

Palatine Commons

Date: September 12, 2016
To: Palatine Commons Homeowners
From: Palatine Commons Homeowners Association Board of Directors
Subject: Proposed Rule Revisions

The Palatine Commons Homeowners Association's Declaration stipulate that proposed rules and regulations shall be distributed to the Unit Owners and that an open meeting will be held for discussion prior to Board approval or disapproval.

The attached copies reflect the Board's opinion on what rules warrant addition or revision to the existing rules and regulations. The format and wording of rules and regulations and appendixes are subject to change and corrected copies will only be provided if any other changes are made to the wording supplied here.

An opportunity to discuss these rule changes will be at the Unit Owner/Board Meeting to be held on

**Wednesday, September 21, 2016
7:00 pm Board Meeting
Palatine Public Library - Room 2 downstairs
700 N. North Court, Palatine, IL**

Summary of Proposed Rules: Formal Adoption of Rules Allowing the Association to send Owners Notice of Meetings etc. electronically. Every Owner will be required to Sign the new Opt In form to receive Community Notices via email. This regulation is proposed as a means to cut Association cost for printing and postage of community notices.

We welcome your attendance and comments. Should you be unable to attend this meeting and wish to express your comments before Board adoption of these rules and regulations, please submit your comments in writing to management at culrich@psimanagement.net.

THANK YOU!

**PROPOSED RULES CONCERNING ELECTRONIC
DELIVERY OF NOTICE AND DESIGNATION OF ADDRESS
TO BE PROVIDED ON LIST OF MEMBERS/OWNERS**

1. Electronic delivery of notices and other communications required or contemplated by the Illinois Common Interest Association Act may be delivered to each unit owner who provides the Association with written authorization for electronic delivery and an electronic address to which such communications are to be electronically transmitted. A form shall be provided for this purpose.
2. Each Member/Owner may designate an electronic address or a U.S. Postal Service address, or both, as the Member/Owner's address on any list of Members or Owners which the Association is required to provide upon request pursuant to any provision of the Illinois Common Interest Community Association Act or any association instrument. A form shall be provided for this purpose.

Professionally Managed By
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PALATINE COMMONS TOWNHOME OWNERS ASSOCIATION
MEMBER/OWNER CONSENT TO ELECTRONIC DELIVERY OF NOTICE
AND DESIGNATION OF ADDRESS
TO BE PROVIDED ON LIST OF MEMBERS/OWNERS

The undersigned, being all of the owners of _____ in the Palatine Commons Townhome Owners Association, agree that the terms "mailed" and/or "delivered," for the purpose of the giving or service of any notice, or any other document, required or permitted by the Illinois Common Interest Community Association Act ("Act") or by the Association's Declaration of Covenants and/or By-Laws and/or rules, is deemed effective notice to such Member(s)/Owner(s) if and at the time such notice is transmitted by electronic means to such email address(es) as appears on the records of the Association.

The following is the e-mail address(es) where such electronic notice is to be transmitted:

This Consent can be rescinded, or the e-mail address where electronic notice can be delivered can be changed, by written notice delivered to the Association.

 / / If I check this box, I hereby authorize the Association to provide another owner this *electronic address* on any list of members or Members/Owners which the Association is required to provide upon request pursuant to any provision of the Act or the Association's Declaration/By-Laws.

 / / If I check this box, I hereby authorize the Association to provide another Member/Owner *this electronic address and a U.S. Postal address* on any list of Members or Owners which the Association is required to provide upon request pursuant to any provision of the Act or the Association's Declaration/By-Laws.

 / / If I check this box, I hereby authorize the Association to publish my contact information in the Community Directory.

If I fail to check a box, the Association shall only provide another Member/Owner a *U.S. Postal address* on any list of Members or Owners which the Association is required to provide upon request pursuant to any provision of the Act or the Association's Declaration/By-Laws.

This designation can be changed by notice request delivered to the Association.

MEMBER/OWNER NAME

MEMBER/OWNER SIGNATURE

MEMBER/OWNER NAME

MEMBER/OWNER SIGNATURE

DATE: _____, 20____

RESOLUTION TO ADOPT ASSOCIATION RULES
ELECTRONIC DELIVERY OF NOTICE AND
DESIGNATION OF ADDRESS TO BE PROVIDED ON LIST OF MEMBERS/OWNERS

WHEREAS, the Palatine Commons Townhome Owners Association ("Association") is governed by provisions of the Association's Declaration Covenants ("Declaration") and the Illinois Common Interest Community Association Act ("Act"); and

WHEREAS, the Declaration provides that the direction and administration of the Property and the affairs of the Association shall be vested in the Board of Managers ("Board"); and

WHEREAS, the Board, in accordance with the Illinois Common Interest Community Association Act has the authority to adopt and amend rules and regulations covering the details of the operation and use of the Property; and

WHEREAS, the Board desires to adopt a rule allowing Members/Owners to be given notice by electronic method where notice is required and to designate address to be provided on list of Members/Owners, pursuant to Section 1-85 of the Illinois Common Interest Community Association Act; and

WHEREAS, in accordance with the Illinois Common Interest Community Association Act, a meeting of the Members/Owners was called by the Board for the specific purpose of discussing the proposed rules and regulations, and notice of the meeting contained the full text of the proposed rules and regulations, and the notice of meeting conformed to the requirements of Section 1-85 of the Illinois Common Interest Community Association Act.

NOW THEREFORE, in furtherance of the foregoing, the Board does hereby adopt the following Rules concerning electronic delivery of notice to the Members/Owners.

Adopted by the Board of Managers at a meeting held on September 21, 2016, at Palatine, Illinois.

Motion made by Riccia Saylor and seconded by Lee Huber

Vote Taken:	For	<u>3</u>
	Against	<u>0</u>
	Abstain	<u>0</u>