

# **DEER PARK ESTATES HOMEOWNERS ASSOCIATION (#005)**

## **Ten “Community Commandments” to Know and Share**

Welcome to **DEER PARK ESTATES**, a Community

YOUR COMMUNITY ASSOCIATION RULES were developed by **DEER PARK ESTATES** owners for guidance and to facilitate mutual cooperation with your neighbors for the benefit of your community. The following “Community Commandments” should be shared with all residents and their guests. Please refer to the more detailed Rules & Regulations (26 pages adopted December, 2010) and legal Declaration documents that govern your community property for the use and enjoyment of all.

**1. THOU SHALL know how to contact our Management Agent /Property Manager and where to find a complete copy of the Rules and Regulations and the Declarations!**

Mperial Asset Management, LLC. is the management agent and property manager. Phone/Fax 847-757-7171

Questions may be addressed by Email to: [deerparkestates@gmail.com](mailto:deerparkestates@gmail.com)

Association Website and Owner Documents at: [www.Mperial.com](http://www.Mperial.com) click on “our properties” then click on “Deer Park”

Management Agent/Property Manager Address: **Mperial Asset Management, LLC**

110 N. Brockway St. Suite 320

Palatine, Illinois 60067

**2. THOU SHALL pay monthly assessments when due!**

Assessments must be paid by the **1<sup>st</sup> day** of each month to the association in care of the above Property Management Company. Owners are encouraged to use the lockbox coupons provided or the Automated Withdrawal “MPERIAL EASY PAY” ACH system for convenience and to avoid late fees. A **\$25.00** late fee **and 18% interest charge** will be assessed for payments received after the **15<sup>th</sup> day** of the month. Assessments delinquent over 60 days may be turned over to a collection attorney with all collection costs and fees chargeable to the homeowner. (See Rules: Section II, page 4)

**3. THOU SHALL not have more than three (3) household pets. Pet owners must know and observe all pet rules.**

The rules limit all owners to three (3) dogs, cats or other domestic pets. Pets must be on leash when outside the unit and under control at all times. Observe prohibited and designated pet walking areas. (See Rules: Section IV.D.5, page 8)

**4. THOU SHALL know and observe the rules for parking and temporary street parking!**

Vehicles of owners and guests should be parked on owner driveways to the greatest extent possible. Commercial vehicles trailers, campers, boats, Etc are prohibited except when temporarily approved by the property management company. Overnight (2AM to 6AM) parking on the street is prohibited as well as street parking after 2” snowfall has been cleared. (See Rules: Section V, page 10)

**5. THOU SHALL know and understand rules for notification on leasing or selling your unit!**

Before leasing or selling your unit, review all the rules for notification, riders, sign limitations and contact Mperial Asset Management. (See Rules: See Section VII, page 12-13 –and Exhibit C-Leases & and Section IV.d.6, pages 8-9 on Sales)

**6. THOU SHALL observe all the rules for garbage and trash disposal pickup and removal!**

All garbage must be placed in containers provided by approved waste hauler or if needed plastic waste bags. Garbage may not be placed out for collection before 3pm the day before pick-up. Empty waste containers should be removed the same day as collection. (See Rules: Section IV.D.10, page 9)

**7. THOU SHALL know how fines are set and how to file a complaint, violation or suggestion in writing!**

Complaints can result in fines. Violations must be communicated in writing to the property manager. Use the forms provided on the website. Please Email, Fax or Mail a copy of the completed form to the Property Manager at the above address. (See Rules (See Rules: Section X page 16 and Exhibits D,E & F, pages 24-26 – Violation Process and Forms)

**8. THOU SHALL know and observe rules for community aesthetics and architectural control!**

Unit owners may request consideration of an “Architectural Improvement” provided they do not create a nuisance for other owners. (See Rules: Section IV, pages 6- 7 and Exhibit A Control Agreement, pages 17-19)

**9. THOU SHALL know and observe the rules for maintaining homeowner insurance on your unit!**

Owners are required to provide a certificate of insurance to the Association agent annually. (See Rules: Section VI, page 11)

**10. THOU SHALL acknowledge awareness of all the rules & maintain resident information current and up to date!**

Please inform property manager of any changes to resident information. (See Rules: Section I, Exhibit B, page 21-22)

**General: These “Commandments” are limited to one page - Please review the complete Rules & Regulations periodically**

Owners and lessees are required to understand and follow **all** the rules and regulations.

Please make copies available to all residents (and Potential Lessees) of your unit.