

GLENCOVE ESTATES CONDOMINIUM

ALL BUILDING RESIDENTS

BARBECUE BAN

MOVE IN MOVE OUT FEE

THERE ARE TWO VERY IMPORTANT CHANGES TO THE RULES AND REGULATIONS BEGINNING JANUARY 1, 2017.

- 1) NO GAS (PROPANE OR OTHER) OR CHARCOAL GRILLS WILL BE PERMITTED ON ANY PATIO OR BALCONY. AT THIS TIME, ELECTRIC GRILLS WILL BE PERMITTED. THIS IS DUE TO THE CONDOMINIUM BUILDING INSURANCE CARRIERS. VIOLATORS WILL BE PROVIDED WRITTEN WARNING. NON-COMPLIANCE WILL RESULT IN LEGAL ACTION. OFFENDERS WILL BE RESPONSIBLE FOR ALL LEGAL COSTS.**
- 2) ANY MOVE IN OR MOVE OUT WILL BE CHARGED A NON REFUNDABLE \$100 FEE. THIS APPLIES TO ANYONE MOVING INTO THE BUILDING. IN ADDITION, A SEPARATE \$100 FEE WILL BE CHARGED TO ANYONE MOVING OUT OF THE BUILDING. THE \$100 FEES WILL BE CHARGED TO THE OWNER OF THE UNIT.**

GLENCOVE ESTATES CONDOMINIUM

RULE CHANGE

MOVE IN MOVE OUT PROCEDURE

BEGINNING JANUARY 1, 2017 ANY MOVE IN OR MOVE OUT OF THE BUILDING WILL BE CHARGED \$100.00.

THIS FEE APPLIES TO ANY RESIDENT LIVING AT GLENCOVE ESTATES. THE FEE WILL BE CHARGED WHETHER YOU A RESIDENT OWNER OR IF YOU RENT YOUR UNIT.

THIS CHANGE IS DUE TO THE HIGH AMOUNT OF DAMAGE CAUSED TO THE COMMON AREAS OF THE BUILDINGS AND THE ADDITIONAL COST FOR REPAIRS.

THE PROCEDURE WILL BE AS FOLLOWS:

- 1) AN OWNER THAT IS MOVING OR HAS SOMEONE MOVING INTO THEIR UNIT WILL CONTACT THE MANAGEMENT COMPANY AT MBLOOM@FIRSTMERIT.NET OR (312) 782-0300 EXT. 212.**
- 2) MOVE IN. A) RESIDENT OWNERS WILL NOTIFY THE MANAGEMENT COMPANY OF THEIR IMPENDING MOVE IN DATE AND PAY THE FEE PRIOR TO MOVING IN THE BUILDING. B) FOR TENANTS A NOTICE OF LEASE FORM WILL NEED TO BE COMPLETED AND RETURNED TO THE MANAGEMENT COMPANY WITH THE FEE PRIOR TO MOVE IN.**
- 3) MOVE OUT. OWNERS WILL NOTIFY THE MANAGEMENT COMPANY AND PAY THE FEE PRIOR THEIR MOVE OR THEIR TENANTS MOVE OUT OF THE BUILDING.**
- 4) THERE ARE NO ELEVATOR PADS. ANYONE MOVING IN OR OUT OF THE BUILDING IS EXPECTED TO CLEAN UP THE LOBBY, HALLWAY AND ELEVATOR OF ANY DEBRIS. BOXES OR OTHER TRASH MUST BE PLACE IN THE OUTSIDE DUMPSTERS. NOTHING IS TO BE LEFT IN THE COMMON AREAS INCLUDING TRASH ROOMS. WE ASK ANYONE MOVING ON THE WEEKEND TO PLEASE NOT TIE UP THE ELEVATOR FOR LONG PERIODS OF TIME SO OTHER RESIDENTS ARE NOT FORCED TO USE THE STAIRS.**
- 5) ANY DAMAGE DONE TO THE COMMON AREA WILL BE BILLED BACK TO THE UNIT OWNER.**
- 6) FOR FIRE AND SAFTEY REASONS. ALL FIRE DOORS AND BUILDING ENTRY DOORS CAN NOT BE PROPPED OPEN.**

IN ADDITION TO THE \$100.00 FEE FOR EACH MOVE IN AND OUT FAILURE TO COMPLY WITH THIS RULE WILL RESULT IN AN ADDITIONAL \$100.00 FINE FOR EACH MOVE IN AND OUT.

GLENCOVE ESTATES CONDOMINIUM

RULE CHANGE

NO CHARCOAL OR PROPANE BARBEQUE GRILLS

BEGINNING SEPTEMBER 15, 2016 ALL BARBEQUE GRILLS THAT USE CHARCOAL OR PROPANE GAS WILL NOT BE PERMITTED ON ANY PATIO OR BALCONY.

ONLY ELECTRIC GRILLS WILL BE PERMITTED ON PATIOS AND BALCONIES.

ELIMINATING CHARCOAL AND PROPANE GAS GRILLS IS BEING MANDATED BY THE INSURANCE COMPANIES THAT INSURE CONDOMINIUM ASSOCIATIONS.

IF GLENCOVE ESTATES CONDOMINIUM DOES NOT COMPLY THE INSURANCE ON THE PROPERTY WILL BE CANCELLED.

OBVIOUSLY, THE CONDOMINIUM ASSOCIATION CAN NOT AFFORD TO BE WITHOUT INSURANCE COVERAGE. AN ADDITIONAL PROBLEM FOR OWNERS WOULD BE THAT NO OWNER WOULD BE ABLE TO KEEP OR OBTAIN A MORTGAGE FROM ANY LENDER.

YOUR COOPERATION IS REQUIRED. IF A RESIDENT FALLS TO REMOVE ANY NON COMPLIANT GRILL A SUBSTAINAL FINE WILL BE ASSESSED AGAINST THE UNIT. IF NECESSARY, ANY GRILLS REMANING AFTER THE INITIAL FINE WILL BE TURNED OVER TO THE ASSOCIATION'S ATTORNEY FOR LEGAL ACTION.

THIS IS A SERIOUS SITUATION AND THE ASSOCIATION APPRECIATES EVERYONE'S COOPERATION.

THE GRILL BAN AFFECTS ALL UNITS IN THE 1018, 1002 AND 1112 CASTILIAN COURT BUILDINGS ONLY.

GLENCOVE ESTATES CONDOMINIUM ASSOCIATION

RE: Balcony and Patio Rules and Regulations

Please note that at the October 23, 2023 board of directors meeting the rules and regulations were amended regarding flowers and plants on balconies.

