

IRONWOOD CONDOMINIUM ASSOCIATION

COURTESY RULES

We hope that the Ironwood Condominium Association will provide you with an enjoyable place to live. Your Board has listed the following guidelines of conduct intended to enhance your pleasure and that of your neighbors in condominium living.

1. Parking

No parking is permitted in the fire lanes or by the fire hydrants in accordance with the Illinois State Law. The Village of Hazel Crest is authorized to issue citations for parking in the fire lanes.

Owners and Tenants (with more than one car) should park on/by the building and the other in the designated visitor parking.

OWNERS AND TENANTS should inform their guests to park in the designated guest and unnumbered parking spaces.

No vehicle should be parked so that the front or rear end of the automobile shall hang over the sidewalk.

Park within designated marking lines.

ALL OWNERS AND TENANTS MUST DISPLAY ASSOCIATION PARKING STICKERS IN ORDER TO UTILIZE PARKING SPACES.

ANY VEHICLE ILLEGALLY PARKED WILL BE TOWED AT OWNERS EXPENSE IN ACCORDANCE WITH POSTED WARNING SIGNS ON ASSOCIATION BUILDING.

PURSUANT TO THE VILLAGE OF HAZEL CREST'S BUILDING CODE, NO MOTOR VEHICLE REPAIR WORK OF ANY KIND SHALL BE PERMITTED IN THE PARKING LOT.

2. ABANDONED VEHICLES

Any vehicle that is abandoned will be removed at the vehicle owner's expense.

A vehicle shall be deemed abandoned if:

- It is in a state of disrepair, rendering it incapable of being driven in its present condition; or
- It has not been used or moved for thirty (30) consecutive days or more and is apparently deserted;
- It does not have a current and valid license plate; or

- Acts of the owner and condition of the vehicle clearly indicate that it has been abandoned.

3. SNOW REMOVAL

It is not always possible to contact all tenants to have cars removed for the snow plow. If you see the snow plow in the parking lot, contact your neighbor and help us get the job done.

4. DOORS

All solicitors have been banned from the development at the request of the unit owners. If you find that one has gained entrance, please ask them to leave and then alert the Hazel Crest Police Department.

Upon entering and leaving the building, make sure the outside door is completely closed! Do not let anyone into the building unless you know them! Visitors should ring the bell of the homeowner they are looking for and the homeowner should let them in after proper identification.

5. LAWNS

Help us keep the lawn beautiful by picking up debris and papers. Please use walkways which have been provided to prevent unsightly pathways in the grass areas. Please don't use the lawns for recreation purposes.

6. HALLWAYS

Fire codes prohibit the storage of bicycles and other personal belongings in the hallways! These actions are subject to removal of the objects and/or fines.

Personal property must be kept in the occupant's unit or storage area. In particular, no bikes, baby carriages, shopping carts, etc. are to be left in the hallways or other common areas. Property will be removed.

7. WINDOWS

Windows are to be covered with drapes, shades, etc. Temporary coverings may be used for two (2) weeks following moving in IRONWOOD. ALL OWNERS AND TENANTS ARE REQUIRED TO MAINTAIN ALL WINDOWS AND DOORS OF THEIR UNITS IN GOOD CLEAN CONDITION.

8. NOISE

Loud stereos, parties, or any other disturbing noises will not be tolerated. These actions are subject to Police action, and in case of tenants, lease cancellation.

9. CHILDREN AND GUESTS

For insurance purposes as well as safety reasons, children are not to play on or in the hallways, stairs, laundry room and/or lawn. Guests or visitors may not loiter in the building common areas or use the laundry facilities.

10. PETS

Pets are not allowed except for dogs, cats or other domesticated household pets that were owned previous to the change in the by-laws. (Article VII, paragraph 'e' as of January 1979). Pets must be kept on leashes and exercised on the south side of 171st Street or on the west side of Albany. RENTERS MAY NOT KEEP PETS IN THEIR UNITS.

11. SINGLE FAMILY DWELLING

These units are single family dwellings. Renter occupancy is limited to those listed on the lease and an occasional guest. An occasional guest is 30 days or less. After 30 days a guest must become a permanent resident and subject to approval by the Board.

There will be no baby-sitting services or any other personal services for outside use permitted, whereby visitors are coming and going into a unit.

