

RIVER'S EDGE
OF
VERNON HILLS
CONDOMINIUM
ASSOCIATION
RULES AND
REGULATIONS

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

September 23rd, 2010

Dear RIVER'S EDGE OF VERNON HILLS Resident:

We welcome you to RIVER'S EDGE OF VERNON HILLS and hope you will enjoy living in the complex. As with any community, we have certain Rules and Regulations which promote harmony and help observe the rights of all.

Enclosed you will find the revised Rules and Regulations that were discussed at the special-purpose meeting on September 22nd 2010. They were subsequently approved by the Board of Directors and adopted as of September 23rd 2010. We urge you to read them thoroughly as soon as possible.

The new rules and changes are a result of the Board and Management's need to adequately deal with violations and infractions to protect the property and rights of all the residents.

THESE CHANGES AND ADDITIONS ARE EFFECTIVE AS OF SEPTEMBER 23, 2010.

The Board of Directors and Management welcome your input and look forward to your attendance at scheduled Board meetings.

Sincerely,

Bruce Robbins
President

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

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SECTION I
Administration and Appearance of the Property

A. Alterations.

1. No alterations of any kind may be made to the exterior portions of the building.
2. Unit Owners may make alterations, additions or improvements within their Unit without the prior written approval of the Board, but the Unit Owner shall be responsible for any damage to other Units, the common elements, or limited common elements as a result of the Unit alteration, addition or improvement.

B. Antennas. No antennas of any kind may be attached or mounted to any portion of the property, except that satellite antennas may be mounted on limited common elements as per rules.

C. Association Records. As required by law, the books and records of the Association are available for the inspection of Unit Owners for any proper purpose at reasonable times at the management's office upon 30 days written request.

D. Assessments and Collections.

1. All monthly assessments and any special assessments or other lawful charges of the Association are due and payable on the first (1st) day of each month. Any payment which is received after the tenth (10th) day of the month shall be considered late.
2. Any payment of less than the full amount which is due in any given month shall cause the Unit Owner to be subject to a Service Charge of Twenty-Five Dollars (\$25.00) monthly, which shall be added to the Unit Owner's Common Expenses.
3. Unit Owners who are delinquent in the payment of Common Expenses shall be subject to legal action in accordance with the provisions of the Declaration and By-Laws. Once legal action has been commenced, all legal fees and costs will be assessed to the Unit Owner, as required by the Declaration and By-Laws.

E. Board Meetings. Board meetings are open to all Unit Owners. The time for Board meetings is determined by action of the Board from time to time, and appropriate notice will be provided to all Unit Owners.

F. Common Property.

1. Storage of any kind is expressly prohibited on or in any Common Property unless the area is expressly designated for such purpose.
2. The Unit Owner is responsible for his own property conduct, and that of his tenants or guests. It will be his responsibility to understand and observe all regulations.
3. Any damage to the Common Property caused by any Unit Owner, tenant or guest shall be the responsibility of such Owner and the Owner shall be assessed for the cost of repairing such damage.
4. No Unit Owner shall make any noises in the building or adjacent grounds which may disturb the occupants of other Units; this shall include unreasonable noise levels from TV, radio or stereo at unreasonable hours.

G. Deliveries.

1. **Entrances and Exits:** No large deliveries are permitted through the front entrances. Large deliveries, move-ins or move-outs must be made through the garage doors.

H. Elevators.

1. No one shall unnecessarily hold or otherwise interfere with the normal operation of the elevators. The elevators are reserved for the exclusive and uninterrupted use of Unit Owners, Residents and other persons lawfully on the Property.
2. When moving in or out is required, the elevator must be reserved at least five (5) days in advance by contacting the management office. A security deposit of \$100.00 must be submitted in advance to cover any damage which might occur during the moving process. After moving is completed, the deposit will be returned, less repair costs that may have been incurred.
3. To protect the elevator, pads must be used for moving. Unit Owners and tenants must call the Managing Agent to ascertain that the pads will be available at the time required. All moving must be confined between the hours of 7:00 a.m. and 6:00 p.m.