The board unanimously passed a rule change to eliminate flowers pots or any plant related materials (Including plastic/fake flowers) on second and third floor balconies starting March 19, 2024 (patios on ground floor are excluded). The board cited watering of flowers and plants is contributing to the erosion of balcony railings and metal structures underneath the balconies prematurely.

This is a friendly reminder that the only items allowed on the balconies and patios are the following:

- Patio furniture in good condition

- Electric grills (no gas or charcoal grills)

- Well maintained flowers and plants (on patios only)

The only item which is allowed to be attached to the railings are satellite dishes.

No other items are permitted on balconies or patios or attached to any part of the building brick. Additionally, no items are allowed to hang over the railings, to be attached to the railings, to hang on trees or to be placed on the grassy area in front of patios.

Your cooperation is appreciated. Failure to follow condominium rules and regulations will lead to fines being levied.

Thank you

Management

**MINUTES OF A MEETING
OF THE BOARD OF MANAGERS OF THE
GLENCOVE ESTATES CONDOMINIUM ASSOCIATION**

The meeting of the Board of Managers of the Glencove Estates Condominium Association (the "Association") was held on the 25th day of June, 2002.

All of the board members were present, in person; namely, DAVE GOSSELL, KEVIN McNAMARA, MARK DESSANZ, LENA DESSANZ and SUE BADER. Also present for portions of this meeting were those persons listed on the attached copy of the sign-in sheet provided at the meeting. A quorum being present, the meeting convened.

KEVIN McNAMARA was chosen and served as chairman and secretary of the meeting.

After discussion of the new provisions concerning insurance under Section 12 of the Illinois Condominium Property Act, the following resolution was passed after being duly made and seconded:

RESOLVED, that the Board, after duly notifying the members of the Association, hereby approves as Condominium Rule and Regulation Number I.I.5, its prior interpretation of the Condominium Declaration which will, as a matter of rule, without question, require that each Unit Owner shall be responsible to maintain, repair and replace each of the following items of property: individual hot water heaters, furnaces, compressors, air conditioning units as well as any and all other appliances or fixtures, including without limitation, toilets, showers and bathtubs, solely servicing a specific Unit or associated with any such particular items of property whether intended to be Limited Common Elements when provided by the developer or were subsequently replaced by the Unit Owners and became improvements or betterments to the Unit; and

FURTHER RESOLVED, that the Board, after duly notifying the members of the Association, hereby approves as Condominium Rule and Regulation Number I.I. 6, that: i) any failure to so maintain, repair and replace any such items of property referenced in Condominium Rule and Regulation I.I.5 as and when necessary to avoid damage to the Unit, other Units and to the Common Elements, shall be sufficient cause to assess any damages incurred by the Association that is not covered by insurance to be the responsibility of the Unit Owners who caused the damage or from whose Units the damage or cause of loss originated; and ii) in such circumstances, the Board hereby may provide the relevant Unit Owners with notice and

an opportunity for a hearing to assess the deductible amount and any other damages incurred by the Association, if any, against the Unit Owners who are found by the Board to have caused the damage or from whose units the damage or cause of loss originated, or if not so found to have caused such damage, may cause the Association to pay the deductible and any other damages incurred by the Association as a common expense.

FURTHER RESOLVED, that the Board, after duly notifying the members of the Association, hereby approves the following as an additional provision of its existing Condominium Rule and Regulation Number I.I.2:

"Unit Owners shall obtain insurance covering their personal liability and compensatory (but not consequential) damages to another unit caused by the negligence of the owner or his or her guests, residences, or invitees, or regardless of any negligence originating from the unit. The personal liability of a unit owner or association member must include the deductible of the owner whose unit was damaged, any damage not covered by insurance required by this subsection, as well as the decorating, painting, wall and floor coverings, trim, appliances, equipment, and other furnishings."

There being no further or other business to come before this meeting of the Board of Managers, on motion duly made, seconded and unanimously carried, the meeting was adjourned.

Dated as of this 25th day of June, 2002.

Kym McNamee
Secretary of the Meeting

APPROVED:

Lynn America

Pat Yessel

See Bader

Mark Pessimo

Kym McNamee

**GLENCOVE ESTATES
CONDOMINIUM ASSOCIATION
Rules and Regulations
March 15, 1995**

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INTRODUCTION

The purpose of this manual is to provide you with information that should help you live comfortably and safely at Glencove Estates Condominiums. It also sets out for you the rules and regulations established by the Board of Directors for conduct at Glencove Estates Condominiums. These rules are designed to maintain a high quality of living standards which in turn make Glencove Estates a desirable place to live and contribute to the investment value of the condominiums.

The manual will explain your rights, obligations, privileges, and responsibilities. It applies equally to all residents, whether owners or tenants.

Since your conduct and rights are in great part governed by these documents, you are urged to read and become familiar with them. Each Unit owner and/or Tenant will be held responsible for full and complete compliance with the rules and regulations set forth herein. Failure to observe these rules will result in action by the Board of Directors which could include the levying of fines and/or the instituting of legal remedies that could result in loss of the unit. You should also be aware that the Declaration provides that the costs and fees incurred by the Board in enforcement of these rules shall be borne by the party at fault.

The Glencove Estates Condominium Association Rules and Regulations are hereby adopted effective May 22, 1995. These Rules and Regulations are intended to supplement the Declaration and Bylaws within the scope of those documents. If any conflict exists with these Rules and Regulations and the Declaration or Bylaws, the Declaration and Bylaws shall govern. Other restrictions and requirements as contained in the Declaration and the Bylaws or in the Illinois Condominium Property Act are not suspended hereby.

COMMUNICATIONS

To contact the Board of Directors or to communicate with office management or maintenance personnel, call or write:

Board of Directors
Glencove Estates Condominiums Association
1112 Castilian Court
Apartment 109
Glenview, Illinois 60025

(708) 729-9515
729-9516

Residents are responsible for checking the lobby notice area for important messages and communications.

GENERAL ENFORCEMENT

1. When a violation of the Rules and Regulations comes to the attention of the Board of Directors and/or of the office, a written notice of the infraction will be sent to the Unit Owner and/or tenant involved, giving him/her 30 days in which to correct the infraction. Except in the case of emergency where damage to persons or property is threatened.
2. Unit Owners will have 15 days from the issuance date of the notice to inform the Board that the notice will be protested. The Board, at its next regular meeting, will conduct a hearing into the matter. The Board's decision will be binding.
3. If the violation has not been corrected within 30 days, the Board will charge the Unit Owner a fine, as indicated in these Rules and Regulations, giving 14 days in which to correct the infraction and pay the fine. _____
4. If the fine has not been paid and the violation not corrected within 14 days of the notice, the Board will notify the Unit Owner that legal remedies will be instituted 10 days from the date of this notice. As per Paragraph 12 of the Declaration, "Violation of Declaration" all expenses in connection with such actions or proceedings will be charged to and assessed against the Unit Owner.
5. At the discretion of the Board, other privileges of Unit Owners, may be removed until the violation is corrected and the fines paid in full.

