

EUCLID LAKE VILLAS ASSOCIATION (#021)

Ten “Community Commandments” to Know and Share

Welcome to *EUCLID LAKE VILLAS*, a Community

YOUR COMMUNITY ASSOCIATION RULES were developed by *EUCLID LAKE VILLAS* 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 (32 pages adopted June, 2007) 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: euclidlakevillas@gmail.com

Association Website and Owner Documents at: www.Mperial.com click on “our properties” then click on “Euclid Lake Villas”

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 **1st 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 will be assessed for payments received after the **15th 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 I.01, page 3)

3. *THOU SHALL* not have more than **two (2) household pets. Pet owners must know and observe all pet rules.**

The rules limit all owners to two (2) 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 6.01-6.08, page 8)

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

Vehicles of owners and guests should be parked in owner parking space to the greatest extent possible. Commercial vehicles trailers, campers, boats, Etc are prohibited except when temporarily approved by the property management company. (See Rules: Section 5.01, page 5-7)

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

Before selling your unit, review all the rules for notification, riders, sign limitations and contact Mperial Asset Management. **LEASING IS NOT ALLOWED!** (See Rules: See Section 14.06, page 13)

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 4.01-4.07, page 4-5)

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: Section 9.01-9.05 page 9)

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 12.01-12.02, pages 12 and Exhibit A Control Agreement, pages 20-22, 25-26, and 29)

9. *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: Exhibit, page 31)

10. *THOU SHALL* know that when selling a unit, new unit owner must have an orientation prior to closing on the unit.

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

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

Please make copies available to all residents of your unit.