

COROMANDEL TOWNHOME
RULES AND REGULATIONS
MAY 8, 1995

PREAMBLE:

THE COROMANDEL TOWN HOME ASSOCIATION has legal restrictions which freestanding homes do not have. These legal restrictions are outlined in the Coromandel Umbrella Association Declaration and By-Laws. The Declaration and By-Laws give the respective governing Board of Managers the authority to further establish rules and regulations pertinent to the Association. These regulations supersede any Rules and Regulations previously adopted by the Board of Managers.

I. DEFINITIONS

All definitions shall be as per the Coromandel Townhome Association Declaration which was recorded in the office of the Recorded of Deeds of Lake County, Illinois, and as amended from time to time.

II. ENFORCEMENT

The Declaration and these regulations will be enforced, where applicable, by the Village of Deerfield. All other regulations will be enforced by the Association and, if necessary, through legal action. If an owner refuses to pay a fine or an assessment, the Association will place a lien against the unit. The unit cannot be sold with a lien.

ARCHITECTURAL CONTROL

In order to maintain the uniform appearance of the buildings and the integrity of the Common Elements, no unit owner may alter the exterior of a unit or add to the Common Elements (such as plant material, statues, lighting, etc.) or fail to comply with any requirement contained in the Declaration without a specific written approval of the Board of Managers.

"Alter" for this purpose means painting or staining exterior surfaces with any color or adding or removing anything to or from openings for appliances, sun screens or any additions or changes to existing plumbing, or electrical. "Exterior" for this purpose means the exterior surface of a unit. All requests for approval of such exterior alterations or variances from the provisions of the Declaration must be submitted to the Board for action at the next regular meeting of the Board of Managers.

Any exterior alteration or failure to comply with any requirement contained in the declaration made without approval of the Board may be ordered removed at the unit owner's expense by the Board. In order to force compliance with the Board's order, the Board can place a lien on the owner's unit until the alteration is restored to its original condition and the cost of effecting restoration is paid in full.

Nothing contained herein shall be construed as an obligation on the part of the Board to grant any request for an alteration or variance. The Board may, as its sole option grant or deny any request for an alteration or variation.

GENERAL RULES

All rules, regulations, restrictions and covenants contained in the Declaration and By-laws are incorporated as part of these Rules and Regulations and are subject to the enforcement policies set forth in the final section of these comprehensive Rules and Regulations.

These Rules and Regulations are binding on all unit owners, residents, their families and guests. Exceptions to the rules may be made only in writing, signed by the Board or its duly authorized agents following a request by a unit owner.

A. A unit owner or tenant is responsible for seeing that his/her guests comply with all Rules and Regulations of the Association.

B. If any unit owner or his tenant violates any of the provisions of the Rules and Regulations, the Association shall send to the tenant and/or unit owner a notice notifying the unit owner of the violation and the date thereof. For each and every subsequent violation and notice thereof the unit owner shall be charged an amount deemed sufficient to cover the expenses incurred by the Association for violation, determination of violation, and notices.

Additionally, the unit owner shall be charged any and all costs and expenses incurred by the Association for repair of damage to the Common Elements caused by said violation or for extra maintenance or repair charges incurred by the Association as a result of the violation of the Rules and Regulations. Additionally, the unit owner shall pay all legal costs actually incurred by the Association necessary to enforce these Rules and Regulations. These charges shall be added to the unit owner's monthly assessment at the next regular monthly billing. The collection of these charges, if not paid promptly, may be effected by utilization of any or all of the remedies provided for in the Declaration.

C. Children are not permitted, for safety considerations, to play or leave toys on any driveway areas,; toys bikes, etc. are not to be left on the Common Elements overnight. All children's pools must be drained and removed from common elements nightly.

D. Storage of any kind is expressly prohibited on or in any Common Property unless the are is expressly designated for such purpose.

E. Seasonal Decorations:

1. Seasonal decorations shall not be installed any earlier than one (1) month before and must be removed no later than one (1') month after the date of the holiday.

2. No outdoor decorations are permitted except for decorations which can be placed on a unit's door, patio, or balcony. Any damage caused by the hanging of decorations shall be repaired by the unit owner responsible or the cost of repair will be charge to the unit owner by the Association.
3. No decorations which create a safety hazard will be permitted.