SECTION L. RESPONSIBILITY OF RESIDENTS

Rule No.	Description	Penalty
I.1	Residents and owners shall be responsible for the acts of members of the family, tenants, guests and employees at all times.	
I.2	If, due to the act or neglect of a Unit Owner, or a member of his family or household pet or of a guest or other authorized occupant or visitor of such Unit Owner, damage shall be caused to the Common Elements or to a Unit or Units owned by others, or maintenance, repairs or replacements shall be required which would otherwise be at the common expense, then such Unit Owner shall pay for replacements, as may be determined by the Board to the extent not covered by insurance. (Article VI, 13(c) of Bylaws)	Failure by any unit owner to pay a bill for damage within twenty-one (21) days of receipt of same will subject that Unit Owner to immediate legal action by the Board of Directors. Penalty: Ten percent (10%) late payment for each month or fraction thereof that payment is late.
I.3	No part of the Condominium area shall be used for other than housing and related common purposes for which the property was designed. Each unit shall be used as a residence for a single family or other uses permitted by the Declaration and for no other purposes. (Declaration, Paragraph 11)	\$500 per violation.
I.4	No industry, business, trade, occupation, or profession of any kind, commercial, religious, educational, or otherwise, designated for profit, altruism, exploration, or otherwise, shall be conducted, maintained, or permitted in any unit. (Declaration, Paragraph 11)	\$500 per violation.
I.5	It is a resident's responsibility to see that windows are closed in his/her absence so that rain damage will not occur; and responsibility for same is the burden of the resident.	

SECTION I. RESPONSIBILITY OF RESIDENTS A. Monthly Assessment—Late Charge

Rule No.	Description	Penalty
LA.1	Owners are responsible for paying the assessment which is due on the first of each month. Monthly statements will not be sent.	
LA.2	Nonpayment by the 15th of the month in which the assessment is due will result in a \$25.00 late charge. This late charge will affect all payments not received in the office by the 15th. At this time, a notice of the delinquency and late charge will be sent to any unit owner who has not paid.	
LA.3	If a second month goes unpaid, an additional letter will be sent to the delinquent owner, advising him/her of both unpaid assessments and late charges. In addition, the letter will notify him/her that legal action will be taken if all payments have not been received within two weeks of the second notice.	
LA.4	Owners should be aware that nonpayment of assessments and fines can result in the Association's withholding of a paid assessment letter when the unit is being sold or refinanced.	

SECTION I. RESPONSIBILITY OF RESIDENTS B. Nuisances and Disturbances

Rule No.	Description	Penalty
LB.1	<p>No noxious or offensive activity shall be carried on in any unit or in the common elements, nor shall anything be done therein, either willfully or negligently, which may be done or become an annoyance or nuisance to the other owners or occupants. (Declaration, Paragraph 11(g))</p>	<p>For all rules in this section, \$25 per violation after one written notice has been issued.</p>
LB.2	<p>The occupant shall not make noises or cause disturbances or vibrations by using or operating any electrical or electronic devices, or other devices that emit sound or other waves or disturbances that would interfere with the operation of any device or equipment, radio or television broadcasting, or reception from, or within, the building or elsewhere.</p>	
LB.3	<p>Stereos, radios, and television sets must be kept at moderate level at all times, particularly between 10 p.m. and 7 a.m.</p>	

SECTION I. RESPONSIBILITY OF RESIDENTS C. Deliveries

Rule No.	Description	Penalty
I.C.1	The office will accept small and medium-sized packages for residents and will leave them unsecured in the office for pickup. Neither the Association nor office personnel accept liability for packages.	
I.C.2	If packages have not been picked up within 5 days of delivery, they will be returned to sender.	
I.C.3	The office will not refuse any packages for residents unless so instructed in writing by said resident.	
I.C.4	The office will not accept C.O.D. deliveries.	
I.C.5	The office and other building personnel will not accept furniture deliveries, nor will they arrange to let service contractors or delivery people into owner's units.	
I.C.6	Elevator padding must be used for major deliveries; and boards must be placed over thresholds. Unit owners should make arrangements with the office for the use of padding and boards.	\$25 per violation.
I.C.7	No furniture, packages, boxes, or other items may be taken in or removed from the building over the grass.	\$25 per violation.
I.C.8	All damages to the building caused by the moving or carrying of articles therein shall be assessed to and paid by the unit owner.	Failure by any unit owner to pay a bill for damage within twenty-one (21) days of receipt of same will subject that Unit Owner to immediate legal action by the Board of Directors. Penalty: Ten percent (10%) late payment for each month or fraction thereof that payment is late.
I.C.9	Any exceptions to these rules must be cleared in advance with the office.	

SECTION I. RESPONSIBILITY OF RESIDENTS D. Move In--Move Out

Rule No.	Description	Penalty
LD.1	Residents must schedule intended moves with the office as far in advance of the move as possible.	
LD.2	Moves may not begin prior to 8 a.m. and must be completed by 9 p.m.	\$50 per violation.
LD.3	Special padding for the sides of the elevator is available from the office and must be used for all moves.	\$25 per violation.
LD.4	All damages to the building caused by moving or carrying of articles therein shall be assessed to and paid by the unit owner.	Failure by any unit owner to pay a bill for damage within twenty-one (21) days of receipt of same will subject that Unit Owner to immediate legal action by the Board of Directors. Penalty: Ten percent (10%) late payment for each month or fraction thereof that payment is late.
LD.5	No furniture, packages, boxes or other property may be taken in or removed from the building over the grass.	\$25 per violation.
LD.6	Any exceptions to these rules must be cleared in advance with the office.	

SECTION I. RESPONSIBILITY OF RESIDENTS E. Remodeling and Redecorating

Rule No.	Description	Penalty
IE.1	Nothing shall be done in any unit or in, on, or to the common elements which will impair the structural integrity of any of the buildings or which would structurally change the buildings except as is provided in the Declaration. (Declaration, Paragraphs 11(h) and (k))	\$500 per violation.
IE.2	Plans for any structural changes must be presented in advance to and approved by The Board of Directors, in order to prevent damage to other units or common areas and consequent liability.	\$200 per violation.
IE.3	All major redecorating including plumbing, electrical, or drywall work must be approved by the Board before work is done.	\$200 per violation.
IE.4	Notify the Board of plans for all major work to be done within a unit, whether or not you believe Common Elements to be involved.	\$200 per violation.
IE.5	Any damage to common elements caused by any of the above work is the responsibility of the Unit Owner.	Failure by any unit owner to pay a bill for damage within twenty-one (21) days of receipt of same will subject that Unit Owner to immediate legal action by the Board of Directors. Penalty: Ten percent (10%) late payment for each month or fraction thereof that payment is late.
IE.6	Work schedules, identification of workmen, use of elevators, disposal of refuse, and parking for contractors hired for the above work must be approved by the office.	\$50 per violation.
IE.7	No construction or remodeling may be carried on between the hours of 9 p.m. and 7 a.m., Monday through Friday, and 9 a.m. on Saturday and Sunday.	\$25 per violation.