12. GARBAGE

All Garbage is to be wrapped securely and placed into the containers provided. NO GARBAGE IS TO BE DUMPED IN THE LAUNDRY ROOM CONTAINER. Failure to do this will provide a feeding ground for rats and other pests.

13. BALCONIES

There shall be no debris and or other unsightly materials on the balconies. No ropes are to be hung for clothes lines nor anything hanging on or over the railings. But not limited to couches, chairs, tables, etc. Lawn furniture is of course acceptable.

All balconies and patios shall be carpeted with green indoor/outdoor carpeting and carpeting shall be kept in good repair.

No one is to use their balcony (patio) as an exit except in case of an emergency.

14. LAUNDRY ROOM

The laundry room is for the use of the residents in the building. Keys are not to be given out and anybody not authorized to use the laundry facilities will be considered a trespasser.

Lights should be turned off and the door closed when you leave.

Please wipe off the machines, remove lint from dryer vents and put trash in the container provided.

Do not overload the machines or use excessive detergent as it will cause an overflow.

15. ACCIDENTS

Report any accident involving personal injury or property damage to the Board or Management Company as soon as possible.

16. ENFORCEMENT

Violators of the rules and regulations should be reported to a Board member or the Management Company. These people will be advised accordingly of the complaints against them and the situation monitored. If the complaint should persist, the Board has the power to sign a complaint against the violator with the Hazel Crest Police which would necessitate a court appearance as well as a fine. Another alternative would be to levy fines against the unit owner involved. Failure to pay these fines will result in a lien filed against the unit.

17. DAMAGE

Owners shall be responsible for any damage to common areas caused by the owners, tenants or guests.

18. COSTS

New owners who sell or lease their units will be charged the cost of new mailbox and intercom labels. The association currently pays \$3.00.

A security deposit will be charged for move-in and move-outs to be refunded if no damage is sustained to the Association property. That cost is \$150.00 which must accompany the lease or sale application.

The Board further reserves the right to assess fines of up to \$100.00 for failure to comply with these requirements.

Living in a condominium is both a private and a group-living situation. Of necessity, owners and tenants who share-common grounds need rules to define an individual's rights and their restriction of any resident's right but as a guarantee of equability and necessarily measured right, clearly limited by the rights of other residents.

The governing group for the Association is the Board of Directors. It is charged with the ultimate responsibility for complex governance and maintenance. Any problems, complaints and/or suggestions should be referred to the Board or the Managing Agent who may;

- Take action to correct the problem
- Service as a mediator with other homeowner(s)
- Take other action, as appropriate.

Tenants should refer their complaints to their owners who can relate same to the Board.

Ironwood Condominium Association
17009-11 Albany

Board of Directors

Frank Stripens
17009 Albany
Unit TA

Delores Pasciak
17009 Albany
Unit 1B

Mary Coleman-Perlite
17009 Albany
Unit 1D

ELEMENTS THAT THE OWNER IS RESPONSIBLE TO MAINTAIN AND REPAIR:

1. Repair and maintenance of all glass surfaces and interior window frames.
2. Repair and maintenance of balcony (including handrails and Astroturf).
3. Repair and maintenance of patio concrete.
4. Repair and maintenance of all items within the unit as defined in the Covenants, including all mechanical devices.
5. Repair and maintenance of entry door to apartment.
6. Repair and maintenance of master antenna wall jacks located within a unit.

ELEMENTS THAT THE ASSOCIATION IS RESPONSIBLE TO MAINTAIN AND REPAIR:

1. Repair and maintenance of all landscaped and asphalt drive areas.
2. Repair and maintenance of all sidewalks and stoop areas.
3. Repair and maintenance of hallway carpeting.
4. Repair and maintenance of all painting (exterior and interior hallways only).
5. Repair and maintenance of the exterior of the buildings, excluding the items listed as unit owner responsibility.
6. Repair and maintenance of the master antenna, but not including individual wall jacks.
7. Responsibility for snow removal for parking and sidewalks.

Each owner is reminded that the aforementioned responsibilities as outlined are intended to summarize the responsibilities of the owner and the Association. Each owner should read the Declaration and By-laws in order to insure a complete understanding of all maintenance and repair responsibilities.