I. Garbage.

1. All garbage must be placed in durable plastic bags and secured tightly.

2. No paints, liquids or combustible materials may be placed in the garbage chutes.
3. In consideration of other Unit Owners, garbage chutes may be used only between the hours of 7:00 a.m. and 10:00 p.m.

J. Garages.

1. Car engines must not be left running in garages.
2. Unit Owners are permitted to park only in the space assigned to them.

K. Keys, Locks & Lockouts.

1. **Lock-Out Charge:** There will be a \$35.00 charge for any lock-out requiring assistance from the maintenance staff between the hours of 5:00 p.m. and 7:00 a.m. Monday through Friday, and all day Saturday and Sunday.
2. Any Unit Owner who loses his building key will be charged Seventy-Five Dollars (\$75.00).

L. Landscaping.

1. Any sod or other property damaged through neglect or abuse shall be replaced at the expense of the Unit Owner who is responsible.
2. Unit Owners are not permitted to alter, change or add to the landscaping of the Common Property.
3. Unit Owners are responsible for debris thrown or placed on the grounds or damage to landscaping.

M. Maintenance Requests. All requests for maintenance must be made through the management office.

N. Party Room.

1. The Party Room shall be used only for private, non-commercial, social functions of Unit Owners and Residents and for social and business functions of the Association.

2. Reservation for use of the Party Room for a private party will be accepted only from the Unit Owner or Resident. The Unit Owner or Resident must be present from the beginning to the end of the party.
3. A Unit Owner who has leased a Unit or who does not reside in the Unit on the Property, shall be considered to have surrendered the right to use the Party Room and other recreational facilities to the tenant or Resident of the Unit, unless the Unit Owner has specifically notified the Association in writing to the contrary. In the absence of any such written notification, the Unit Owner assumes full responsibility for the actions of the tenants and Residents of the Owner's unit.
4. The Party Room may be reserved for a private party by submitting a request to the management office. Reservations will be accepted on a first come, first served basis.
5. The Unit Owner or Resident who reserves the Party Room is responsible for any damage which is caused to any portion of the Property which is caused by anyone at the party. Any damage to any of the areas in the immediate vicinity of the party shall be assumed to have been caused by a guest at the party, unless the damage has been noted in advance of the time the party begins. Any damage and labor charges necessary to repair the damage will be assessed to the Unit Owner as a Common Expense.
6. All Unit Owners or Residents who use the Party Room are required to comply with all applicable laws concerning the sale and serving of alcoholic beverages. Any Unit Owner who fails to ensure that there is compliance with the Dram Shop Act or other applicable laws shall be fully liable for any claim or liability which arises from such failure.
7. The hours during which the Party Room may be used shall be determined by the Board of Managers.
8. Failure to comply with the above rules may result in denial of further use of the Party Room.

O. Seasonal Decorations.

1. No decorations which create a safety hazard will be permitted.
2. Christmas trees must be wrapped when being moved in or out of the buildings.

P. Security.

1. If any suspicious activities are observed, notify the police immediately. Write down any license numbers you observe.
2. Do not activate door buzzers to strangers or to anyone without first identifying who is seeking entrance to the building.
3. Never prop open any locked exterior doors.

Q. Signs and Advertisements. Advertising signs for business or commercial activities are prohibited anywhere on the Property, including residents' motor vehicles.

R. Storage Lockers.

1. Storage of gasoline or any other flammable material is not permitted. Storage of explosives, ammunition, guns or any other item that is potentially harmful or hazardous is not permitted.
2. Storage rooms must be kept locked at all times. The lock must be provided and maintained by the Unit Owner.