SECTION I. RESPONSIBILITY OF RESIDENTS F. Maintenance Policy

Rule No.	Description	Penalty
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LF.1	<p>The Building Engineer is employed to operate and maintain the mechanical systems and Common Areas of the building. Unless an emergency exists and except for general repairs and maintenance, no work shall be performed within individual Units by the Building Maintenance staff on-duty time.</p>	
LF.2	<p>Please report common area maintenance items to the office. Report emergencies to the office. Process nonroutine requests through the Board. Except for emergencies, tenants are asked to contact the unit owner for any maintenance items in their specific apartment.</p>	
LF.3	<p>If there is any question as to the nature and/or responsibility of a needed repair within an individual Unit, refer to the Declaration of Condominium Ownership, or contact the office for clarification.</p>	
LF.4	<p>General Maintenance: All common area building problems will have no limitation. Unit owners wishing additional service to their individual apartments should make their own arrangements.</p>	
LF.5	<p>Plumbing Systems: Once inside the unit, the costs of maintaining and replacing shall be the responsibility of the owner. This includes all fittings, trim and fixtures. No grease shall be disposed of into the sinks or toilets.</p>	
LF.6	<p>Heating System: Full operations and maintenance shall be the responsibility of the owner.</p>	
LF.7	<p>Walls: The integrity of the interior walls and ceilings shall be maintained by the owner. The exterior entrance door and jams are common elements.</p>	
LF.8	<p>Electrical System: From the breaker panel and distribution throughout the unit, all electrical components shall be the responsibility of the Unit Owner. Repair, replacement or new installation shall be by a qualified or licensed electrician.</p>	

SECTION I. RESPONSIBILITY OF RESIDENTS G. Pest Control

Rule No.	Description	Penalty
LG.1	<p>The common elements and units of your building are serviced on a scheduled basis by professional exterminators. Should you require service within your unit, please contact the office. Discovery of any type of vermin must be reported to the office <u>immediately.</u></p>	

SECTION I. RESPONSIBILITY OF RESIDENTS H. Water Furniture

Rule No.	Description	Penalty
LH.1	<p>No water furniture is allowed on the premises. Water furniture is defined as any bed, mattress, chair, sofa, or other item of furniture that contains, as part of its elements, any substance in a liquid or gel-like state. This rule does not apply to water furniture already on the premises prior to the enactment of these rules and regulations.</p>	<p>\$100 per violation.</p>
LH.2	<p>Any damage caused by water furniture shall be borne by the owner of the furniture.</p>	<p>Failure by any unit owner to pay a bill for damage within twenty-one (21) days of receipt of same will subject that Unit Owner to immediate legal action by the Board of Directors.</p> <p>Penalty: Ten percent (10%) late payment for each month or fraction thereof that payment is late.</p>

SECTION I. RESPONSIBILITY OF RESIDENTS I. Insurance

Rule No.	Description	Penalty
I.I.1	<p>Nothing shall be done or kept in any unit or in the common elements which will increase the rate of insurance on the buildings or contents thereof, applicable for residential and personal automobile parking, without the prior written consent of the Board. No owner shall permit anything to be done or kept in his Unit or in the Buildings, or contents thereof, or which would be in violation of any law. No waste shall be committed in the common elements. (Declaration, Paragraph 11(d))</p>	<p>\$25 per violation.</p>
I.I.2	<p>Each owner shall be responsible for his own insurance on his personal property in his own unit, his personal property stored elsewhere on the property, and his personal liability to the extent not covered by the liability insurance for all the owners obtained by the Board as herein-before provided. (Declaration, Paragraph 9)</p>	
I.I.3	<p>The owner shall make no claim against the Association, its Directors, officers, employees, invitees, or agents for, or on account of, any loss or damage sustained by fire or water, deluge or overflow, loss or damage of personal property, or from malfunction or breakdown of any system, howsoever coming or being within the premises or loss of any articles from any cause from the premises or building.</p>	
I.I.4	<p>The building insurance covers common elements only. Value added by any Unit owner should be covered by his or her policy, except as otherwise provided in the Declaration. (Declaration, Paragraph 9)</p>	

SECTION II. PETS

Rule No.	Description	Penalty
II.1	No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any unit or in the common elements except that dogs, cats, or other household pets may be kept in units, subject to rules and regulations adopted by the Board; provided they are not kept, bred, or maintained for any commercial purpose. Any pet which is otherwise permitted which causes or creates a nuisance or unreasonable disturbance may be permanently excluded by the Board at a regular or special meeting thereof, so long as the Owner involved had notices of the time and purposes of said Board Meeting. (Declaration, Paragraph 11(f))	For all rules in this section \$100 for each violation after one written notice has been issued.
II.2	Only resident owners may have pets. No renters may have pets. This rule does not apply to pets living on the premises prior to the effective date of these rules and regulations.	
II.3	Dogs, cats, or other household pets may be kept by the condominium owners, provided that the pets are not vicious or destructive and do not disturb or annoy residents of the Development, and are clean and quiet.	
II.4	The owner of each pet shall reimburse the Association for any damage and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of the presence of the pet on the property.	
II.5	Pet owners are responsible for cleaning any dirt or soilage occasioned by the pet on the common areas as well as any damage to any other unit owner's property.	
II.6	Owners and tenants shall not use their units as pet-sitting facilities.	
II.7	No pets are permitted in swimming pool area, tennis court, laundry rooms, and retention ponds.	
II.8	Pets must be accompanied by their owner when in common areas.	
II.9	No pets may run free; they must be curbed.	
II.10	Pets must be licensed by the Village of Glenview.	
II.11	Pet owners must clean up after their animals. Dog owners must carry a Doggie Pooper Scooper or any other device to immediately clean up any mess left by the dog.	

