guests. The rules and regulations are in place for your safety and enjoyment. Your voluntary adherence will be appreciated by the entire community.

## **II. GENERAL RULES**

- a.** Each unit owner and bona fide tenant is responsible to assure that his/her guests comply with these rules and regulations.
- b.** Fishing, boating, swimming and wading in, or ice skating on, the stream, lakes, and ponds is prohibited.
- c.** Assessment payments are due and payable the first day of each and every month. If the assessment payment is not received on or before the tenth (10<sup>th</sup>) of each and every month, a late fee of twenty-five dollars (\$25.00) will be assessed.
- d.** Proper operation of the association requires us to maintain crucial information concerning our residents. The Resident Information Form must be completed by each and every owner and tenant, when applicable. It is the owner/tenants responsibility to notify the management office in writing of changes. (EXHIBIT A).

## **III. PETS**

- a.** No animals, other than dogs, cats, or other animals reasonably considered to be household pets, shall be raised, bred, or kept anywhere on the property, nor shall any animals be kept, bred, or maintained for any commercial purpose.
- b.** Any owner or harbinger of a dog or cat must register with the management office. The registration will include the dog or cat's photo and owner's name, address, and phone number. (EXHIBIT B)
- c.** All pets must be leashed and attached to your person, or crated, at all times while outdoors or on any common property.
- d.** No pet may be left on common or limited common elements unattended at anytime.
- e.** Pet owners walking their pets must have in their possession a cleanup apparatus. Pet owners must clean up after pets immediately and not allow pets to burn out or damage lawn.
- f.** No pet shall be allowed to create a nuisance or unreasonable disturbance or to damage any common property or the property of any other resident.
- g.** A unit owner is responsible for the actions of the pet of anyone residing in, or visiting, his/her unit; the costs of repairing any damage caused by a pet shall be assessed to the unit owner responsible as a Common Expense.
- h.** Any unit owner observing a violation of these rules and regulations regarding pets is encouraged to request immediate compliance by the alleged violator. If the violation is not corrected the enforcement procedures of these rules and regulations should be pursued.

## **IV. CLUBHOUSE**

Use of the clubhouse and its facilities by Unit Owners, occupants and their guests and invitees are subject to these rules.

- a.** Owners are responsible for all actions and violations of their occupants, guests and invitees.
- b.** The Board of Directors may revoke the privilege of using the Clubhouse and its facilities in addition to fines and other penalties.
- c.** Failure to pay assessments may also result in a denial of Clubhouse privileges.
- d.** Clubhouse hours of use will be 5:00a.m. to 12:00 a.m. (Midnight) unless the Party Room is

reserved. (See Party Room- Section Five, Hours and Rules).

- e. At no time may guests use the clubhouse and recreational facilities (including indoor pool, outdoor pool, whirlpool, exercise room, sundeck, party room, tennis court and other Coromandel amenities) without being accompanied by and in the presence of their resident host.
- f. Pursuant to Article III, Section 3.04 of the Amended and Restated Declarations of Easements, Restrictions, Covenants and By-Laws for the Coromandel Umbrella Association, if a Member either (1) leases his/her Dwelling Unit to a tenant or (2) has an occupancy arrangement whereby the Dwelling Unit is occupied by another/others while that Member is not using the Dwelling Unit as his/her bona fide primary residence, then, either such event, the Member shall have, by virtue thereof, automatically delegated all of his/her right to the enjoyment and use of the Community Area and Community Facilities to said tenant and/or other bona fide occupant(s) residing in the Dwelling Unit, as the cause may be, during the term of the lease or occupancy arrangement, except that the Member shall retain only the right of access to his/her Dwelling Unit. **Rule approved on November 18, 2014 Board Meeting.**
- g. Reservation of the Party Room does not include the use of the pools, spa, or exercise room. Please refer to Section Five for rules regarding the Party Room.

