

The Trails at Abbeywood Condominiums

2230 Abbeywood Dr. • Unit G

Lisle, IL 60532

trailsofabbeywood@gmail.com

Rules and Regulations

As adopted 6/9/2014

In the interests of making our environment more pleasant for everyone, and in the interests of retaining the value of our common property, the Trails at Abbeywood Homeowners' Association has established the following rules. Owners are advised to provide their renters a copy of these rules and that fines will be imposed if violations are recorded. All fines will be assessed to the unit owners.

Occupancy

Each unit is for single family use only. Single family is defined as two adults and their children, with a maximum of four people or three unrelated adults.

Fine: \$100. Thirty days to correct, failure to correct will result in eviction at owners expense.

Unit

Nothing can be altered or constructed in a unit without written consent of Board.

Fine: Thirty days to correct than \$250 for each month the violation is not corrected.

Noise

Residents shall not play any musical instrument, radio, stereo, television, or cause any other noise at a level that would disturb any other residents. Noise restrictions are Sunday through Thursday 10 p.m. to 8 a.m., and Friday thru Saturday 12 a.m. to 10 a.m. No one shall make any noises in the building or adjacent grounds that may disturb the occupants of other units during these hours. You must be considerate to the neighbors around you.

Fine: First violation will result in a warning. Second violation will be \$50 per night.

Trash Area

All trash is to be replaced in the receptacles provided. Only the recyclable materials listed on the recycling bins may be placed in these receptacles. Please note that it is against the law to dispose of electronics and batteries in the trash.

If you have large items such as furniture to dispose of, please contact the Board in advance so we can arrange for proper collection. Filling up the trash area with these items inconveniences everyone.

Doors to the trash area and trash containers are to be closed and locked at all times.

Fine: \$75 for large items if the board is not notified. \$50 per bag if trash is not placed in the dumpsters or leaving doors to trash area open.

Pets

From August 1, 2014, all animals must be registered with the board. Pets over 40 lbs. (or several pets that collectively weigh 40 lbs.) are not allowed in the condos. If you already have a pet (or pets) over this limit please contact the Board. Your pet's presence will be recorded and in certain circumstances it is possible the pet(s) will be grandfathered in. The owner will have 14 days to relocate any pets that are not authorized.

Fine: \$50 for keeping unauthorized pets. Failure to comply in fourteen days will result in eviction.

Fine: \$50 for failing to clean up after pets (all common areas). This includes soiling carpets.

Keys to Units

Owners are required by law to provide a key for access to their condo for emergencies such as fire or flood. Keys will be kept in a secure locked area, and will only be accessible to Board members, police and fire personnel. Keys should be clearly marked with the unit number.

Fine: First violation will result in a warning. After thirty days, a fine of \$50 per month will be charged.

Car Parking

All owners must provide evidence of the right to car parking spot(s). For example a photocopy of a deed. Failure to provide deed for your parking spaces will result in the numbers being painted over. A fee of \$50 will be charged to repaint each numbered spot after the deed is provided to the Board.

Fine: Any illegally parked vehicle will receive a warning sticker and will be towed after one hour.

Parking Lot

The speed limit in the parking lot is ten mph. Any dangerous activities such as spinning tires is prohibited.

Fine: \$25 or \$50 if children are present.

In-Out Fee and Lease

When a new resident moves in, a refundable fee of \$100.00 and a copy of the lease and signed copy of the Rules and Regulations must be delivered to the Board on or before the date said lessee, sub lessee or assignee occupies the unit or 10 days after the lease, sublease, sublease or assignment is signed, whichever occurs first. Any damage above \$100 will be charged to the owner. The fee will be refunded after the tenant leaves.

Fine: \$100, after thirty days the violator will be evicted at the owner's expense.

Damage to Property

At the Board's discretion, a fine may be levied in circumstances where residents or their guests damage common property.

Fine: The fine will be at the Board's discretion plus the cost to repair the damage.

Material on Decks or Patios

Clothes or other items may not be draped over balconies, or be visible from ground level on patios or decks. No charcoal barbecues only gas or electric may be used. Trash bags are not to be left on the patio. Patios and decks are to be kept clean of unsightly material and not used for storage.

No lighting is to be hung on the patio except holiday lights. Holiday lights are allowed two weeks prior to holiday and must be taken down two weeks after the holiday.

Fine: \$50 per month after holiday.

Hallways

Hallways are to be kept free and clear and not used for storage. The only item allowed in the hallway is a welcome mat.

Fine: A warning will be issued giving 48 hours to comply. Failure to comply will result in a \$50 fine per month.

Outside Common Elements

No grills, benches, chairs or other personal property may be kept on common elements (anything off 1st floor concrete patios), nor shall any playing, lounging, parking of baby carriages, playpens, bicycles, wagons, toys or vehicles be permitted.

No planting of shrubs, trees or flowers nor shall patio blocks, decorative bark or stone be installed without the Board's approval.

Nothing is to be hung or displayed on the outside of windows or placed on the outside walls of the building or upon the Limited Common Elements and no sign, awning, canopy, shutter, radio antenna, satellite dish shall be annexed to or placed upon the exterior walls or roof or any part thereof or on the Common Elements, or Limited Common Elements, without the prior written consent of the Board. No air conditioning unit of whatever type may be installed without the prior written permission of the Board.

Fine: All approved items, by the Board, must be removed when the resident leaves. A failure to comply will result in a warning with forty-eight hours to correct the violation. A fine of \$50 plus cleanup costs will be assessed after forty-eight hours.

Fire and Security Doors

The front and back entrance doors are to be closed and locked at all times. They may be propped open for 10 minutes to assist in bringing groceries or packages. The doors will allowed to be propped open as needed for moving in or out.

Fine: \$100

Cigarette Butts

Cigarette butts are not to be tossed onto the lawn or landscaping. If you have guests you are responsible to provide them with an ash tray and make sure that they are aware that the lawn and landscaping are not used.

Fine: \$75

Assault or Threatening Residents or Guests

Verbal or physical assault against any resident, guest or their property will not be tolerated.

Fine: Provide the Board with a copy of the police report or report number. Fine will be at the Board's discretion based upon the circumstances of the incident.

The violation of any rule or regulation adopted by the Board or the breach of any covenant or provision herein or in the By-laws, shall, in addition to any other rights provided for In this Declaration or the By-laws, give the Association the right: (a) to enter upon the Unit. or any portion of the Property upon which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof and neither the Association nor the officers, employees or agents thereof shall thereby be deemed guilty in any manner of trespass except, however, that judicial proceedings must be instituted prior to alteration or demolition of any items of construction; or (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach; or (c) to take possession of such Unit Owner's interest in the Property and to maintain an action for possession of such Unit in the manner provided by law.

I agree that I have read and understand these Rules and Regulations and understand that I am responsible for the actions of myself and my guests. I further agree that I will abide by all of The Trails at Abbeywood Condominium Associations Rules and Regulations and Declarations and By-Laws.

Signed _____ Date _____

Signed _____ Date _____