SECTION III. COMMON AREAS/ELEMENTS

Rule No.	Description	Penalty
III.1	The exterior appearance of the building shall be uniform. No alterations, additions, or improvements shall be made to the Common Elements of the building without the prior written consent of the Board of Directors. Nothing shall be altered or constructed in or removed from the common elements, except upon the written consent of the Board. (Declaration, Paragraph 11(k))	\$200 per violation.
III.2	Nothing may be placed on the outside walls of the Building, and no sign, awning, canopy, window air conditioning unit, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior consent of the Board. (Declaration, Paragraph 11(e))	\$50 per violation.
III.3	No "For Sale" or "For Rent" signs or 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. (Declaration, Paragraph 11(b)). No sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted, or affixed by any resident on any part of the exterior or interior of the building.	\$25 per violation.
III.4	No clothes, sheets, blankets, laundry of any kind, or other articles shall be hung out or exposed on any part of the commons elements. The common elements shall be kept clear of rubbish, debris, and other unsightly materials. (Declaration, Paragraph 11(i))	\$25 per violation.
III.5	Only authorized personnel are allowed on the roof.	
III.6	Loitering in the Common Areas is not permitted.	
III.7	Lawns, landscaped areas, parking lots, hallways, and other common areas are not to be used for practicing golf, tennis, walking pets (except in such areas as designated by the Board), or any other use which may be destructive or injurious to the plantings, grass, or other commonly owned elements. Baseball, football, frisbee, and other such activities may be engaged in away from the buildings and provided that other residents are not disturbed and common elements are not injured. Damage is the responsibility of those who have caused it. If other residents are being disturbed, the activity must cease.	\$25 after one written notice.
III.8	No littering is allowed in any common areas.	\$25 per violation.

SECTION III. COMMON AREAS/ELEMENTS

Rule No.	Description	Penalty
III.9	<p>There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Board, except as expressly provided in the Declaration. Each Owner shall be obligated to maintain and keep in good order and repair his own Unit. (Declaration, Paragraph 11(c)).</p> <p>The sidewalks, entrances, passages, vestibules, stairways, corridors, and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.</p>	<p>\$25 after one written notice.</p>

SECTION III. COMMON AREAS/ELEMENTS A. Roadway/Driveways/Parking Lots

Rule No.	Description	Penalty
III.A.1	The owners and their families, guests, tenants, employees, licensees, and agents shall obey any traffic signs erected by or under the direction of the Association or the Village of Glenview for the safety, comfort, and convenience of the unit owners.	Enforcement by Glenview Police
III.A.2	No one is allowed to park in the entry drive except for temporary periods to permit loading and unloading--providing said vehicle shall be manned and moved to permit other occupants access to or from the parking area. infringement will result in ticketing by the Glenview Police.	Enforcement by Glenview Police
III.A.3	No vehicles that do not clear the overhangs by a minimum of one foot may drive under the overhangs.	\$100 per violation.
III.A.4	Parking is permitted only in designated areas. Any vehicle parked in a fire land or any other restricted area, or in another owner's parking space, is subject to tow-away at the vehicle owner's expense. Any vehicle parked in a fire lane or any other restricted area is also subject to ticketing by the Glenview Police.	\$25 per violation.
III.A.5	All automobiles parked in any parking space shall be operable. Abandoned autos are subject to towing.	Towing and towing charges.
III.A.6	Boats, snowmobiles, and trailers are prohibited from parking in the parking lots. Recreational vehicles may be parked for short periods of time only, and only in the parking areas away from the buildings.	\$25 after one written notice is issued.
III.A.7	No car washing is allowed in the parking lots or on the roadways.	\$25 per violation.
III.A.8	No automobile repairs or maintenance of any kind other than changing a flat tire, jumping an automobile with a dead battery, checking oil, adding (but <u>not</u> changing) oil, or adding washer fluid shall be done on the common areas.	\$25 per violation.
III.A.9	At no time can oil, petroleum products, or other contaminants be allowed to enter any sewer.	\$25 per violation.

SECTION III. COMMON AREAS/ELEMENTS B. Patios/Balconies/Doors/Windows

Rule No.	Description	Penalty
III.B.1	Patios and balconies cannot be used for storage. Only lawn furniture in good repair, barbecue grills, and well-tended flower pots may be kept on patios and balconies.	For all rules in this section, \$25 for each violation after one written notice has been issued.
III.B.2	Parking of carriages, bicycles, motorcycles, or any other recreational vehicles on the patio or balcony is strictly prohibited.	
III.B.3	The lawn in front of the first floor units must be kept free of all items, such as furniture, lawn games, barbecue grills, and recreational vehicles.	
III.B.4	Dust mops, rugs, etc., shall not be shaken from, nor water or other refuse disposed of from, patios or balconies.	
III.B.5	Residents are responsible for making certain patio and balcony lights are working, and for changing lightbulbs as needed.	
III.B.6	No carpeting is to overlap the edge of the patio or balcony.	
III.B.7	No material shall be used as a window or door covering that is not commercially considered to be a drapery, shade, or blind.	
III.B.8	Temporary window and door coverings may be used for a maximum of six weeks when the occupant first moves into a unit. In no case can such temporary coverings be of paper or paper products.	

SECTION III. COMMON AREAS/ELEMENTS C. Elevators

Rule No.	Description	Penalty
III.C.1	Smoking, spitting, and defecating in the elevator are prohibited.	\$25 per violation.
III.C.2	Should the elevator malfunction when you are in the car, utilize the phone, which is directly connected to the Glenview Fire Department, to obtain assistance. you are in no danger. Sit on the floor and relax.	

SECTION III. COMMON AREAS/ELEMENTS D. Garbage and Refuse

Rule No.	Description	Penalty
III.D.1	Observe any rules for the use of the garbage chute as posted.	For all rules in this section \$25 for each violation.
III.D.2	Do not leave refuse, boxes, or other materials in the garbage chute areas. Any large items should be carried downstairs to the basement trash rooms or an outside dumpster.	
III.D.3	For large items that do not fit into the dumpster, call the office to make arrangements for special pickup. There will be a small charge for this service.	
III.D.4	Do not force refuse into the chute.	
III.D.5	Rules for disposal of Christmas trees will be posted. Contact the office for information.	

SECTION III. COMMON AREAS/ELEMENTS E. Laundry Room

Rule No.	Description	Penalty
III.E.1	Laundry rooms are located in the basements of the buildings and are for the use of residents only.	For all rules in this section, \$25 per violation.
III.E.2	General rules for the use of the laundry are posted in the laundry rooms and incorporated herein by reference.	
III.E.3	Washer and dryer operating instructions must be observed.	
III.E.4	No dye shall be used in the laundry equipment.	
III.E.5	Machines may not be "reserved," and clothes must be promptly removed at the finish of the washing or drying cycle as a courtesy to others who may wish to use the machine.	
III.E.6	If a machine is not working properly, please call the number listed on the machine, place an "out of order" notice on the machine, and call the office.	