S. Waterbeds. The use of waterbeds at RIVER'S EDGE OF VERNON HILLS is prohibited.

SECTION 2
Pets

- A. Pets should be kept under control at all times.
- B. Residents owning pets are limited to two (2) pets per Unit.
- C. No pet may be left unattended outside a Unit at any time.
- D. Any pet which creates a nuisance or unreasonable disturbance or causes damage to any Common Property may be permanently removed from the property upon notice.
- E. Cat litter may **not** be placed in the garbage chute, but should be placed in dumpsters.
- F. Unit owners are responsible for visiting pets.
- G. Pets should only be walked on the south side of the parking lot between designated signs on the landscaped property. Solid waste should be picked up and disposed of.

SECTION 3
Vehicle Regulations

A. General Rules.

1. Vehicles may not be parked, maintained or stored so as to obstruct passage of other vehicles on the Property. All vehicles shall be parked within the lines or other marked boundaries.
2. All vehicles are restricted to designated parking areas.
3. Commercial vehicles may park in permitted areas so long as such parking is only for the period of time necessary to provide the commercial services requested by a Resident or the Association.
4. Overnight parking in front of buildings is limited to passenger cars only.
5. All vehicles must be operated in a manner as to assure safety of pedestrians. Speed in excess of 15 miles per hour is prohibited.

B. Enforcement. Any vehicle parked in such a manner as to violate these rules may be subject to the enforcement procedures set forth herein, including but not limited to, legal action, fines, towing, etc. All costs and expenses will be charged back to the Unit Owner.

SECTION 4
Closings and Transfers of Ownership

A. Resales.

1. The Association may charge a fee for the cost of copying any documents required for resale of a unit. However, in the event a request is made which requires information to be provided in less than thirty (30) days, the Association may charge the Unit Owner an additional fee for rush service.
2. The Association shall provide any Unit Owner, upon ten (10) days notice to the Board or its agent, a statement of account setting forth the amount of any unpaid assessments and other charges due and owing from such Owner. The Association may charge a fee per request.

SECTION 5
Leasing of Units

- A. General. There are several important items that every investor-owner should consider in leasing his unit. These items not only help insure the success of the owner-tenant relationship, but also contribute to the successful operation of the Association to which the investor-owner is a member.

ALL OWNERS MUST:

1. Give prior notice to the Board and/or the management of intention to lease, whereupon the Board shall provide the unit owner a lease rider which shall be added to the lease and shall be signed by all parties executing the lease. Thereafter, the unit owner shall deliver a copy of the signed lease and lease rider to the Board or managing agent within ten days after it is executed or the date of occupancy, whichever occurs first.
2. Notify the Association's Board of Directors or managing agent of all current occupants of the unit, including children. This notification should not only include the names of each occupant but the phone number of the unit, the number of vehicles used by the occupants, the number and type of any pets (if permitted) and so on.
3. All leases must be in writing and for a period of not less than one year. All leases must be in conformance with, and make specific reference to, the legal documents of the Association. The property owner is ultimately responsible for his tenants to abide by all provisions and restrictions imposed by the Association's legal documents, whether he resides in the unit or not. If a tenant violates the documents or rules and regulations, the owner shall be held responsible.
4. All tenants must be given a copy of the legal documents and any rules or regulations that have been adopted by the Association's Board of Directors. Tenants should be informed that this information is being provided to them because they are a part of the Association by virtue of their residency and are obligated to obey the provisions of the documents.
5. All tenants should be advised of the operational structure of the Association, that a portion of their rent is used to pay the monthly Association assessment on the unit and what that assessment is used for. All tenants must sign a lease rider acknowledging receipt of copies of all of the legal documents.

6. The unit owner is absolutely obligated to pay all of the condominium fees; since they are a covenant running with the land, all special assessments of the Association; increase in taxes, move-in charges; maintenance costs; or any special fees or charges imposed by the Association.
 7. All leases must include provisions for the tenant obeying the By-Laws, Declaration and rules and regulations of the community.
 8. Any violations of the Declaration, By-Laws or these rules and regulations may result in a flat or daily fine or in more serious situations, eviction proceedings. All fines, costs and legal fees will be charged to the unit owner.
- B. Non-Compliance. The Board reserves the right to to take legal action up to, and including, the eviction of a tenant from occupying a unit until the owner complies with all leasing requirements. The Board reserves the right to initiate legal proceedings against the tenant and/or the owner for breach of any of the rules.