#### V. POOLS (INDOOR AND OUTDOOR), WHIRLPOOL (SPA)

- a. Children under 17 years of age shall not be allowed in the pool or spa areas unless accompanied and supervised by an adult resident.
- b. No children under 10 years of age are allowed in the spa at any time.
- c. No non-toilet-trained children are allowed in the pools or spa.
- d. No diapers or special garments made for incontinence of any kind are permitted.
- e. No pets are allowed in pool areas, outside decks, or Clubhouse at any time.
- f. Party room chairs may not be taken outside.
- g. Admission to the pool is forbidden to all persons having any contagious disease, infectious conditions such as cold, fever, ringworm, foot infections, skin lesions, carbuncles, boils, inflamed eyes, ear discharge, or any other condition which have the appearance of being infectious. Persons with excessive sunburn, abrasions that have not healed, com plasters, bunion pads, adhesive tape, rubber bandages, or other bandages of any kind may not be permitted in the pools or spa. A person under the influence of alcohol or exhibiting erratic behavior shall not be permitted in the pools or spa.
- h. All persons are encouraged to take a shower before swimming in the pools and spa.
- i. Spitting, spouting of water, blowing of nose or introducing contaminants into pools and spa **are** forbidden.
- j. Glass, soap, or other material that might create hazardous conditions or interfere with efficient operation of pools or spa shall not be permitted in pools or spa.
- k. Apparel worn in pools and spa shall be clean and sanitary.
- l. No rafts or large pool toys are permitted in pool area. Noodles and personal -sized flotation devices are allowed.
- m. No diving, running, or boisterous play is permitted in pools, pool areas or spa.
- n. Only bottled water, or water in a travel container, will be allowed. No glass, alcoholic beverages, soda or food of any kind are permitted in pool and spa areas.

- o. No electronics are permitted in or near pools and spa.
- p. Radios, tape players, etc. are permitted on outside decks and exercise room with **headphones only**, so as not to disturb others. No Bluetooth or cell phone speakers are permitted.
- q. Pool hours are 5:00a.m. to midnight.
- r. No smoking is permitted in the pool and spa areas or anywhere in the Clubhouse.
- s. Use of the spa by persons with heart conditions or who are pregnant can be dangerous. Such people should exercise extreme caution when using the spa.
- t. **Pool chairs cannot be reserved or held for those not present in the pool area.**
- u. No more than four (4) guests at any one time are allowed per dwelling unit unless prior permission has been granted by the Property Manager.

## **VI. EXERCISE ROOM**

- a. No person under 17 years of age is permitted to use equipment unless supervised by an adult resident.
- b. Only bottled water, or water in a travel container, will be allowed. No glass, alcoholic beverages, soda or food of any kind are permitted in the exercise room.
- c. No smoking is permitted.
- d. Radios, tape players, etc. are permitted on outside decks and exercise room with **headphones only**, so as not to disturb others. No Bluetooth or cell phone speakers are permitted.
- e. If others are waiting, maximum time on exercise equipment is 30 minutes.

## **VII. PARTY ROOM AND POOL RESERVATION**

- a. The party room is available for use by reservation. Reservations by owners for private parties must be made through the management office at any time, but no less than 48 hours in advance.
  - i. Reservations will be taken on a first-come, first-served basis.
- b. At no time are the party attendees permitted to use the exercise room, spa, indoor pool, outdoor pool, tennis court and other Coromandel amenities.
- c. Security deposits and user fees, then in effect, are required to reserve the Party Room.
- d. Use of the reserved Party Room is limited to the hours between 9:00 a.m. and 11:00 p.m. seven days per week. No holiday reservations are allowed.
- e. Use of the Party Room must not violate any Federal, State, or local laws or ordinances.
- f. All owners who wish to reserve the Party Room must complete the Party Room Rental Form on [www.coromandelweb.com/party-room-rental/](http://www.coromandelweb.com/party-room-rental/)

## **VIII. TENNIS COURT**

- a. To accommodate as many players as possible, sign-up sheets will be available at the tennis court. Reservations may not be made sooner than one day in advance. (Time will be scheduled in 30-minute segments on the hour and ½ hour.)
- b. 60 minutes will be allocated for singles play and 90 minutes will be allocated for doubles play.

- c. When the court has not been reserved, use will be on a first-come, first-served basis. However, the 60-minute limit for singles play and the 90-minute limit for doubles will apply when other Coromandel residents wish to use the court.

## **IX. VEHICLES AND PARKING**

- a. Vehicles of owners or renters must be registered with the Association's Property Manager. Following the completion of a Coromandel Vehicle Registration Form, the Property Manager will provide a registration sticker for each vehicle, which shall be placed in the lower left-handed corner of the front window of that vehicle. (EXHIBIT D)
  - i. Overnight parking is prohibited on Milford Road and Kelburn Road and the clubhouse parking lots.
- b. As stated by the speed limit signs throughout the property, all vehicles should not exceed a speed of 25 m.p.h. at any given time. Continuous violation of this rule will result in fines as this is a safety matter for all persons.