SECTION III. COMMON AREAS/ELEMENTS F. Storage Room

Rule No.	Description	Penalty
III.F.1	Storage lockers are assigned to each unit. Areas outside of the lockers must not be used for storage.	For all rules in this section, \$25 per violation.
III.F.2	The Association is not responsible for loss or theft from the storage lockers or room. Storage lockers should have locks on doors.	
III.F.3	No flammable liquids/paints, oily rags, or other similar materials are to be stored in the storage lockers.	

SECTION III. COMMON AREAS/ELEMENTS G. Swimming Pool

Rule No.	Description	Penalty
III.G.1	All residents and/or their guest(s) entering the pool area shall display their pool tag(s). Those who do not display their pool tags will be requested to leave the premises.	For all rules in this section, loss of pool privileges.
III.G.2	Lost resident pool tags will be replaced at a charge of \$5.00 per tag. New tags may be obtained from the office. Lost tags, if later found, will not be honored.	
III.G.3	Resident(s) and/or guest(s) are requested to dress in pool attire at their residence and not in the pool house.	
III.G.4	Management will distribute one pool tag for each residing member of a unit. There will be a minimal charge. A member of a family that is not a "permanent" resident is considered a "guest."	
III.G.5	The pool will be open from "Memorial Day" (weather permitting) through "Labor Day" (subject to posted notice of any change), Monday through Sunday: 10:00 a.m. to 9:00 p.m. (subject to change)	
III.G.6	Guests <u>may not</u> enter the pool area on Saturdays, Sundays or holidays between the hours of 10:00 a.m. and 2:00 p.m.	
III.G.7	Guest tags will available for purchase by residents from the office and/or pool attendant(s) at a cost of \$2.00 per tag, per day. Payment will be expected upon receipt of guest tags; there will be no billing.	
III.G.8	Guest tags will be of a different color than resident tags and will be numbered to a master list. Guest tags must be returned to the pool attendant at the end of each day; they will not be honored a second day.	
III.G.9	Guests must be accompanied by a resident at all times; residents shall be responsible for their guests.	
III.G.10	The number of guests allowed at one time will be at the discretion of management and/or pool attendant(s).	
III.G.11	No person may enter the pool area alone or swim alone.	
III.G.12	Children under 14 years of age must be accompanied by a responsible adult. Parents shall be responsible for their children and guest(s).	

SECTION III. COMMON AREAS/ELEMENTS G. Swimming Pool

Rule No.	Description	Penalty
III.G.13	When the pool is crowded, the pool attendant will request children under 14 years of age to leave the pool for a 15 minute period each hour.	For all rules in this section, loss of pool privileges.
III.G.14	Children under the age of three years and/or children not toilet trained are not allowed in the pool.	
III.G.15	Portable pools (any type/size) are not allowed in the pool area.	
III.G.16	Strollers, buggies, or playpens are not permitted in the pool area at any time.	
III.G.17	Lawn furniture will not be allowed in the pool area at any time on Saturdays, Sundays, and holidays. Beach towels and cushions will be permitted. Lawn furniture will be permitted Mondays through Fridays; if this privilege is abused, it will be revoked.	
III.G.18	All residents and guest(s) using the pool must enter and exit through the pool house.	
III.G.19	All persons will be required to shower with soap and water before entering the pool. If bathers leave the pool for any reason they are required to shower before returning to the pool. Suntan preparations and lotions must be removed by showering prior to each entrance to the pool.	
III.G.20	Food and gum are not allowed in the pool area. Soft drinks are allowed only in styrofoam and/or paper cups. Resident(s) are required to dispose of all cups in the provided containers.	
III.G.21	Smokers must place all ashes and butts in the ashtrays provided by attendant(s) and/or in receptacles provided in deck area.	
III.G.22	Clothes, towels, etc. are not to be hung or displayed on the fence surrounding the pool.	
III.G.23	Cut-offs and bermuda shorts are not allowed in the pool; proper swimming attire must be worn. All apparel worn in the pool must be clean and sanitary.	
III.G.24	Individual radios are not allowed in pool area.	
III.G.25	The attendant(s) are in complete charge of the pool and the adjacent lounging areas at all times.	

SECTION III. COMMON AREAS/ELEMENTS G. Swimming Pool

Rule No.	Description	Penalty
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III.G.26	All persons using the pool do so at their own risk. The management will not assume responsibility for illness, accident or injury suffered in or about the pool area.	For all rules in this section, loss of pool privileges.
III.G.27	The following "State of Illinois" Department of Health Swimming Pool Regulations <u>must be</u> complied with:	
III.G.27.a.	Admission to the pool is refused to all persons having any contagious disease, infectious conditions such as colds, fever, ringworm, foot infections, skin lesions, carbuncles, boils, inflamed eyes, ear discharges, or any other conditions which has the appearance of being infectious. Persons with excessive sunburn, abrasions which have not healed, corn plasters, bunion pads, adhesive tape, rubber bandages, or other bandages of any kind are not permitted.	
III.G.27.b.	Any person under the influence of alcohol or exhibiting erratic behavior shall not be permitted in the pool area.	
III.G.27.c.	No food, drink, gum or tobacco will be allowed in other than where there are specially designated and controlled sections of the pool area.	
III.G.27.d.	All persons will be required to take a shower in the nude with soap and warm water before being allowed in the pool area and bathers who leave the pool area for any reason, are required to shower before returning to the pool.	
III.G.27.e.	Shoulder length or long hair must be pinned up and secured; bathing caps preferred.	
III.G.27.f.	Personal conduct within the pool facility must be such that the safety of self and others is not jeopardized. No running, boisterous or rough play, except management-supervised water sports, is permitted.	
III.G.27.g.	People in street shoes, and other spectators, are not allowed in the pool, on the pool deck, and in the "wet" areas of the bathhouse.	
III.G.27.h.	Spitting, spouting of water, blowing the nose or otherwise introducing contaminants into the pool is not permitted.	

SECTION III. COMMON AREAS/ELEMENTS G. Swimming Pool

Rule No.	Description	Penalty
III.G.27.i.	Glass, soap, lotion or other material which might create hazardous conditions or interfere with efficient operation of the swimming pool shall not be permitted in the swimming pool or on the pool deck.	For all rules in this section, loss of pool privileges.
III.G.27.j.	All apparel worn in the pool shall be clean and sanitary.	
III.G.27.k.	Diving in shallow water is not permitted.	
III.G.27.l.	Whenever additional rules or regulations are deemed advisable for the protection of the health and safety of the patrons, the management shall put into effect such rules, either printed or verbal.	

