

SANDPEBBLEWALK #6

CONDOMINIUM

ASSOCIATION

RULES AND

REGULATIONS

SANDPEBBLE WALK #6 CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

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Sandpebble Walk #6 Condominium Association Rules and Regulations

This packet contains the Rules and Regulations of the Sandpebble Walk #6 Condominium Association. They were approved by the Board of Directors on _____, 2019
The Rules and Regulations contained herein supersede all Rules and Regulations previously adopted by the Board.

This packet is designated as an element of the unit. This means that owners are responsible for transferring this packet to the new owner(s) when a unit is sold. This packet of Rules and Regulations is provided to each unit free of charge. Additional copies may be purchased from the management company at the current cost for reproduction.

Introduction

The Sandpebble Walk #6 Condominium Association is a community in which people of different opinions and lifestyles live near one another, share common property outside their units and share the responsibility for maintaining this common property. For these reasons, condominium residents and owners are subject to restrictions that often do not apply to residents and owners of single-family dwellings. These restrictions can be found in the Illinois Condominium Property Act, the Sandpebble Walk #6 Condominium Association Declaration and Bylaws and in the Rules and Regulations. These documents govern the use, occupancy, administration and maintenance of Sandpebble Walk #6 for the mutual use, benefit and enjoyment of all residents.

The Sandpebble Walk #6 Condominium Association is run by a Board of Directors whose goal is to make the property a safe and pleasurable place to live. In order to achieve this goal, the Board has adopted these Rules and Regulations. They are designed to promote safety and harmony and to balance individual rights against the needs of the entire complex. Following these Rules and Regulations and helping to assure that they are followed by all residents, will make Sandpebble Walk #6 a safer, better community.

The Rules and Regulations are binding upon all unit owners and their families, guests and tenants. Exceptions to these rules may be made only in writing, signed by the Board following a written request by a unit owner. Non-enforcement of any rule or portion thereof, does not invalidate the rule.

Please note: The Board is not a police department. In order to have effective Rules and Regulations, all the residents of the Association must cooperate. Unless people who witness rule infractions report them, the Rules cannot be enforced. Every residents' cooperation and participation is encouraged.

**Sandpebble Walk #6 Condominium Association
Rules and Regulations**

SECTION 1

Administration and Appearance of the Property

A. Alterations:

1. Any addition or alteration to the property external to or on the interior of the units are prohibited without prior written approval from the Board of Directors.
2. An Additions and Alterations Form, which can be obtained from the Managing Company, must be submitted to and approved by the Board of Directors before any additions or alterations can be made. These forms must be signed by the unit owners.
3. Approved and completed additions or alterations become the responsibility of the unit owner(s). Any required maintenance or damage which occurs to the unit or to the common elements as a result of an addition or alteration is the responsibility of the unit owner(s).
4. Alteration to Plumbing or Electrical Systems
 - a. If a desired change to the electrical wiring or plumbing in a unit would affect any other unit(s) or the common elements or increase the load on the electrical system/plumbing system of the building, an Additions and Alterations Form must be submitted to and approved by the Board before the work can be done. These forms must be signed by the unit owner(s), they must include a diagram of the proposed wiring/plumbing changes and must include the following assurances.
 1. That only a certified /licensed and insured electrician will perform the work.
 2. That all electrical wiring will be done in accordance with all applicable codes and ordinances.
 - b. Prior to the commencement of the work the following documents must be submitted to the board:
 1. A copy of the electricians'/plumber's certification/license.

Sandpebble Walk #6 Condominium Association Rules and Regulations

2. A Certificate of Insurance for the electrician/plumber conducting the work, which must name the Association and management company as Additionally Insured.
3. A permit for the work from the Village of Wheeling (if necessary).
4. Any remodeling work approved by the Board, whether interior or exterior, must be performed between the hours of 8:00am and 7:00pm Monday through Saturday in order to prevent excessive disturbance to neighboring units.
5. Any remodeling job approved by the Board, whether interior or exterior must be completed within three (3) months of the date of commencement of the project.

B. 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. All payments received, even if the payment has been designated to be applied to a specified obligation, will be applied to any current charges.
2. Any payment of less than the full amount of the entire unpaid balance which is due in any given month, shall cause the Unit Owner to be subject to a Late Charge of Twenty-Five Dollars (\$25.00) for each month, 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.

C. 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 proper conduct and that of his tenants or guests. It will be his responsibility to understand and observe all regulations.

**Sandpebble Walk #6 Condominium Association
Rules and 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.

D. Garbage

1. All garbage must be placed in durable plastic bags and secured tightly.
2. Large items of refuse, such as boxes and furniture or any electrics, can not be left in the garbage room.