HOME OCCUPATIONS

- A. Home occupations which comply with the applicable standards set forth by the Village of Deerfield and the provisions of the Declaration shall be permitted

GARBAGE REMOVAL

- A. Garbage in plastic bags and or the containers provided by the refuse disposal company (only) to be emptied or removed may be placed at the curb only after sunset on the day prior to the day assigned for pick-up. Non-compliance with this rule will result in a fine to the offending resident/unit owner.
- B. All rubbish, trash or garbage must be kept in sealed containers indoors not to be seen from neighboring units or streets and shall regularly be removed from the property and shall not be allowed to accumulate thereon.

SIGNS

Signs offering a unit or other personal property or services for sale or for rent are not permitted.

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. All pets must be leashed while outdoors or on any common property.
- C. No pet may be left on common or limited common elements unattended at any time.
- D. Pet owners walking their pets must have in their possession clean-up apparatus. Pet owners must clean up after pets immediately.
- E. 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.

F. A unit owner is responsible for the actions of pets of anyone residing in or visiting his unit, and the costs of repairing any damage caused by a pet shall be assessed to the unit owner responsible as a Common Expense.

GENERAL RULES AND REGULATIONS
REGARDING PARKING AND VEHICLES

A. Use of the drives and parking areas for long-term storage of motor vehicles is prohibited.

B. No permitted vehicle shall be parked, maintained, or stored so as to obstruct passage of other permitted vehicles or emergency vehicles. All vehicles must be parked within the permitted limits of the underground parking facility, or within marked spaces in the parking lots, stalls, or in driveways clear of the driving aisles.

C. Vehicles of all types are restricted to the parking areas or driveways and garages of the Association. There shall be no parking or routes of passage across any other portions of the Common Elements including all turf areas, sidewalks and fire lanes.

Any vehicle that is parked, maintained or stores on a Common Element other than a parking area, and in particular on a fire lane, may be removed by the Association without notice to the vehicle owner and at the vehicle owner's expense.

D. Vehicles shall not be parked, maintained, or stored in a manner which interferes with ingress to and egress from a parking area, garage or other Common Element.

Any vehicle that is parked, maintained or stored in violation of the section is considered to be interfering with ingress to and egress from a unit for emergency purposes, or to be interfering with ingress to and egress from a unit for the protection, health, safety, comfort and welfare of the respective family residing therein, their respective guests, household help and other authorized individuals, and such vehicle may be removed by the Association without notice to the owner of said vehicle and at the vehicle owner's expense.

E. Any vehicle that is abandoned may be removed by the Association without notice to the owner of said vehicle and at the vehicle owner's expense.

F. The Association or its agent, when apprized of a possible violation of any of the above noted rules, may investigate and determine whether a violation has occurred. If the Association determines that a violation has occurred it may take any or all of the following actions in addition to removal of the vehicle for the reasons and under the circumstances noted:

1. Attach a notification sticker to the vehicle, preferably on the front window.
2. Record the vehicle identification, including license number, vehicle sticker, date of

violation. type of violation and vehicle owner, if known, on a permanent record of violations to be maintained by the Association at its principal office or at such other place as is designated by the Board.

3. Identify or attempt to identify the vehicle owner and notify said owner of the violation.
 4. Identify the unit owner and/or resident whose vehicle is causing the violation or whose guest or invitee is causing the violation.
 5. Notify the village authorities, asking that they issue a citation and/or remove said vehicle.
 6. Follow the procedures set forth in the enforcement policies set forth in the final section of these comprehensive rules and regulations.
- G. Upon receipt of notice of a violation a unit owner must follow the procedures set forth in the enforcement policy.
- H. The Board of Managers is authorized to execute a contract with an appropriate company or individual to effect removal of vehicles pursuant to authorization under these Rules and Regulations.
- I. The Board of Managers may designate a person, persons or a committee to make determinations of violations and to place stickers and notices on vehicles. Members of the Board of Managers or its agent shall notify the appropriate companies or individuals to remove vehicles.

BALCONIES/PATIOS

- A. Unit occupants are responsible to keep balconies/patios clean and free from clutter.
- B. Balconies/patios shall not be enclosed or altered in any way. (Balconies/patios shall not be carpeted without prior written consent of the Board.)
- C. No drying or airing of clothing, carpeting or laundry or hanging of clotheslines is permitted on the balcony or from windows.
- D. No awnings, sun shades, canopies, trellises, shutters, radio or television antennae shall be affixed to or placed in, through or upon an exterior wall, door, window or roof or any part thereof, without prior written consent of the Board.
- E. No signs, notices, etc., will be allowed on the balcony/patio, windows, walls, or on the lawn.