SECTION 6
Move-In/Move-Out Instructions

To assist you in having the smoothest possible move, we have provided herewith some initial procedures and a brief summary of some of the basics.

Please see Sections 1 G and H.

- A. All excess boxes and packing materials should be broken down and neatly securely placed near the recycling area.
- B. After scheduling with the Association office for removal, old carpeting, remodeling debris, etc. is to be placed in accordance with management direction. Since we are charged for the extra pick-up, there is a charge to the resident for removal of same.
- C. When carrying equipment, all decorating/construction personnel are to enter and leave the building via the garage door. Please inform your tradesmen to clean up after themselves.
- D. If Unit lock tumblers are changed, it is suggested that only the TOP lock be changed as the bottom lock currently is keyed to the Association office master key. Management will attempt to contact the unit owner in case of emergency access that is necessary.

SECTION 7
RULES AND REGULATIONS REGARDING
THE INSTALLATION OF SATELLITE DISHES

In order to keep the aesthetic appearance of the RIVER'S EDGE OF VERNON HILLS Condominium Association in a good and orderly manner, and prevent damage to the common elements/areas as well as avoid personal injury to unit owners and invitees, the Board has adopted the following Rules and Regulations:

1. Any owner interested in installing a satellite dish one meter or less in diameter should notify the Board and confirm proper installation within seven (7) days from the date of installation. Satellite dishes greater than one (1) meter in diameter are prohibited.

2. The Board strongly encourages satellite dishes to be installed on the roof. The dish is not allowed to be affixed to any common element or limited element area of the building with exception to the roof.

3. To protect the health, safety and welfare of the residents, all satellite dishes should be professionally installed.

4. In order to protect the health, safety and welfare of the residents and their property the Board reserves the right to inspect the installation and maintenance of the satellite dish.

5. Once installed, the owner will be responsible for the maintenance of the dish. If additional cost is required to maintain the portion of property on which the dish is installed, the Board may assess this cost back to the unit owner. If it is necessary for the Association to remove the satellite dish to perform maintenance, the owner will be advised accordingly.

6. The unit owner shall at all times keep the satellite dish in good repair. Failure to do so after five (5) days notice from the Board may result in the removal of the dish.

7. The owner shall be responsible to fund the cost of any maintenance, repair or replacement to the property resulting from installation of the satellite dish. In addition, the owner must restore the property to its original condition upon removal of the dish.

8. The Owner hereby indemnifies and holds harmless the Board of Managers of the Association, its agents and members from any and all claims, controversies or causes of action resulting from the installation or use of this satellite dish, including the payment of any and all costs of litigation and attorneys' fees resulting therefrom. Owner agrees to be responsible for any damage to the property or any injury to any individual as a result of the installation of the dish. Upon installation of the dish the owner must execute the attached hold harmless agreement.

9. Upon transference of the ownership or occupancy of the unit, the Owner shall inform the successor in title, including any purchaser by Articles of Agreement for Warranty Deed, or tenant, of the existence of these Rules and Regulations and the obligations set forth herein. All obligations herein shall pass to any successor in interest. If the transferee is unwilling to assume the responsibilities set forth herein, and execute a new hold harmless agreement, the dish must be removed prior to conveyance.

10. All satellite dishes shall be constructed in strict compliance with these Rules and Regulations. Any deviation from these Rules and Regulations without the written consent of the Board of Directors may result in the dismantling and removal of the satellite dish by the Association without notice. All costs of removal and restoration shall be borne by Owner. The Association reserves the right to levy a continuing and daily fine for each and every day an unauthorized satellite dish shall remain on the premises after the Owner has been notified to remove it, or advised to re-install the dish in conformance with the Rules and Regulations. The fine shall be set by the Board of Directors in accordance with approved guidelines for fines.