E. Landscaping

1. Any sod or other property damaged by the act or omission of a Unit Owner, his guests, tenants, invitees, or family members 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.

F. Laundry Room

1. Laundry rooms and equipment may be used only between the hours of 8:00am and 10:00pm
2. The laundry room is for the use of building residents only.

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Rules and Regulations**

3. Washers and dryers **are not** permitted in individual Units. The reason for this is that plumbing lines are not adequate to accommodate this additional load. Washers and dryers presently contained in any Unit must be disconnected and removed from the premises.

G. Lobby and Hallways

1. Loitering and playing in the lobby or common hallways is strictly prohibited.
2. Nothing shall be stored in the lobby or common hallways, including but not limited to, umbrellas, bicycles, shoes, outer wear or garbage.

H. Open Houses Owners are prohibited from conducting open houses of their unit.

I. Public Sales Public Sales, but not limited to, estate sales are prohibited in any unit or on the common elements of the property.

J. Seasonal Decorations

1. Seasonal outdoor or indoor common area decorations shall not be installed any earlier than one (1) month before and must be removed no later than one (1) month after the date of the holiday. No decorations shall be electrically connected.
2. No indoor common area decorations are permitted, except for decorations which can be placed on a Unit's door. Any damage caused by the hanging of decorations shall be repaired by the Unit Owner responsible or the cost of repair will be charged to the Unit Owner by the Association.
3. No decorations which create a safety hazard will be permitted.

K. Security

1. If any suspicious activities are observed, notify the police immediately. Write down any license numbers you observe.
2. Never prop open any locked exterior doors.

**Sandpebble Walk #6 Condominium Association
Rules and Regulations**

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

M. Storage Lockers

1. Storage Lockers are for the exclusive use of the Unit Owner to whom the Locker is assigned. Each Unit Owner is permitted the use of the one Locker only.
2. 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.
3. Storage Lockers must always be kept locked. The lock must be provided and maintained by the Unit Owner.
4. Any item found outside of the storage locker will be disposed of by maintenance personnel, without notice.

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SECTION 2

Pets

- A. A leash, not to exceed six (6) feet in length is required. Pets should be kept under control always.
- B. No pet may be left unattended outside a Unit or on the balcony or patio at any time, nor shall any pet be secured to the ground or building in any manner.
- C. Any pet which creates a nuisance or unreasonable disturbance or causes damage to any Common Property may be permanently removed from the property upon a three (3) day notice from the Board.
- D. Cat litter should be bagged and placed in the dumpsters in the garbage rooms.
- E. Owners are responsible for cleaning up after the pets throughout the common areas. Any damage to the property resulting from an owner's pets shall be the responsibility of the owner and the costs to repair such damage will be charged back to the responsible owner.

**Sandpebble Walk #6 Condominium Association
Rules and Regulations**

**SECTION 3
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 ensure 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. Units can be leased by owner after 5 years of ownership.

ALL OWNERS MUST:

1. Give prior notice to the Board and/or the management of intention to lease where upon 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 (10) days after it is executed and prior to occupancy.
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 (1) year. All lease 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 also 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 must sign a lease rider acknowledging receipt of copies of all the legal documents.

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6. Leasing is limited to eight (8) units. Unit owners with a hardship may apply for an annual exemption to this rule which shall be reviewed and approved or denied at the sole option of the Board.
 7. 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.
 8. All leases must include provisions for the tenant obeying the By-Laws, Declaration and Rules and Regulations of the community, including the payment of any fines for rule violations, written legal termination procedure, with a written acknowledgement by the tenant that he has received and accepts all of the conditions.
 9. 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 prohibit 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.

**Sandpebble Walk #6 Condominium Association
Rules and Regulations**

**SECTION 4
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.

- A. As provided in the Illinois Condominium Act, the management company must be given 30 days prior written notice for any request to provide information needed for a closing. There is a fee for supplying this material. With less than 30 days' notice, the fee shall be larger. The payment of the fee is the responsibility of the unit owner/seller.
- B. Unit owner/sellers are responsible for providing proposed purchaser(s) with a copy of the current, recorded Declaration and Bylaws and a copy of the current Rules and Regulations. Copies may be purchased through the management company.
- C. Unit owner/sellers must notify the Board of Directors via the management company of buyers' names and the proposed date of sale, at the time of notification of paragraph A above.
- D. A deposit of two (2) checks, one for \$100.00 and one for \$50.00 shall be made payable to the Sandpebble Walk #6 Condominium Association and dropped off at the Association office at least 48 hours before a scheduled move (\$100.00 will be refunded upon a damage-free move). A fine of \$150.00 will be assessed for moving without notice to the Association.
- E. All excess boxes and packing materials should be neatly and securely placed near dumpster area in the back of the building, not in the laundry rooms or hallways.
- F. Unit owners are responsible for any damages to the common or limited common elements that they cause as part of the move in/move out process, including any damage made by movers or other contractors used by the owner.
- G. Moving hours are eight (8:00) am to eight (8:00) pm. The Association reserves the right to stop moves which begin before or extend beyond the above-designated hours.
- H. There will be a meet and greet meeting with newcomers, before they are to move-in.