F. Planter boxes and planters on balcony railings shall be permitted only with the written consent of the Board.

RULES REGARDING ENFORCEMENT POLICIES

A. If a unit owner violates or is otherwise liable for a violation of any of the provisions of the Declaration, By-Laws and/or Rules and Regulations of the Association, the following shall occur:

1. Upon a first violation, the unit owner shall be notified by the managing agent, or the appropriate authorized personnel of the Association. The notification shall be in a manner prescribed by the Board.
2. Upon a second or continuing violation by a unit owner, the unit owner shall be notified of the violation by the managing agent or the appropriate authorized personnel of the Association, in a manner prescribed by the Board, and if the Board so elects, by the Association's attorney. The unit owner shall be assessed Seventy Five and No/100 (\$75.00) Dollars as part of his Common Expenses for the time, costs and expenses of this notification, following an opportunity for a hearing as set forth in paragraph 4 below. In addition, the unit owner shall also be assessed as part of his Common Expenses for the costs of the legal fees incurred by the Association as they are billed to the Association by the Association's attorney.
3. Upon further or continuing violations by a unit owner, the matter will be forwarded to the Association's attorney for appropriate legal action. All attorneys' fees and costs incurred will be charge back to the unit owner's account as part of his Common Expenses.
4. Notification may also contain such demands as are necessary to protect the interests of the Association in accordance with the provisions of the Declaration, By-Laws and Rules and Regulations of the Association

B. Any unit owner assessed hereunder as part of his Common Expenses shall pay such charges within thirty (30) days of notification that such charges are due. Failure to make the payment in this time shall subject the unit owner to all of the legal or equitable remedies necessary for the collection thereof.

C. The remedies hereunder are not exclusive, and the Board may, in addition thereto, take any action provided for in the Declaration and By-Laws to prevent or eliminate violations thereof of the Rules and Regulations of the Association.

D. If any unit owner feels that he has been wrongfully or unjustly charged with a violation hereunder the unit owner may proceed as follows:

1. Within ten (10) days after the unit owner is notified pursuant to paragraph A(2) of these rules, the unit owner shall submit, in writing, a protest to the Board in care of the Managing Agent, stating the reasons the unit owner feels he has not committed a violation.
 2. Should no protest be tiled, the allegations in the notice of violation shall be considered true and taken as if confessed. Should a protest be filed, a hearing on the matter shall be held before the Board no later than six (6) weeks after receipt of the written protest.
 3. At the hearing, the Board shall hear and consider arguments, evidence or statements regarding the alleged violation. After a full hearing, the Board shall state its determination regarding the alleged violation. The decision of the Board shall be final and binding on the unit owner.
 4. Payment of charges made under this policy shall not become due and owing until the Board has completed its determination, however, other legal or equitable remedies may be pursued by the Board during this time. Notification of the Board's determination shall then be made.
 5. Time is of the essence with this policy. Notices are deemed made when deposited in the United States mail, postage prepaid, to the unit owner at the unit address, or to such other address as the unit owner shall have previously filed with the Board.
- E. All unit owners who do not reside in a unit owned by them shall provide the Board with their permanent residence 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's account. 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 said unit owner caused by any delays in receiving notice resulting therefrom.
- F. Any complaint which alleges a violation of the Declaration By-Laws or Rules and Regulations shall be made in writing and shall contain at a minimum:
1. The name, address and phone number of the complaining witness;
 2. The unit owner's name, unit number or address of the unit where the person or resident complained if resides;
 3. The specific details or description of the violation, including the date, time and location where the violation occurred;

4. A statement by the complaining witness that he or she will cooperate in the enforcement procedures and will provide testimony at an hearings or trial which may be necessary;
5. The signature and address of the complaining witness and the date on which the complaint is made.

The Association recommends that photographs be taken, if possible, to show the violation. Any such photographs should be forwarded as soon as possible. The photographer's name and the date on which the photographs were taken should be written on the back.

