

MIRAMONTE POINT BUILDING 1 CONDOMINIUM ASSOCIATION (#018)

Ten “Community Commandments” to Know and Share

Welcome to **MIRAMONTE POINT BUILDING 1(MP1)**, a Condominium Community

YOUR COMMUNITY ASSOCIATION RULES were developed by MP1 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 (15 pages) and legal Declaration documents that govern your community property for the use and enjoyment of all.

1. THOU SHALL know how to contact our Property Management Company and where to find a complete copy of the Rules and Regulations and the Condominium Declarations!

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

Questions may be addressed by Email to: mperialassetmanagementllc@gmail.com

Association Website and Owner Documents at: www.Mperial.com click on “our properties” then click on “Neva Manor”

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 C1, page 7)

3. THOU SHALL observe all pet rules applying to dogs under 35 pounds, cats and other household pets.

The rules limit all owners to dogs (under 35 pounds)/cats or other domestic pets. Pets must be licensed and be on leash less than six (6) feet in length and under control at all times. (See Rules: Section C17, page 12)

4. THOU SHALL know and observe the rules for garage use, parking and garage storage closets!

Parking space rules are in effect for the garage and lots. Please use your DESIGNATED GARAGE SPACE and do not obstruct elevators. Commercial vehicles such as repair trucks are prohibited from overnight parking without written Board consent. Trailers, campers, boats, Etc are prohibited in the lots. All personal items should be kept inside garage storage closets. (See Rules: Section C9, C15 and C25, pages 9-15)

5. THOU SHALL not lease your unit. Please consult property manager for details if you plan to sell your unit!

Before selling your unit, please review the rules limiting signs and contact Mperial Asset Management for details. (See Rules: See Section C20 & **Appendix D for no leasing<<not in the rules>>** and Section C23, and C24 regarding sales)

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

All garbage must be properly bagged and tied (including newspapers). Oversized items may not be thrown down the chutes. The dumpster in the garage is for broken down cardboard and RECYCLABLE items only. Do not leave garbage in the chute rooms. Report any noxious odors or damage to the trash rooms or chutes. (See Rules: Section C26, page 14)

7. THOU SHALL know how to file a complaint, violation or suggestion in writing!

Complaints and suggestions 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 D – Violation Process and Forms)

8. THOU SHALL know and observe the limitations to use and items permitted on Balconies!

Unit owners may maintain chairs and tables, limited plantings, gas and electric grills provided they do not create a nuisance for other owners. Articles including litter boxes, bird feeders or bicycles are prohibited. (See Rules: Section C2, page 7)

9. THOU SHALL know and observe the rules for moving in or moving out items to or from your unit!

A move in/out & requires 14 days notice and a \$250 damage deposit. (See Rules: Section C13, page 10 and Appendix C)

10. THOU SHALL know and observe the rules for building exterior!

Nothing may be fastened in any way to the building exterior. (See Rules: Section C3, page 7)

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 (and Potential New Owners) of your unit.