

**RESOLUTION OF THE BOARD OF DIRECTORS OF
WILLOW CREEK NO. 3 ASSOCIATION
TO ADOPT RULES AND REGULATIONS GOVERNING
LOBBY AND COMMON AREAS**

WHEREAS, the Willow Creek No. 3 Association (the “Association”) is in Illinois not-for-profit corporation, organized and operating for the purpose of administering and maintaining the common elements of the condominium property commonly known as the Willow Creek No. 3 Condominium; and

WHEREAS, the Association is administered by a duly elected Board of Directors (“Board”) in accordance with a certain the Declaration of Condominium Ownership for the Willow Creek No. 3 Condominium recorded in the office of the Cook County Registrar of Titles on August 29, 1972, as Document No. 26-44-918 (the “Declaration”) as amended thereafter from time to time; and

WHEREAS, Section 18.4(h) of the Condominium Property Act grants the Board of Managers of the Association the power and authority “to adopt and amend rules and regulations covering the use and details of the operation and use of the property...”; and

WHEREAS, the Board therefore deems it to be in the best interests of the Association to amend the Association’s Rules and Regulations (adopted November 2018) to regulate more specifically the use of the lobby and common areas, as provided herein.

NOW, THEREFORE, upon a majority vote of the Board, and pursuant to its authority as stated above, **IT IS HEREBY RESOLVED** that the Association’s Rules and Regulations are amended with the addition of the following new section:

LOBBY AND COMMON AREAS

1. The purpose of the lobby is to provide an area for unit owners to await their guests and a place for guests to wait for the residents. It is not intended to be, and shall not be used as, an alternative venue for entertaining guests as opposed to entertaining in one’s unit.
2. No eating or drinking is allowed in the lobby.
3. No one may lay on, put their feet on, or sleep on the furniture in the lobby.
4. No one may move furniture or alter the décor in the lobby or any common area, nor may anyone add or change decorations that have been placed by the Board or a decorating committee, without the prior approval of the Board.

5. No items may be stored, placed, or abandoned in the lobby, vestibule, or any common area.
6. The lobby, vestibule, and common areas may not be used to leave or offer any item as a “giveaway” or free item. If you have items you wish to offer to other residents, please post your offer on the bulletin boards and arrange for delivery or pick up with the other residents.
7. No one may walk barefoot through the lobby or common areas. Shoes, tops, and bottoms must be worn at all times in the lobby and common areas.
8. Children under the age of 14 must be accompanied by an adult at all times in the lobby and common areas.

IT IS HEREBY RESOLVED that the foregoing amendment is approved, adopted, and shall be effective as of _____, 2024.

WILLOW CREEK NO. 3 ASSOCIATION

The above being a majority of the Board of Directors.