## **X. HOMEOWNER / RESIDENT INSTALLED PLANTINGS**

- a. Seasonal planting of flowers is permitted and encouraged. Flowers, either annual or perennial, may be planted in existing beds. Such plantings do not require special permission. Artificial flowers are prohibited.
- b. Existing turf that is the property of the Coromandel Umbrella Association, may not be cut into or removed.
- c. Mature plants are not to exceed four (4) feet in height.
- d. Maintenance of any Homeowner/ Resident installed plants shall be the responsibility of said Homeowner/ Resident. This shall include weeding and removal of all dead plant material, during, and at the end of the growing season.
- e. Plantings that spread into the surrounding turf are not permitted. Such plantings shall be removed at the Homeowner's expense, and the Homeowner shall be billed for any turf replacement resulting from such removal.
- f. If at any time plantings cause damage to common element property such as underground electric, cable, water lines or sprinkler heads, repair costs will be charged back to the Homeowner.
- g. Vegetable gardens are not permitted in the beds. However, patio plants in containers will be permitted.
- h. The Umbrella Board must approve all requests for the Landscape alterations such as replacement or removal of bushes or trees
- i. Only the Landscape Company currently under contract with the Coromandel Umbrella Association shall be permitted to work on the property unless other approval has been granted by the Umbrella Board. Any request for professional landscaping assistance with the Homeowner / Resident plantings shall be made in writing to the Property Manager, with any such arrangements to be made at the Homeowner's/ Resident's expense.

## XI. REMODELING/CONSTRUCTION

Please refer to the construction/remodeling requirements below if you intend to do any work in your unit.

**Please contact the management office first** as they can assist with what direction you may need to go as far as if a permit may be required or if you may need a licensed contractor to perform certain work.

*\*Please note: if you intend to do any work to the exterior of your unit, you must obtain management/Board approval first!*

### **Please provide the following to the Management office:**

- **Full scope of work** detailing what work is being completed.
- **Certificate of Insurance (COI)**
  - The Coromandel Umbrella Association, Your Full Name and Address should be listed as the Certificate holder
  - The Management Company, Property Manager, Assistant Manager and any and all employees and agents as well as the Coromandel Umbrella Association and the Board of Directors for the Coromandel Umbrella Association should be listed under *Additionally Insured*

**\*\*Please note:** If you plan to do work yourself or with a family member/friend, you must provide proof of your own homeowner's insurance in lieu of the COI from a chosen vendor.

### **Licensed Contractors:**

- For any electrical work such as installing new light fixtures, replacing/installing outlets, you will need a **licensed electrician** (*per the Village of Deerfield's requirements*)
  - A copy of the electrician's license must be submitted to management
- For any plumbing work such as replacing valves, installing a new shower cartridge, you will need a **licensed plumber** (*per the Village of Deerfield's requirements*)
  - A copy of the plumber's license must be submitted to management
    - If you are moving a drain or making any structural changes, you **MUST** go to the Village of Deerfield first to inquire if a permit is necessary.

### **Examples:**

- A. Installation of new plumbing fixtures, especially when a drain location is changing: a licensed plumber must be hired for this work and the Village of Deerfield must approve the plans.
- B. Installation of flooring in your unit, no licensed professional is *required*, the Village of Deerfield does not require a permit.
- C. Installation/replacement of new windows and frames in your unit, you must inquire with the Village if a permit is required **as well as** inform the management office **prior to** any work beginning.



## THE COROMANDEL UMBRELLA ASSOCIATION RECREATIONAL FACILITIES LIABILITY WAIVER

I (we) (print name) \_\_\_\_\_, owner(s) or resident (s) of (insert address) \_\_\_\_\_, \_\_\_\_\_, Illinois, am a member of the Coromandel \_\_\_\_\_ Association and, as such, am also a member of the Coromandel Umbrella Association, (“Association”), an Illinois not-for-profit corporation.

I (we) acknowledge, completely understand, and agree to obey both the Rules and Regulation (the “Rules”) of the Association and the State of Illinois as they pertain to the Recreational Facilities (as defined in the Umbrella Association Declaration). Further, I (we) acknowledge my/our responsibility to make family members, guests, and invitees aware of these Rules and accept responsibility for their compliance. Further, I (we) acknowledge my/our responsibility to make family members, guests, and invitees aware of these Rules when using the Recreational Facilities (wiping down equipment after use, equipment time limit usage, occupancy limitation) and accept responsibility for their compliance.