**COROMANDEL TOWNHOME
RULES AND REGULATIONS**

Addition to Existing Rules
Move In/Administrative Fee Policy
As amended April 18, 2025

- A. In the event of a sale or transfer of ownership of any Unit or the leasing of any Unit, the Property Manager must be notified at least thirty (30) days in advance of the effective date of such conveyance, mortgage, or lease; or the unit owner will be subject to a fine at the discretion of the Board of Directors. Such notice shall include, at a minimum, the Unit address, names of any mortgage holders, new owners' names and the effective date of the conveyance, and full copy of lease with tenants' names, if applicable.
- B. At the time of a change in occupancy, whether a new owner or tenant, the new owner of the Unit will pay a non-refundable *Move In/Administrative Fee* charge of \$500.00. At the time of a lease renewal, a \$250.00 non-refundable *Administrative Fee*, will be assessed and paid by the owner of the Unit. Such charges will be paid in full at the time that required notice be given to the Property Manager.
- C. Prior to a Move In of this subject Unit, arrangements are to be made with the Property Manager to provide and acquire the following:
1. Townhome Rules & Regulations
 2. Occupant Welcome Packet
 3. Date/Time of Occupant Move-In
 4. Vehicle Registration
- D. The Unit Owner will be responsible for the actions of and for any damage or debris created by a moving company and their employees or any other persons involved in the Move In/Move Out. In the case of the leasing of a Unit, the Unit Owner assumes responsibility for the actions and any damage caused by the tenant or other occupant.
- E. Those Units that are leased on the effective date of this Amendment, may be leased without falling subject to this rule until such time as there is a new lease or a renewal on that unit.
- F. In the case of a lease of a Unit, the Unit Owner will be responsible for payment of all the above-listed charges.



COROMANDEL

Coromandel Community Associations

375 Kelburn Road
Deerfield, Illinois 60015

Phone (847) 317-9436 • Fax (847) 317-9456

RULE FOR TOWNHOME UNITS WITH

SHARED SANITARY SEWER LINES & STORM SEWER LINES

1. The following townhome units in their respective buildings on Milford Road share the same sanitary sewer line:
 - a. [331,333,335,337]; [341,343,345,347]; [351,353,355,357]; [372,374,376,378]; [382,384, 386, 388]; [392,394, 396, 398]; [401,403,405,407]; [411,413,415,417]; and [421, 423, 425, 427].
2. Where four (4) townhome units in the same building share the same sanitary sewer line, the owners of those four (4) units **MUST**, unless otherwise herein provided, collectively comply, as follows:
 - a. Cause said line to be rodded by a licensed, qualified, and insured contractor at least once in each 365-consecutive day period. The first of said 365-consecutive day periods shall commence upon the adoption of this Rule by the Townhome Association Board ("Board"). The interval between successive roddings of the same sanitary sewer line shall not exceed 365 consecutive days.
 - b. Notify the Board in writing at least 30 days immediately preceding the scheduled rodding of said line; and
 - c. Furnish the Board, no later than 15 days immediately following the completion of the rodding, with a written confirmation or paid receipt which is issued by the contractor, and which evidences the completion of the rodding of said line, the location of the rodding and the date of completion.

Unless the townhome unit owners collectively and timely comply with the provisions of sub-paragraphs (a) to (c), inclusive, the Board shall arrange to have such rodding performed, and the cost thereof shall be charged in equal shares to the responsible unit owners. If, however, unit owners sharing the same sanitary sewer line collectively elect to have the Board, in a given 365-consecutive day period, perform the rodding on said unit owners' behalf at a cost to be charged by the Board equally to said unit owners, then said unit owners shall be excused from complying, in said 365-consecutive day period, with the provisions of sub-paragraphs (a) to (c), inclusive; provided, however, in that event, said unit owners collectively shall make such election in writing directed to the Board and signed by all of said unit owners sharing the same sanitary sewer line, wherein such writing shall include a provision holding the Board harmless, or otherwise releasing the Board, from any liability whatsoever in connection with said rodding.

As to all units which do not share drainage lines (i.e., those units having storm water drain tile systems and, with respect to sanitary sewer lines, those units not identified in paragraph 1, above), the Board strongly recommends that the owners of those units periodically maintain their own storm water drain tile systems and/or sanitary sewer lines.