SECTION IV. SECURITY, FIRE SAFETY, AND MEDICAL EMERGENCIES A. Security

Rule No.	Description	Penalty
IV.A.1	Call the Police if anything suspicious is seen in or around the building. Dial 724-2131.	
IV.A.2	No one should be admitted to the building without first being identified via intercom. Also, do not take for granted that someone following you in is a resident.	
IV.A.3	Never allow a person to enter a locked common door with you unless you know that person. Always be certain common doors are locked--bypassing of locks is not allowed unless under direct surveillance of an occupant.	
IV.A.4	Always check to see who is at your door before you open it.	
IV.A.5	See positive identification of all callers.	
IV.A.6	Always be sure your doors are locked, especially your deadbolt.	
IV.A.7	It is best to receive deliveries in the building lobby rather than admit delivery people to the building unescorted.	
IV.A.8	It is recommended that Building Management be advised of extended absences.	
IV.A.9	No solicitations of any kind or nature shall be permitted, including that done by residents. Residents are not allowed to admit solicitors to the building.	
IV.A.10	Call the office immediately if you see broken locks, doors, windows, or open unit doors.	

SECTION IV. SECURITY, FIRE SAFETY, AND MEDICAL EMERGENCIES B. Fire Safety

What to do in case of a Fire:

The building in which you reside is not fire proof but does have certain fire walls protecting one area from another. In most cases, fire will not travel beyond these walls, frequently staying localized in the area of its source. There are fire-resistant inside stairways leading down to the ground floor. Residents and their families are advised to familiarize themselves with these exits.

In addition, there are fire extinguishers located in several locations on each floor. Please familiarize yourself with their location.

The buildings are equipped with hall smoke detectors, alarm horns, and pull box switches connected to an alarm service. Any signal will activate the alarm and plans to evacuate the space should be immediately implemented.

The following lifesaving rules are excerpted from the Official Fire Prevention Bureau Booklet:

Please report any theft or tampering with the Fire Extinguishers.

If a Fire occurs IN YOUR APARTMENT:

Call the Fire Department immediately at 724-2121, and give floor, Unit number, and street address.

Without further delay, leave your Unit. Be sure to close the door behind you to prevent spread of heat and smoke, BUT LEAVE IT UNLOCKED so that firemen can enter.

Alert other occupants on your floor and in the building by sounding the alarm.

Use the closest exit stairway. CLOSE THE STAIRWAY DOOR BEHIND YOU.

DO NOT ATTEMPT TO USE THE ELEVATOR, as it may already be out of service, malfunctioning or not readily available. In addition, the Fire Department will need to use all operable elevators at the time of their arrival in order to gain access to the fire area.

If there is a Fire or Smoke NEAR YOUR APARTMENT:

Immediately call the Fire Department at 724-2121. Give floor, Unit number and street address. DO NOT ASSUME THAT SOMEONE ELSE HAS ALREADY CALLED.

Before trying to leave your Unit, place your hand on the door, palm down. If the door feels warm to the touch after 5 seconds, DO NOT ATTEMPT to open the door, as this increases the presence of a dangerous fire condition in the corridor.

Residents may purchase individual Smoke Detectors and/or residential type Fire Extinguishers for their Units. In addition, it is highly recommended that Unit Owners purchase their Homeowner's Condominium Insurance and that Tenants/Renters purchase individual insurance covering their personal property.

These additional procedures were developed by the National Fire Protection Association and are outlined below:

SECTION IV. SECURITY, FIRE SAFETY, AND MEDICAL EMERGENCIES B. Fire Safety

Plan for a fire before a fire occurs!

Know the location of exits.
Recognize the sound of the fire alarm.
Know how to activate the alarm.
Know how to notify the Fire Department.
Participate in fire drills and know the evacuation plans for your building.

If you discover a fire, sound the alarm and exit!

Sound the fire alarm, no matter how small the fire seems to be.
Close all doors behind you, especially the door to a burning room.
Proceed directly to the exit. DO NOT USE THE ELEVATORS.
Go quickly and calmly to the ground floor and exit immediately.
In all instances, follow the directions of fire and security personnel.

Stay calm if your exit route is blocked by smoke!

Crawl low in smoke. The air is easier to breathe near the floor.
If trapped in a room, close the doors between you and the smoke. Seal cracks around doors and vents.
If possible, open windows slightly at the top and bottom to let fresh air enter.
Signal at the window to rescuers. If there is a phone in the room, give the Fire Department your exact location, even if they are on the scene.

In case of MEDICAL EMERGENCY:

Where life is in jeopardy, or severe injury occurs, immediately call 724-2121.

If the situation is not an immediate emergency, a private ambulance should be called.

SECTION V. LEASING AND SELLING A UNIT B. Sale of a Unit

NOTICE OF LEASE
&
TENANT INFORMATION REPORT
GLENCOVE ESTATES CONDOMINIUM ASSOCIATION

TO: Board of Directors
Glencove Estates Condominium Association
~~1112 Castilian Court~~ % FIRST MERIT
~~Apartment 109~~
~~Glencove, Illinois 60025~~ 105 W. ADAMS ST., SUITE 3700
CHICAGO, IL 60603

Unit # _____ Owner(s): _____

Parking # _____

Owner Address: _____

Telephone: Office: _____ Home: _____

Tenant Name(s): _____

Present Address: _____

Telephone: Office: _____ Home: _____

Other Occupant Names: _____

Automobile License Plate Number(s): _____

Date Lease Begins: _____ Ends: _____

Scheduled Move-In Date: _____

Any Key Changes?: _____

Rental Rate: \$ _____ /Month

Lease must include clause that occupancy is subject to the Declaration/Bylaws/ Rules & Regulations of the Glencove Estates Condominium Association.

Have you provided a copy of the Rules and Regulations to tenant?

Yes

No

SECTION V. LEASING AND SELLING A UNIT A. Leasing of a Unit

Rule No.	Description	Penalty
V.A.1	<p><u>Notice of Leasing:</u> It shall be the responsibility of any owner leasing or subleasing his or her condominium unit to notify the Board of Directors through the office of that action by fully completing and submitting the <u>Notice of Lease and Tenant Information Report</u>, as incorporated on the following page. This notice must be submitted no less than 15 days prior to the start of the lease or sublease.</p>	<p>For all rules in this section, \$1,000 for each violation.</p>
V.A.2	<p><u>Responsibility:</u> Any Unit owner leasing or subleasing his/her unit shall be responsible for the acts of that tenant.</p>	
V.A.3	<p><u>Lease Subject to Declaration:</u> All leases must be made subject to the provisions of the Declaration. So that there is a clear understanding, owners are to include wording in the lease to apprise the tenant of the fact that the use of the Condominium Unit is covered under the Declaration/Bylaws and Rules & Regulations adopted by the Board of Directors. Lessee agrees that this lease and occupancy thereby will be subject to, and lessee shall abide by and obey, said Declaration/Bylaws and Rules & Regulations as amended from time to time. The failure of the lessee to comply with the terms of the Declaration shall be a default under the Lease."</p>	
V.A.4	<p><u>Availability of Rules & Regulations:</u> Upon request or upon notice of leasing, the office will submit a copy of the Rules & Regulations to the tenant.</p>	