SECTION 8
Enforcement of Rules

- A. In accordance with the Illinois Condominium Property Act, if someone is believed to be in violation of any of the provisions of the Declaration and By-Laws or Rules and Regulations, a signed, written complaint must be submitted by an Owner, the managing agent, a resident or a member of the Board of Directors. A written complaint form prescribed by the Board shall be sent to the management firm or the Board.
- B. The person charged with the violation will be given written notice of the complaint, informing him of a time and place where the Board of Directors or its duly authorized committee will conduct a hearing to review the complaint. At that time, they will have the opportunity to defend themselves. All hearings will proceed with or without the presence of the accused Owner, so long as notice has been sent in advance. The findings of the hearing will be submitted to the Board of Directors, for disposition at its next regularly scheduled meeting. Alternatively, at the discretion of the Board, the person charged with a violation will be notified that a fine has been assessed against him/her according to the most current fine schedule and that the person may appeal the fine by submitting a request for a hearing, in writing, within fourteen (14) day from the date set forth on the notice of the fine. If a timely request for a hearing is made, the procedures set forth above will be followed. If such a request is not made, the fine will become final. The Board has authority to assess daily fines for continuing violations.
- C. If any resident is found guilty of a violation, the Board will notify the guilty party in writing and a fine may be charged to the assessment account of the Owner of the unit in which the guilty person resides and collected with the monthly assessments All fines are collectible in the same manner as unpaid common expenses/assessments. .
- D. There will be a \$75 fine for each violation, provided the Owner has not been fined for the same violation within the last year. If the Owner has been fined for the same violation within the last year, the fine will be \$150.
- E. In the event of any violation of the Rules and Regulations, Declaration or By-Laws of the Association, the Board reserves the right to pursue any and all legal remedies to compel enforcement, legal and equitable. Any and all costs and attorneys' fees shall be assessed back to the account of the offending Owner at the time they are incurred.

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE NOTE: A Violation Complaint must be completely filled out or the complaint will not be considered valid by the Board. After the report has been filed, it will be necessary for you to appear at a hearing. The violator will also be asked to attend this meeting. After hearing this case, the Board will determine if a violation occurred and if a fine should be levied.

Offender's
Name: _____

Address: _____ Unit No. _____

Violation Location: _____

Date of Violation: _____ Approx. Time: _____

VIOLATION(S): _____

Were any photographs taken? ___Yes ___No

If so, by whom:

Attach all photographs to this form or forward as soon as possible. Include photographer's name and date taken, and the name(s) of anyone else who was present.

Report submitted by: _____

Phone: _____

Address: _____

I have made the above statements based on my personal knowledge. I will cooperate with the Association and its attorneys to provide additional statements or affidavits, and, in the event of a hearing or trial, I will appear to testify as a witness.

Signature: _____ Date: _____

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

NOTICE OF VIOLATION

Date: _____

TO: Unit Owner

You are hereby notified, as the owner of Unit _____, that a Violation Complaint form has been filled out accusing you of violating the Association's Declaration, By-Laws or Rules and Regulations regarding:

This was allegedly violated
by _____

The Board of Directors will review the violation(s) at our next regularly scheduled Board Meeting on _____, 20__ at approximately _____ p.m.
You have a right to present a defense and evidence regarding this accusation. After hearing the case, the Board will determine if a violation occurred and if a fine should be levied.

Please be present at this meeting. The Board will proceed on the aforesated date with or without your presence.