To the fullest extent permitted by law, (a) I (we) agree to protect, indemnify, and hold harmless the Association, its owners, agents, officers, directors, and employees from and against any and all demands, claims, liabilities, judgements, and expenses, including court costs and reasonable attorney’s fees, arising out of use of The Coromandel Umbrella Association Recreational Facilities, including but not limited to the fitness center and its machines, tennis court, basketball court, indoor and outdoor pools, jacuzzi/spa and playgrounds, by me (us), family members, guests, invitees and others, for whom I (we) are responsible, (b) I (we) agree to waive and release the directors, officers, agents, and employees of the Association under any theory of liability for any injuries or other damages that may be incurred while using the Recreational Facilities.

I (we) understand that all Recreational Facilities are unsupervised and I (we), family members, guests, and invitees use them at their own risk.

AGREED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

I am an **owner**  I am a **resident** *Please check one.*

Resident/Owner Signature: \_\_\_\_\_

Resident/Owner Signature: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

## **XI. ENFORCEMENT**

### **(1.) Overview**

The following enforcement procedures and remedies supplement those remedies granted to the Board, the Association and any Unit Owner under the Declaration and the Illinois Condominium Property Act.

Before a fine can be imposed for any violation of the Declaration or these Rules, the Unit Owner will be given notice of the alleged violation and an opportunity to be heard. The Unit Owner will be informed the he/she is entitled to a hearing before a fine can be imposed. If a hearing is requested, the Unit Owner will have an opportunity to confront his/her accuser(s) and may be represented by counsel.

### **(2.) Proceedings by the Board**

Management or any Resident who has knowledge or information concerning any violation of the Declaration or the Rules may request that a violation proceeding be initiated.

#### **a. Written Complaint**

The complainant shall file a written complaint, electronically or otherwise, containing the following information:

- i. The names, address, and phone number of the complainant.
- ii. The name, unit number, or address of the Unit Owner or Resident who is alleged to have committed the violation.
- iii. The specific details or description of the violation, including the date, time, location, etc. of the violation;
- iv. The signature of the complainant; and
- v. The date on which the complaint is made.

#### **b. Procedures Upon Filing of a Written Complaint**

A written complaint under the preceding section shall be filed with the Board through the Property Manager. Thereafter, the Board of Managers or Property Manager shall notify the alleged violator in writing that such a complaint has been made and shall upon request provide a copy of the complaint to the alleged violator. Such written notices may not be forthcoming if the defaulting Unit Owner has been given three (3) or more notices within the preceding twelve (12) months immediately preceding the first day of default.

If the alleged violation is such that serious, immediate, or irreparable consequences may occur by delay, the Board may elect to forward the matter to the Condominium Association's attorney for appropriate action.

The Condominium Association's attorney, if contacted regarding the violation, shall send such notices, make such demands or take such actions as are necessary to protect the interests of the Condominium Association in accordance with the provisions of the Declaration, By-Laws, and Rules.

### **c. Request for Hearings; Hearing**

If any Unit Owner who is charged with a violation believes that no violation has occurred, he or she shall proceed as follows:

1. Within ten (10) business days after having been notified in writing that he or she has been accused of a violation, the Unit Owner must submit to the Property Manager a written request for a hearing concerning the violation. The Property Manager will forward the request to the Board.
2. Upon submission of such a request for hearing, a hearing will be held before a panel (hereinafter "Hearing Panel") duly authorized by the Board, and composed of Board Members or a committee duly authorized and appointed by the Board to hear such complaints. The Hearing Panel shall not include any persons presenting evidence in the hearing.
3. The hearing shall be conducted no later than six weeks after the Unit Owner or Resident has delivered her/his written request for such a hearing, unless the Board determines that good cause justifies a later hearing.
4. At any such hearing, the Hearing Panel shall hear and consider arguments, as well as evidence or statements regarding the alleged violation. Following the hearing and due consideration, the Hearing Panel shall issue a written recommendation to the Board regarding the alleged violation. The Hearing Panel's decision as to its recommendations shall be made by majority vote. Notification of the Hearing Panel's recommendation shall be made in writing.
5. The Board will receive the recommendation of the Hearing Panel, and, in its sole discretion, may hear arguments as to whether it should accept or reject such recommendation.
6. The Board will vote to accept or reject such recommendation, and the decision of the Board
7. will be final (subject to the following paragraph) and binding. Notification of the Board's decision shall be made in writing.
8. The Board may vacate, reverse or modify its decision on its own initiative or upon a showing by either party of newly discovered facts or arguments which could not reasonably have been presented before the Board reached its decision. Such requests by a party shall be made in reasonable time.
9. Payment of any fines, charges, costs or expenses made pursuant to the provisions of this section shall not become due and owing until the Board has rendered its decision.

