

THE FAIRWAY OF GLENVIEW CONDOMINIUM ASSOCIATION
General Rules for Residents

Parking: Only one car per unit is allowed to park in the lot and only in the space assigned to your unit. Over size vehicles i.e. RV's or watercraft are not allowed on the property. All vehicles must be insured and operable.

Occupancy: By ordinance, the occupancy level of dwellings in Glenview is set at two people per bedroom. This will be observed and enforced.

Guests: Your guests are always welcome as long as they do not present a disturbance to other residents. No guest parking in the lot is allowed. Temporary guests are welcome for our rental residents, but permanent guests (those not shown on the landlord's lease) are not allowed.

Storage Area: Items not inside your residential unit can only be stored in the storage lockers provided in the basement. No items are allowed in the hallways, yard or in the basement areas outside your storage locker.

Pets: Large dogs are not allowed. Twenty pound maximum. Noisy dogs are not permitted at any size.

Laundry: Please be considerate of others – do not leave the property while you have laundry in the washers or dryers. This causes inconvenience to others who may be waiting to use the machines.

Common Areas: Hallways, the basement and balconies are everyone's responsibility to keep picked up and orderly. There is no smoking allowed in the common areas. Hallways and balcony walkways are considered fire exits and may not be used for storage of anything but one small planter. A firefighter wearing/carrying full equipment must be able to pass freely anywhere on the property or in the building.

Disturbing the Peace: No activities either verbal or musical that may disturb any resident are allowed. This includes gatherings of residents and their guests with or without the presence of alcoholic beverages or other recreational substances. No such gatherings are allowed in common areas within the building or in surrounding outdoor locations and must be confined to residential units.

Vehicle Regulations: No automotive repair or maintenance is allowed on the property. Storage of inoperable vehicles or vehicles without current license and registration is also not allowed.

Oversize vehicles: Anything larger than a standard sedan or two-door pickup truck must be cleared before approval to park.

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Vehicles leaking fluids: Since automotive fluids can breakdown blacktop paving material, vehicles with fluid leaks cannot be parked in our lot. They must be parked in the street until repairs are made.

Discarded Belongings: No resident possessions of any kind are to be placed on the curb in front of the building. The trash enclosure is the only location allowed.

If you have something that is too big for the enclosure, i.e. couch or mattress, we will provide you with the trash hauler's office phone which you can use to notify them of the oversize pick up (there may be a charge). Additionally, items to be discarded, including trash/garbage bags are not to be placed on balconies or sidewalks awaiting transfer to the dumpster. (liacovelli@groot.com)

Feeding of wild animals: While we all appreciate Mother Nature's birds and four-legged animals, feeding them is no longer allowed on the property. We do not want to make the property a popular place for the golf course coyotes to seek ground rodents. No ground feeding of any kind is allowed. If a feeder held on a stand is used, there may only be one and it cannot be located in the garden beds...that is, no stand may be placed between the sidewalks and the building.

Late Payment of Assessments: Payments for assessments will be considered as late if not RECEIVED by the 10th of the month, after which a \$25.00 late fee will apply. Autopay withdrawal against an owner's bank account is preferred for the handling of monthly assessment payments and is your guarantee of no late fees due to delays in the U.S. mail.

Fines for Violation of Rules: Violations of the rules will result in one warning and fines levied to the monthly assessment of the unit owner involved. Fines will be a first offense penalty of one hundred dollars, plus twenty dollars *per day* until the offending situation is corrected.

This includes but is not be limited to: the number of persons occupying an apartment which exceeds two per bedroom, excess trash from a move-out or a construction project at the pickup pen which exceeds our pick-up limits set by the waste hauler, excessive abuse of parking in the space not assigned to your unit, or any other activity which the board may deem proper to recognize for The Fairway.

Lease length – Minimum lease duration: 12 months. (no 'Airbnb' activity allowed). No Sub-letting....a renter may not re-rent their unit to others in order to move out before his lease is up. If a renting resident needs to vacate before their lease is up, the unit owner must find a new tenant and go through the usual approval process.

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Advertising: No signs about Sale or Rental of any unit may be displayed in windows or on lawn areas. Use a real estate agent who can help you vet potential residents. If you need an agent name, just ask a board member.

Resident Occupancy: In order for the population density of our building to exist at the proper level, the Fairway occupancy is stated as two persons per bedroom. Overnight visitors are allowed for as long as seven days.....clearance from the Fairway Board must be obtained for visits longer than one week.”

All residents and their guests must be U.S. citizens. Prospective tenants for a 12-month (minimum) lease in any unit may be required to submit a background check, a credit check and a letter of recommendation from the previous landlord.

Notice to Fairway Board for Remodeling construction: If *any* remodeling or reconstruction is planned for the interior of any unit, the board must be notified of any such and the details involved...i.e. plumbing or electrical work. Any contractor working in any location of the Fairway building must be licensed and insured and be prepared to post the proof of those requirements before beginning work. Village permits should be posted on the kitchen door

Collection Procedures for non-payment of Assessments: Assessments are due by the first of the month and are delinquent on the tenth of the month. On that day an email reminder will be issued to the owner which will include a late fee of fifty dollars.

Thirty days after that notice is issued, the matter will go to our attorney who will issue a demand notice which will include an additional penalty of one hundred dollars plus the attorney's fee.

Window Coverings – Interior window treatments shall be of standard residential quality whether cloth curtains or other fabrics used for vertical or horizontal blinds. Fabric curtains with a pattern are fine as long as they are lined and show the color white to the outside viewer. No other materials such as bed sheets or cardboard will be allowed.

Rule violation fine: \$200.00 + \$20.00 per day until resolved.

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Emergency Numbers:

Police 9-1-1 or Non-emergency 847-729-5000

Fire 9-1-1 or Non-emergency 847-724-2140

Voted upon and signed by board members on this date: _____

James Martin, Pres.

Peter Rutecki, Vice Pres.

Pamela Bergquist, Sec'y.