Very truly yours,

RIVER'S EDGE OF VERNON HILLS
CONDOMINIUM ASSOCIATION
Board of Directors

cc: Occupant if rental

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

NOTICE OF DETERMINATION REGARDING VIOLATION

DATE: _____

TO: Unit Owner

On this _____ day of _____, 20____, the Board found you to be in violation of the Declaration, By-Laws or Rules and Regulations of the Association regarding:

This was violated by:

- () The Board has determined that no violation occurred.
- () The Board has determined that a violation has occurred. Accordingly, costs and expenses of enforcement in the amount of \$_____ have been assessed against your unit and are now due.
- () Damages, expenses and administrative charges in the total amount of \$_____ have occurred and are now due.
- () Legal expenses in the amount of \$_____ have been incurred by the Association and are now due.
- () As a result of a second or subsequent violation, we have instructed our attorneys to inform you that legal proceedings will be instituted if further violations occur, and the expenses incurred will be assessed to you.

Very truly yours,

RIVER'S EDGE OF VERNON HILLS
CONDOMINIUM ASSOCIATION
Board of Directors

DISCLOSURE PURSUANT TO SECTION 22.1
OF THE ILLINOIS CONDOMINIUM PROPERTY ACT

(which shall be made available to the prospective purchaser
upon receipt of written demand from the unit owner)

1. Copy of Declaration and By-Laws and rules and regulation of Association (see attached).
2. The following liens have been placed against Unit _____:

3. A statement of the account setting forth the amounts of unpaid assessments and charges owed to the Association (see attached).
4. Capital expenditures anticipated by the Association within the current or succeeding two fiscal years: \$_____.
5. Status and amount of reserves for replacement: \$_____.
6. Reserves earmarked for any specific project(s): \$_____.
7. Statement of financial condition for the last fiscal year (see attached).
8. Status of suits or judgments in which Association is a party:

9. Insurance coverage provided for all owners:

10. Improvements or alterations made by prior unit owner(s) to unit or limited common elements which are in good faith believed to be in compliance with the Condominium Instruments:_____

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

RESIDENT INFORMATION

THE ASSOCIATION'S DECLARATION, WHICH HAS BEEN RECORDED AGAINST THE PROPERTY, PROVIDES THAT ALL PURCHASERS OF UNITS AND/OR THEIR TENANTS, UPON ACCEPTANCE OF A DEED, AGREE TO BE BOUND BY THE PROVISIONS OF THE DECLARATION, BY-LAWS, RULES AND REGULATIONS OF THE ASSOCIATION, INCLUDING RULES RELATED TO SUCH ITEMS AS PETS, PARKING, AND USES OF THE UNITS.

PLEASE PRINT OR TYPE - USE N/A IF NOT APPLICABLE.

Names of Renter(s) as it will appear on lease. Please attach photocopy of lease

Owner's address

Employer

Employer Address

How long?

Business Phone

Position

If above is less than 2 years, previous Employer and Address

How long?

Business Phone

Position

Spouse's Employer

Employer Address

How long?

Business Phone

Position

If above is less than 2 years, previous Employer and Address

How long?

Business Phone

Position

Home Phone (or notify us as soon as available)

In Case of Emergency, whom should we contact: (Insert name, address and phone number above)

Child's Name	Age	Child's Name	Age
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Child's name	Age	Child's Name	Age
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Names of other persons residing in unit

Any pets owned? If so, specify and give description

List make, model, color and license plate of each vehicle you intend to park at the property. Indicate which, if any, are business, commercial or recreational vehicles

same as above

same as above

I(WE), THE UNDERSIGNED TENANT(S), CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. I(WE) FURTHER CERTIFY THAT I(WE) HAVE READ ALL THE INFORMATION CONTAINED IN THIS DOCUMENT, INCLUDING THE NOTICES CONCERNING MY(OUR) RIGHTS AND OBLIGATIONS.