**Sandpebble Walk #6 Condominium Association
Rules and Regulations**

**SECTION 5
Enforcement of Rules**

- A. In accordance with Section 318.4(h) of the Illinois Condominium Property Act alleged violations of any of the provisions of the Declaration and Bylaws or Rules and Regulations must be submitted in writing by a unit owner to the management company.
- B. Hearings
1. Persons alleged of violating these Rules and Regulations will be given written notice of the complaint and informed of the time and place where the Board of Directors or its duly authorized committee will conduct a hearing to review the complaint. Time is of the essence of this policy. Notices are deemed served either (a) by personal delivery at the time of delivery, or (b) four (4) days after deposit in the United States Mail, provided that the notice has been sent both by regular or by email and by certified mail-return receipt requested, postage prepaid, to the unit owner at either their unit address or the address previously filed with the Board; and further provided that either the return receipt has been signed and returned or that the notice sent by regular mail has not been returned to the Association undelivered. For units held in trust, the notices may be sent either to the address of the trustee, or to such address as has been provided to the Association by the trustee or the beneficial owner of the trust.
 2. At the time of the hearing, alleged violators will have the opportunity to defend themselves. All hearings will proceed with or without the presence of the accused violators, so long as written notice has been deemed served. If alleged violators or alleged violators representatives fail to appear, the hearing will be considered waived, the allegations in the Notice of Violation shall be deemed admitted by default and appropriate sanctions shall be imposed. The owner of the unit in which the violator resides shall be notified by the Association of any such determination using the same form and in the same manner as if a hearing had been conducted by the Board.
 3. Persons found guilty of a violation will be notified in writing.

Sandpebble Walk #6 Condominium Association Rules and Regulations

C. Costs and Fines

1. Any costs incurred by the Association as a result of a violation will be charged to the assessment account of the unit in which the violator resides and collected with the monthly assessments.
2. If a fine is assessed, it will be charged to the assessment account of the unit in which the violator resides and collected with the monthly assessments. Violations of the Sandpebble Walk #6 Rules and Regulations are subject to the following fines:
 - a. First violation – No charge (written notice)
 - b. Second violation(s) – \$100.00
3. Any unit owner assessed hereunder must pay any charges imposed within thirty (30) days of notification that such charges are due. Failure to make the payment on time shall subject the unit owner to all of the legal or equitable remedies necessary for the collection thereof. All charges imposed hereunder shall be added to the unit owner's account, shall become a special assessment against the unit and shall be collectible as a Common Expense in the same manner as any regular or special assessment against the unit.

D. Additional Remedies

1. In the event of any violation of the Rules and Regulations or Declaration and By-Laws of the Association, the Board of Directors reserves the right to pursue any and all legal remedies to compel enforcement, legal and equitable. Any and all costs and attorney's fees shall be assessed to the assessment account of the unit in which the violator resides at the time the costs are incurred.
2. The remedies hereunder are not exclusive, and the Board may, in addition take action provided at law, in equity or in the Declaration and By-Laws to prevent or eliminate violation thereof or of the Rules and Regulations of the Association.

**Sandpebble Walk #6 Condominium Association
Rules and Regulations**

E. Violation Notice Retention Period – Unit Owner File

1. Records of violations will be retained for a one (1) year period, then discarded.
2. Any other like violations issued within this period are subject to the table of fines listed above.

SANDPEBBLE WALK BUILDING #6

TENANT QUESTIONNAIRE

IN ORDER TO UPDATE YOUR ASSOCIATION'S RECORDS, WE WOULD APPRECIATE YOUR TAKING A FEW MINUTES TO COMPLETE THE QUESTIONNAIRE BELOW AND DELIVER TO: IMPERIAL ASSET MANAGEMENT. THANK YOU.