3. All Townhome Unit owners with basements [351, 353]; [405]; [415]; [423]; [491, 493]; [502, 504]; [514]; [522]; [532, 534, 536, 538]; [548]; must properly rod their sanitary and storm sewer lines (through to the ponds or drainage systems where applicable) annually and present proof to the management office. Additionally, these unit owners **MUST** properly maintain and service their individual sump pumps to ensure no water or foundation issues in their basements.
4. No person shall dispose of, or introduce into a shared sanitary sewer line, or into any toilet or any other facility which drains into a shared sanitary sewer line, any item or substance which will clog, obstruct or otherwise impair the proper functioning of said shared sanitary sewer line. Apart from human waste, only toilet paper or liquid cleaning agents for toilet bowls shall be disposed of in toilets. Grease, food items, kitty litter, so-called "flushable" or "disposable" wipes, feminine hygiene products, contraception products, so-called "disposable" diapers and any other water-insoluble items or substances shall not be disposed of into a shared sanitary sewer line or into any toilet or any other facility which drains into a shared sanitary sewer line.

As to all units which do not share sanitary sewer lines (i.e., those units not identified in paragraph 1, above), the Board strongly recommends that the owners of those units comply with the provisions of this paragraph 3 of this Rule.

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

Coromandel Townhome Association

Board of Directors Approved July 24, 2007

Rules and Regulations Regarding the Installation of Satellite Dishes

In order to keep the aesthetic appearance of the Coromandel Townhome Association in a good and orderly manner, the Board has adopted the following rules and regulations:

1. Any owner interested in installing a satellite dish one meter or less in diameter must notify the Board and obtain instructions for installation within seven (7) days from the date of installation. Satellite dishes greater than one (1) meter in diameter are prohibited.
2. Satellite dishes may only be installed on portions of property within owner's exclusive use or control. The Board is requiring satellite dishes to be installed on the patio or around your home no more than 36" from the building. Any deviations, including on the roof, chimney or plant beds, must be approved by the Board of Directors prior to the installation of the satellite dish.
3. No more than one (1) antenna of each provider may be installed.
4. To protect the health, safety and welfare of the residents, all satellite dishes must be professionally installed. 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. The cost of this inspection may be assessed back to the owner installing the 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 do so 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 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 there from. Owner agrees to be responsible for any damage to the property or any injury to any individual as 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 of 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.

Owner(s)

Print Name _____

Signature _____

Print Name _____

Signature _____

Address _____

City/State _____

Phone _____

SATELLITE DISH AGREEMENT

This agreement is entered into this _____ day of _____ 2____, by and between _____ (“Owner”) and the Coromandel Townhome Association, and Illinois not-for –profit corporation (“Association”)/

The following recitals of fact are a material part of this Agreement:

1. The Owner resides at _____, _____, Illinois, and it the owner of the property within the Association commonly known as Coromandel Townhome Association.
2. Pursuant to Article _____, Section _____ of the Declaration of Condominium for the Association (“Declaration”), no Owner may install a satellite dish on the property without the written approval of the Association’s Board of Directors.
3. Section 207 of the Telecommunications Act of 1996 titled *Restrictions on Over the Air Reception Devices* (“FCC Regulations”) prohibits the Board Members from restricting an Owner from placing a satellite dish that is one (1) meter or less in diameter on portions of the property in which the owner has a direct or indirect ownership interest and where the owner has exclusive use or control.
4. FCC Regulations do permit the Board the right to adopt rules governing the placement, screening, color, etc. of these dishes, provided these rules do not (a) substantially increase the cost of installation, maintenance or use of the dish; (b) unreasonable delay the installation of the dish and (c) precludes reception of an acceptable quality signal.
5. The Owner desires to install a satellite dish on the property one (1) meter or less in diameter, and to comply with all other requirements of the Declaration and policies adopted by the Association’s Board of Directors.

NOW, THEREFORE, in consideration of the mutual covenants and obligation set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it hereby is agreed as follows:

1. The Owner agrees to submit to the Board of Directors a completed Satellite Dish Installation Application (a copy attached hereto and made a part hereof as Exhibit A.)
2. All satellite dishes shall be constructed in strict compliance with the approved rules and regulations. Any deviation from the approved 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.
3. 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.
4. 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 this Agreement and the obligations set forth herein. All obligations herein shall pass to any successor in interest, or the satellite dish must be removed by the owner and the property must be restored to its original condition.

5. Time is of the essence of this Agreement.
6. This Agreement shall be construed in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties have signed this document on the date set forth above.