Signature(s) of Tenant(s)

Date _____, 20____

PROXY FOR

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

Cumulative Voting is not permitted.
Select either Option A or Option B

Option A - I hereby select Option A and delegate my right to vote:

I, (print name) _____, owner of unit _____ at RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION, do hereby constitute and appoint _____, or the Board of Directors, if no name is specified, as attorney and agent for me to vote as my proxy at any Association meetings to be held between the date of this proxy and _____, 2010, unless revoked, with full power to cast my vote on any business that should come before the Association as if I were then personally present. I authorize my agent to act for me as fully as I could act if I were present and give to my agent full power of substitution and revocation. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto.

Option B - I hereby select Option B and wish to designate specific candidates:

I, (print name) _____, owner of unit _____ at RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION, do hereby constitute and appoint _____, or the Board of Directors, if no name is specified, as attorney and agent for me to vote as my proxy at any Association meetings to be held between the date of this proxy and _____, 20____, unless revoked, and direct my agent to cast a ballot for the following candidates*:

My agent may also vote on any other business that should come before the Association as if I were then personally present, and I authorize my agent to act for me as fully as I could act if I were present, giving to my agent full power of substitution and revocation. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto.

IN WITNESS WHEREOF, I have executed this proxy on the _____ day of _____, 20____.

PERCENTAGE OF OWNERSHIP
_____%

Signature line

Address: _____

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION
NOMINATION APPLICATION FOR CANDIDATE FOR
THE BOARD OF DIRECTORS OF
THE RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

The undersigned, being a member of the RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION, does hereby submit his or her name as a candidate for the position of Director on the Board of Managers of said Association.

The undersigned does hereby certify that he/she is a member in good standing and is the only candidate from the unit listed below:

Qualifications: _____

Experience: _____

Statement: _____

DATED: _____, 20__

Signature of Association Member

Unit No. _____

Address: _____

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

RIDER TO LEASE

This Rider is added to the attached lease in accordance with the Rules and Regulations of RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION. By this Rider, the undersigned parties to said lease expressly acknowledge that, as required by Section 18 of the Illinois Condominium Property Act, every lease and the parties thereto, shall be subject in all respects to the provisions of said Declaration as well as the By-Laws and Rules and Regulations of the Association, and any failure by the lessee to comply with the terms thereof shall be a default under the lease.

The Board of Directors of RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION (the "Board"), shall be a third party beneficiary of said lease and shall be entitled to pursue all legal and equitable remedies available to either party under the lease in the event of any default. No rights of the Board shall be deemed to have been waived or abrogated by reason of any previous failure to enforce the same.

_____(Seal)_____(Seal)
Lessor (Landlord) Lessee (Tenant)

_____(Seal)_____(Seal)
Lessor (Landlord) Lessee (Tenant)

Date:_____

NOTE: A signed original of said lease and this Rider must be given to the aforesaid Board for its files in accordance with the Rules and Regulations of the Association.

=====

Please complete the following for the Association's use only.

Lessor Information:

Tenant Information:

Emergency Phone - Home

Emergency Phone - Home

Emergency Phone - Work

Emergency Phone - Work

Home Address

City, State and Zip code

Document Preparation Fee

Date: _____, 20__

To: _____

Re: Unit _____, _____

Seller: _____

Buyer: _____

Copying of documents pursuant to Illinois Revised Statute Section 22.1:

Total Amount Due: \$_____

Please make check payable to the RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION. This amount must be received by the Association's office prior to obtaining these documents.

Thank you.

Board of Directors
RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

PARTY ROOM AGREEMENT

THIS AGREEMENT made this _____ day of _____, 20____, by and between _____ (hereinafter referred to as "Lessee") and RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, (hereinafter referred to as "Association").

WITNESSETH:

WHEREAS, Lessee is a unit owner, family member or renter of a unit at RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION; and

WHEREAS, Association is the record title owner of the party room at Association; and

WHEREAS, Lessee is desirous of renting said party room for a special use; and

WHEREAS, Association by and through its duly elected Board of Directors has the authority to enter into such an agreement.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. Association rents to Lessee the party room for the purpose of _____ for the _____ day of _____, 2010, between the hours of _____ and _____.