**** If you are renting please complete the tenant questionnaire

NAME _____ DATE _____

UNIT ADDRESS _____

MAILING ADDRESS _____

HOME PHONE _____ CELL _____ WORK _____

EMAIL ADDRESS _____

INSURANCE INFORMATION _____

OTHER OCCUPANTS & RELATIONSHIP TO HEAD OF HOUSEHOLD (PLEASE PRINT)

NAME _____ RELATIONSHIP _____

NAME _____ RELATIONSHIP _____

IN CASE OF EMERGENCY NOTIFY _____

ADDRESS _____ PHONE _____

IN CASE OF EMERGENCY YOUR UNIT KEY CAN BE OBTAINED FROM (NAME & UNIT)

SPECIAL MEDICAL INFORMATION (OXYGEN, WHEELCHAIR, BLIND, DEAF, OTHER)

I CAN BE REACHED AT HOME ALL DAY MORNING EVENINGS (CIRCLE ONE)

NUMBER OF PETS? DOGS _____ CATS _____

MAKE OF VEHICLE _____ YEAR _____ COLOR _____ LIC # _____

NAME OF MORTGAGE HOLDER _____

ADDRESS _____

*****ALL INFORMATION WILL BE HELD IN STRICTEST CONFIDENCE*****

SANDPEBBLE WALK HOMEOWNERS ASSOCIATION

VEHICLE REGISTRATION FORM

Homeowner: _____

Tenant: _____ (if applicable)

Address/Unit# _____

Phone Number: Home _____ Work _____

Vehicle #1: Make _____ Model _____
Year _____ Color _____

Identification Number: _____
License Plate Number: _____
License Plate Expiration Date: _____

Vehicle #2: Make _____ Model _____
Year _____ Color _____

Identification Number: _____
License Plate Number: _____
License Plate Expiration Date: _____

Vehicle #3: Make _____ Model _____
Year _____ Color _____

Identification Number: _____
License Plate Number: _____
License Plate Expiration Date: _____

If you have more than three vehicles, please indicate necessary vehicle information on the back side of this form. Vehicle information also pertains to motorcycles, campers, boats, trailers, etc.

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INTERIOR MODIFICATION REQUEST FORM

I WISH TO MAKE THE FOLLOWING INTERIOR CHANGES TO MY UNIT:

Material that will be used: _____

Dimensions: _____

Description of Installation: _____

Date work is to begin: _____

Contractor's Name: _____

Address: _____ Phone: _____

A COPY OF A CERTIFICATE OF INSURANCE MUST BE ATTACHED TO THIS APPLICATION

Owner Name: _____

Address: _____

Home Phone: _____ Work Phone: _____

BOARD APPROVED: _____

BOARD DENIED: _____

SANDPEBBLE WALK #6 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 Number _____

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 Number: _____

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: _____

SANDPEBBLE WALK #6 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 afore stated date with or without your presence.

Very truly yours,

Sandpebble Walk #6 Condominium Association
Board of Directors

CC: Occupant if rental

SANDPEBBLE WALK #6 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 taken the following action:

- 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,

Sandpebble Walk #6 Condominium Association
Board of Directors

SANDPEBBLE WALK #6 CONDOMINIUM ASSOCIATION

RESIDENT INFORMATION FORM

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

(continued from page 23)

Home Phone

In case of Emergency, whom should we contact: (insert name, address and phone 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 the unit:

Any Pets owned? If so, specify and give a 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.

Vehicle #1:

Vehicle #2:

Vehicle #3:

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)

Signature(s) of Tenant(s)

Date _____, 20____

SANDPEBBLE WALK #6 CONDOMINIUM ASSOCIATION

RIDER TO LEASE

This Rider is added to the attached lease in accordance with the Rules and Regulations of Sandpebble Walk #6 Condominium Association. By this Rider, the Undersigned parties to said lease expressly acknowledge that, as required by Section 1 B 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 Sandpebble Walk #6 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 _____ Zip Code _____

NEW RULE
SANDPEBBLE WALK BUILDING SIX CONDOMINIUM ASSOCIATION
AS OF OCTOBER 28, 2019

AS OF OCTOBER 28, 2019 THE FOLLOWING RULES WILL BE CHANGED FROM:

- 1. Balconies or patios shall not be used for storage except as permitted by these rules. Such items as bicycles, plastic swimming pools, etc. shall not be stored on balconies or patios.**
- 2. Barbecuing is permitted on balconies.**
- 3. Carpeting placed on balconies or patios shall not be glued down.**
- 4. Bird feeders are prohibited**
- 5. Planters shall only be hung on the inside of the balcony railing**

THE RULES WILL NOW READ:

- 1. Balconies/patios are Limited Common Areas for your use and enjoyment and are to be kept free from clutter and debris. ONLY the following items are permitted on balconies/patios: appropriate lawn or porch furniture. Bicycles, wading pools or toys are not allowed.**
- 2. Only gas grills are permitted. No wood, charcoal or paper fires are allowed.**
- 3. No carpeting of any type is to be used on the concrete floors of the balconies or patios.**
- 4. Birdfeeders or windchimes are not allowed to hang on balconies or patios**
- 5. Plants are not allowed to be hung on balconies or patio railings and nothing is to be attached to the walls, overheads or railings of the balconies or patios.**