Coromandel Townhome Association

By: _____
Its President

ATTEST:

By: _____
Its Secretary

Owner(s)

COROMANDEL TOWNHOME ASSOCIATION

Satellite Dish Installation Application

Name: _____ *Date* _____

Address: _____

Telephone: _____

SATELLITE DISH SPECIFICATION:

COLOR: _____ **SIZE:** _____

LOCATION _____

INSTALLER: _____

I/We, the undersigned, do hereby acknowledge that I/We understand the rule concerning the proposed installation of the satellite dish. I/We agree to abide by the rule set forth by the Board of Directors and will be solely liable for upkeep maintenance on the satellite dish as more fully set forth in the Satellite Dish Agreement.

Date _____

Signed: _____

Owner(s)

FOR OFFICE USE ONLY:

Date Received: _____ *Received by:* _____

Date Approved: _____ *Date Disapproved:* _____

Approved By: _____ *Disapproved By:* _____

Final Inspection Date: _____ *By:* _____

Reasons for Disapproval: _____

COROMANDEL TOWNHOME ASSOCIATION
DRYER VENTING DUCT CLEANING RULE

Dryer vent ducts that are not cleaned can cause a fire.

The dryer venting duct, from the back of the dryer to the roof, shall be professionally cleaned every three (3) years, beginning in the calendar year 2005.

Proof of cleaning, in the form of a paid receipt from the vendor who cleaned the dryer venting duct shall be delivered to the Management Office as follows:

In 2005 the proof of cleaning shall be delivered to the Management Office no later than December 31, 2005. Thereafter, proof of cleaning shall be delivered to the Management Office no later than December 31 of the year in which the professional cleaning is required.

If proof of dryer venting duct cleaning has not been timely delivered to the Management Office, as herein provided, a notice shall be written to the owner. If proof of cleaning is not delivered to the Management Office within thirty days of said notice, the Board will assess a fine in the amount of \$75.00 for each failure by the owner to deliver timely said proof of dryer venting duct cleaning.

Coromandel Townhome Association
Board of Managers adopted rule September 26, 2005

COROMANDEL TOWNHOME ASSOCIATION
EXPENSE REIMBURSEMENT POLICY

WHEREAS, from time to time, a Townhome Owner may request that the Townhome Association repair or investigate a situation (such as water infiltration, plumbing problem, etc.) which the Townhome Owner either does not know the cause or which party (the Townhome Owner or Townhome Association) is responsible.

WHEREAS, from time to time, a Townhome Owner repairs or investigates a situation which he/she in good faith believes to be his/her responsibility but it is ultimately determined to be a Townhome Association responsibility.

WHEREAS, to fairly address the responsibility for expenses under the foregoing situations, the Townhome Board of Directors wishes to formally establish a policy to avoid misunderstanding and confusion,

NOW, THEREFORE, the Townhome Board of Directors hereby adopts and declares the following reimbursement policy, effective immediately:

1. If the Townhome Association investigates and/or makes any repairs for a Townhome or Townhome Owner that is subsequently determined to be the responsibility of the Townhome Owner under the Townhome Declaration and By-Laws or any applicable administrative or judicial ruling, then in that event, the Townhome Association shall chargeback such expenses to the responsible Townhome Owner and his/her Townhome, to be paid to the Townhome Association on such terms as determined by the Townhome Board.

2. If a Townhome Owner investigates and/or makes any repairs which are later determined to be the responsibility of the Townhome Association under the Townhome Declaration and By-Laws or any applicable administrative or judicial ruling, then in that event, the Townhome Association shall reimburse the Townhome Owner for the reasonable cost of any required work, provided however, that the Townhome Owner had given written notice to the Townhome Association of the situation prior to incurring such expenses (excepting only in emergency situations in which such prior notice was not practical).

3. Any dispute between the Townhome Owner and the Townhome Association as to any claimed expense must be mediated within 30 days after demand by either party; and if the parties fail to otherwise agree, such mediation shall be conducted by the American Arbitration Association pursuant to its then applicable rules. If said mediation is unsuccessful or is waived by both parties, then the parties can exercise their respective legal remedies in the matter.

Motion Made By: C. Kunkel

Seconded By: J. Zecny

Vote 3 In Favor

0 Oppose

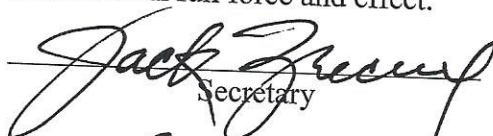
0 Abstain

Motion Passed

Defeated

CERTIFICATION

I, J. Zeeuw, 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 8/28/1, 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.


Secretary

Dated: 8-28-2017