SECTION V. LEASING AND SELLING A UNIT A. Leasing of a Unit

Rule No.	Description	Penalty
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<p>V.A.5</p>	<p>All leases must contain the following terms and clauses:</p> <p>Minimum term of the lease is at least one year. The lease must specify that no pets are allowed. The lease will be immediately terminated if, by</p>	<p>For all rules in this section \$1,000 for each violation.</p> <p>v o t e o f t h e B o a r d , t h e l e s s e e o r t h e r o c c u p a n t o f t h e U n i t i s d e m e</p>
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V.A.6

WAIVER: During the period of time the Glencove

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Note here if you want manager to send information packet to tenant.

Yes

No

SECTION V. LEASING AND SELLING A UNIT B. Sale of a Unit

Rule No.	Description	Penalty
V.B.1	Any Unit Owner, upon entering into a contract for the sale of his/her Unit shall give notice in writing to the Board of Directors in care of the office, of the pending sale. Said notice shall be in the form attached on the following page.	\$50 per violation.
V.B.2	In the event the sale is consummated, notice shall be given of the closing in the second form attached.	\$50 per violation.

V.B.3

Management has been authorized to provide copies to the seller or buyer of a unit all materials and information prescribed by the Condominium Act including, but not limited to:

- A statement of the status of assessments on the subject unit.
- Budget and other financial information.
- Declaration/Bylaws/Rules & Regulations.

A nominal photocopy charge may be made for the above.

SECTION V. LEASING AND SELLING A UNIT B. Sale of a Unit

GLENCOVE ESTATES CONDOMINIUM ASSOCIATION
NOTICE OF PENDING SALE

TO: Board of Directors/Glencove Estates Condominium Association

105 W. ADAMS #3700
Chicago, Ill 60603
~~1112 Castilian Court #109~~
~~Glenview, Illinois 60025~~

Unit # _____ Owner: _____

Parking # _____ Telephone: Office: _____

Home: _____

Owner Address: _____

Buyer Name(s): _____

Present Address: _____

Telephone: Office: _____

Home: _____

Date of Contract: _____

Price: _____

Will a Deed be passed when closed? _____

Does new owner intend to occupy the unit? _____

Approximate Closing Date: _____

Note here any information you wish sent relative to the Condominium operations.

SECTION V. LEASING AND SELLING A UNIT B. Sale of a Unit

NOTICE OF SALE CONSUMMATION

GLENCOVE ESTATES CONDOMINIUM ASSOCIATION

TO: Board of Directors
Glencove Estates Condominium
~~1112 Castilian Court #109~~ 105 W. Adams #3700
Glenview, Illinois 60025 Chicago Ill 60603

Unit: _____ Selling Owner: _____

Parking # _____

Buying Owner: _____

Date Sale Closed: _____ Sales Price: _____

Has Title passed to Buyer? _____

In what name has title been transferred? _____

To whom & where are assessment notices & correspondence to be sent?

Unless otherwise indicated, the next regular assessment billing will be sent to the new owner per the above.

Name, Address, Phone #, and Contact Person of Lender

**MINUTES OF A MEETING
OF THE BOARD OF MANAGERS OF THE
GLENCOVE ESTATES CONDOMINIUM ASSOCIATION**

The meeting of the Board of Managers of the Glencove Estates Condominium Association (the "Association") was held on the 25th day of June, 2002.

All of the board members were present, in person; namely, DAVE GOSSELL, KELLY McNAMARA, MARK DESSANZ, LENA DESSANZ and SUE BADER. Also present for portions of this meeting were those persons listed on the attached copy of the sign-in sheet provided at the meeting. A quorum being present, the meeting convened.

KELLY McNAMARA was chosen and served as chairman and secretary of the meeting.

After discussion of the new provisions concerning insurance under Section 12 of the Illinois Condominium Property Act, the following resolution was passed after being duly made and seconded:

RESOLVED, that the Board, after duly notifying the members of the Association, hereby approves as Condominium Rule and Regulation Number I.I.5, its prior interpretation of the Condominium Declaration which will, as a matter of rule, without question, require that each Unit Owner shall be responsible to maintain, repair and replace each of the following items of property: individual hot water heaters, furnaces, compressors, air conditioning units as well as any and all other appliances or fixtures, including without limitation, toilets, showers and bathtubs, solely servicing a specific Unit or associated with any such particular items of property whether intended to be Limited Common Elements when provided by the developer or were subsequently replaced by the Unit Owners and became improvements or betterments to the Unit; and

FURTHER RESOLVED, that the Board, after duly notifying the members of the Association, hereby approves as Condominium Rule and Regulation Number I.I. 6, that: i) any failure to so maintain, repair and replace any such items of property referenced in Condominium Rule and Regulation I.I.5 as and when necessary to avoid damage to the Unit, other Units and to the Common Elements, shall be sufficient cause to assess any damages incurred by the Association that is not covered by insurance to be the responsibility of the Unit Owners who caused the damage or from whose Units the damage or cause of loss originated; and ii) in such circumstances, the Board hereby may provide the relevant Unit Owners with notice and

an opportunity for a hearing to assess the deductible amount and any other damages incurred by the Association, if any, against the Unit Owners who are found by the Board to have caused the damage or from whose units the damage or cause of loss originated, or if not so found to have caused such damage, may cause the Association to pay the deductible and any other damages incurred by the Association as a common expense.

FURTHER RESOLVED, that the Board, after duly notifying the members of the Association, hereby approves the following as an additional provision of its existing Condominium Rule and Regulation Number I.I.2:

"Unit Owners shall obtain insurance covering their personal liability and compensatory (but not consequential) damages to another unit caused by the negligence of the owner or his or her guests, residences, or invitees, or regardless of any negligence originating from the unit. The personal liability of a unit owner or association member must include the deductible of the owner whose unit was damaged, any damage not covered by insurance required by this subsection, as well as the decorating, painting, wall and floor coverings, trim, appliances, equipment, and other furnishings."

There being no further or other business to come before this meeting of the Board of Managers, on motion duly made, seconded and unanimously carried, the meeting was adjourned.

Dated as of this 25th day of June, 2002.

Kym McNamee
Secretary of the Meeting

APPROVED:

Lynn America

Pat Yessel

See Bader

Mark Pessimo

Kym McNamee