

# ENCLAVE AT HAMILTON ESTATES HOMEOWNERS ASSOCIATION (#007)

## Ten “Community Commandments” to Know and Share

Welcome to ENCLAVE AT HAMILTON ESTATES, a Community

YOUR COMMUNITY ASSOCIATION RULES were developed by ENCLAVE AT HAMILTON ESTATES 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 and legal Declaration documents (48 pages adopted September, 2004) that govern your community property for the use and enjoyment of all.

**1. THOU SHALL know how to contact our Management Agent /Property Manager and where to find a complete copy of the Rules and Regulations and the Declarations!**

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

Questions may be addressed by Email to: [hamiltonestates@gmail.com](mailto:hamiltonestates@gmail.com)

Association Website & Owner Docs at: [www.Mperial.com](http://www.Mperial.com) click on “properties” then on “Enclave at Hamilton Estates”

Management Agent/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 **1<sup>st</sup> 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 **15<sup>th</sup> day** of the month. Assessments delinquent over 60 days face increasing charges each month and may be turned over to a collection attorney with all collection costs and fees chargeable to the homeowner. (See Declarations Article 6.7 page 16)

**3. THOU SHALL not have more than Five (5) household pets. Pet owners must know and observe all pet rules.**

The rules limit all owners to five (5) dogs, cats or other domestic pets. << not specified **Pets must be on leash when outside the unit and under control at all times.** Commercial Pet breeding is not allowed. (See Declarations: Article 8.5, page 19)

**4. THOU SHALL know and observe the rules for parking operable vehicles!**

Operable automobiles and private vans of owners and guests should be parked on owner driveways to the greatest extent possible. Private vehicle trailers, motorcycles, campers, boats, snowmobiles, and pick-up trucks are permitted. Inoperable vehicles are prohibited and may be towed at owner’s expense. (See Declarations: Article 8.9 Page 20)

**5. THOU SHALL know and understand rules for notification on leasing or selling your unit! < Leasing not found >**

Before leasing or selling your unit, review all the rules for notification, riders, sign limitations and contact Mperial Asset Management. Units may not be leased for a period less than 30 days. (See Declarations: See Article 10.12 Page 18++)

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

All rubbish and garbage containers are to be stored out of the view of other dwelling units. (See Declarations: Article 8.6, page 20)

**7. THOU SHALL know how fines are set and how to file a complaint, violation or suggestion in writing!**

Complaints can result in fines. Violations must be communicated in writing to the property manager. << rule not found >>

**8. THOU SHALL know and observe rules for community aesthetics and architectural control!**

Unit owners may request consideration of a “Architectural Improvement” provided they maintain the aesthetics of the community and do not create a nuisance for other owners. Certain building materials like Vinyl and Aluminum Siding are prohibited. (See Declarations: Article 9, pages 20-21)

**9. THOU SHALL know and observe the rules for maintaining homeowner insurance on your unit!**

Owners are required to provide a certificate of insurance to the Association agent annually. (See Declarations: ????, page ??) <<< AMAZING A “unit” INSURANCE PROVISION NOT FOUND >>>

**10. THOU SHALL acknowledge awareness of all the rules & maintain resident information current and up to date!**

Please inform property manager of any changes to resident information.

**General: These “Commandments” are limited to one page - Please review the complete Declarations & Regulations periodically**

Owners and lessees are required to understand and follow all the rules and regulations.

Please make copies available to all residents (and Potential Lessees) of your unit.

# **ENCLAVE AT HAMILTON ESTATES HOMEOWNERS ASSOCIATION**

## **Declaration of Covenants Recorded September, 2004**

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