If no request for a hearing is filed within ten (10) business days after the Unit Owner or Resident has received written notice of the complaint, the Unit Owner shall be deemed to have waived her/his right to a hearing and also shall be deemed to have admitted to the allegations in the written complaint. The Board may then determine the appropriate sanctions, if any, to be imposed.

The Board of Managers shall notify the Resident or Unit Owner in writing of its determination.

### **d. Fines, Costs, and Expenses**

If a violation of the Declaration or Rules is found, the Board may, in its discretion, take some or all of the following steps or such other steps as may be authorized by the Declaration or these Rules:

- i. Assess against the Unit Owner a reasonable fine as well as any additional costs and expenses, including reasonable attorney's fees, incurred by the Association in connection with the enforcement process.
- ii. Require the Unit Owner to cease and desist from conduct deemed to be prohibited by the Declaration or Rules.
- iii. Require the Unit Owner to correct any damage or unauthorized condition of the property for which the Unit Owner has been found responsible, and/or to pay the costs of any repairs previously made.

Failure of a Unit Owner to pay any of the costs and expenses or other items provided above, or to perform any of the repairs or corrective work prescribed above, shall constitute a separate violation by the Unit Owner. After thirty (30) days without cure, the defaulting Unit Owner may be subject to any and all legal remedies at the Board's avail, including, without limitation, rights to immediate possession of the Unit, to proceed with judicial sale, or to place a beneficial lien against the owner.

### **(3.) Notices**

Notices are deemed served either:

- a. By personal delivery at the time of delivery; or
- b. By electronic means such as e-mail at the time of delivery; or
- c. By mail, in which case such service is deemed to have taken place three days after having been sent by first class and certified mail - return receipt requested, postage pre-paid, to the Unit Owner or Resident at his or her Coromandel address or as he or she shall have previously directed in writing, provided that either the return receipt has been signed and returned, or the notice sent by first class mail has not been returned to the Association undelivered.

**COROMANDEL UMBRELLA ASSOCIATION  
RULES REGARDING FIREARMS**

WHEREAS, the Board of Directors (the "Board") of the Coromandel Umbrella Association is charged with the administration of the Community Area, which includes the Community Facilities; and

WHEREAS, pursuant to Section 3.03(a) of the Umbrella Declaration, the Board has the authority to pass reasonable rules and regulations governing the use of the Community Facilities; and

WHEREAS, pursuant to Section 3.03(g) of the Umbrella Declaration, the Board has the authority to control parking in the Community Area by way of rules and regulations; and

WHEREAS, pursuant to Section 5.01(a) of the Umbrella Declaration and Article V, Section 5.11(h) of the Umbrella By-Laws, the Board has the power to adopt rules and regulations governing the use of the Community Area and Community Facilities for the health, safety and general welfare of persons using the Community Area and Community Facilities; and

WHEREAS, in its considered business judgment, the Board believes that it is in the best interests of the Association to avoid the potential for violence, injury and emotional anxiety on the part of the members to prohibit the presence of any type of firearms in certain Community Facilities (in particular, the Clubhouse, swimming pools, tennis courts and adjacent parking areas);

NOW THEREFORE, the Board hereby adopts the following rules and regulations, effective [immediately] **[as of July 22, 2014]:**

**FIREARMS RULES**

1. Firearms of any type, whether concealed or unconcealed, are prohibited from being brought into or kept in or on the Clubhouse, swimming pools, tennis courts and adjacent parking areas.
2. As and to the extent required by law, firearms may be carried but must be safely secured/locked in motor vehicles as prescribed by Section 65, Subsections (a-10) and (b) of the Illinois Firearms Concealed Carry Act.
3. Violation of these rules may result in suspension of the right to use these facilities, imposition of a monetary fine of not less than [\$1,000.00] and any other discipline deemed appropriate by the Board. For purposes of these rules, each day and each location (Clubhouse, swimming pools/pool area, tennis courts and parking area) shall be deemed a separate offense (by way of example, if a person brings a firearm into the parking area and then into the Clubhouse, and then into the swimming pool area, such conduct shall be deemed to constitute three separate offenses).
4. These rules shall not apply to Police Officers or other governmental personnel who are required to keep and bear firearms as part of their employment as such.
5. As used in these rules, "firearms" includes handguns, rifles, stun guns and tasers.
6. All capitalized terms not otherwise defined in these rules shall have same meaning ascribed to them in the Umbrella Declaration and By-Laws.