2. Rental rate will be \$_____ for the above-stated time. Any extension of the agreed time will be paid for by Lessee at the rate of \$_____ per hour or fractions thereof for each hour beyond _____.

3. Only RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION residents (homeowners, their immediate family and duly approved renters of unit owners) are eligible to rent the party room. In addition, all monthly and special assessments must be current prior to the execution of this agreement and prior to the use of the party room.

4. Lessee shall deposit with Association the sum of \$_____ as a security deposit prior to the entry of this agreement. Said security deposit will be

returned immediately after inspection of party room premises by Association and upon receipt of keys, subject to Lessee's full compliance with the terms of this agreement.

5. Lessee is prohibited from using the party room for personal monetary gain. Lessee, his family members, agents or assigns, shall not sell, use, or dispense alcoholic beverages under any circumstances.

6. Lessee shall return the party room and adjoining areas in a clean condition. If the party room and adjoining areas are not returned in a clean condition, Lessee shall reimburse Association for any and all costs incurred as a result of Lessee's non-compliance. Said costs shall first be charged against the security deposit and any excess shall be assessed back to Lessee as a special assessment.

7. Lessee shall be personally responsible for any and all damages to the premises and surrounding areas and all personal property related thereto during the rental period. Any damages may be repaired by Association at Lessee's expense. Said costs shall first be charged against the security deposit, and any excess shall be assessed back to Lessee as a special assessment.

8. Lessee shall be personally responsible for any personal injuries sustained by Lessee, his agents, guests, or invitees and shall indemnify and hold Association harmless for any claim, controversy or causes of action arising from any acts, errors or omissions of Lessee, his family members, agents, guests or assigns in any way arising out of the rental agreement.

9. Lessee hereby acknowledges that Lessee has received a copy of the rules and regulations of the Association and the rules relating to the use of the party room and adjoining areas, and Lessee hereby agrees to strictly comply with these rules.

10. Lessee agrees to secure the premises by locking the doors upon his departure. Lessee may terminate this agreement at least forty-eight (48) hours prior to the proposed rental date without penalty. Should Lessee terminate this agreement within forty-eight (48) hours of the aforesaid date without just cause, Association reserves the right to retain the rental fee or such sums from the security deposit as Association deems appropriate under the circumstances.

11. In the event of breach of this agreement, Lessee shall be liable for all of Lessor's costs, expenses, and attorney's fees incurred in the enforcement of any of the provisions of this agreement. In the event of unforeseen circumstances or just cause, Association reserves the right to cancel or terminate this agreement. Upon termination by Association, Association will immediately refund all monies being held on behalf of Lessee.

12. Any liability incurred by Lessee arising out of the terms of this agreement shall be binding upon the heirs, executors and assigns of the parties and shall be governed by the laws of the State of Illinois.

13. This agreement may not be assigned, subleased, modified or amended without the express written consent of Association.

IN WITNESS WHEREOF, the parties hereto agree to the above terms by affixing their signatures hereto on the day and year first-above written.

LESSEE(s):

LESSOR:

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

By: _____

Title: _____

APPROVED BY BOARD OF DIRECTORS

ON THE _____ DAY OF _____, 20__

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Room returned satisfactory: _____ By: _____

Damages and cleaning in the amount of:
\$ _____

Damages and cleaning paid: _____

RIVER'S EDGE OF VERNON HILLS CONDOMINIUM ASSOCIATION

INFORMATION NEEDED FOR CLOSING	INFORMATION PACKET FOR NEW OWNER
Statement	Parking passes/letter
Right of first refusal	12 assessment envelopes
Budget	Assessment card 3 x 5
Operating statement	CPM's business card
Rules and regulations	Elevator letter
Certificate of insurance	Latest newsletter
	Moving instructions
	New resident letter
	Sales lease form
	New owner questionnaire
	Fire letter
	Vendor letter

