

PERRY PLACE CONDOMINIUM ASSOCIATION

AS REVISED & RATIFIED ON 07/15/2025

JULY 15, 2025

RULES AND REGULATIONS

THESE REGULATIONS DO NOT SUPERSEDE OR VOID THE DECLARATION OF CONDOMINIUM OWNERSHIP TO WHICH YOU SUBSCRIBED AT THE TIME YOUR HOME WAS PURCHASED. RATHER, THESE REGULATIONS SUPPLEMENT THE DECLARATION WHICH SHOULD BE STUDIED CAREFULLY. IT EXPLAINS CLEARLY THE EXTENT OF YOUR RIGHTS AND RESPONSIBILITIES AS AN OWNER. YOUR COMPLIANCE WITH THE DECLARATION AND THESE REGULATIONS WILL ASSIST YOUR BOARD TO MANAGE THE PROPERTY IN A MANNER WHICH WE CAN BE PROVED OF. ONLY THUS CAN WE MAINTAIN AND ENHANCE OUR HOMES AND PROTECT OUR INVESTMENT. YOU ARE AN OWNER – AND AN INVESTOR IN THE ENTIRE CONDOMINIUM AND EVERYONE MUST COOPERATE TO HAVE A HAPPY AND PLEASANT BUILDING IN WHICH TO LIVE AND BE PROUD TO CALL HOME.

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BALCONIES

1. BALCONIES ARE LIMITED COMMON ELEMENTS (COMMON ELEMENT RULES APPLY). CARPETING, TILE, WATER PROOFING, ETC. ARE NOT PERMITTED.
2. FLOWER POTS WILL BE PERMITTED TO BE HUNG ON THE OUTSIDE OF THE BALCONY RAILING. POTS AND HOLDERS MUST BE SECURLY FASTENED. ANY LIABILITY DUE TO THE IMPROPER FASTENING OF THE HOLDERS AND FLOWER POTS IS THE RESPONSIBILITY OF THE UNIT OWNER AND NOT THE CONDOMINIUM ASSOCIATION.
3. THE AMERICAN FLAG MAY BE FLOWN ON PATRIOTIC HOLIDAYS THROUGHOUT THE YEAR. MOST FLAG HOLDERS WILL EXTEND OVER THE BALCONY RAILING AS WILL THE FLAG. PLEASE BE SURE THE FLAG IS TIGHTLY SECURED FOR THE DAY.
4. NO PERSONAL ITEMS SHALL BE HUNG OR EXPOSED ON ANY PART OF THE COMMON ELEMENT AND/OR BALCONY RAILINGS.
5. GAS OR ELECTRIC GRILLS ARE PERMITTED ON BALCONIES – HOWEVER, CHARCOAL GRILLS OR SMOKERS ARE NOT PERMITTED.

CONDO GENERAL

6. RULES AND REGULATIONS WILL BE ADDED TO, OR AMENDED, ONLY AT GENERAL MEETINGS WITH THE REQUIRED PERCENTAGE OF VOTING MEMBERS PRESENT.
7. OWNERS SHOULD BE AWARE THAT UNDER A NEW LAW PASSED BY THE ILLINOIS GENERAL ASSEMBLY GOVERNING CONDOMINIUMS – THE UNIT OWNER IS OBLIGATED TO INFORM THE BOARD OF DIRECTOS OF ANY CHANGES IN OWNERSHIP, REFINANCING OR REVERSE MORTAGAGE WITHIN 25 DAYS OF THE CHANGE
8. IF YOU HAVE A QUESTION ABOUT SOMETHING YOU ARE PLANNING TO DO WITHIN THE CONDOMINIUM AND ARE UNSURE IF IT IS PROPER, PLEASE ASK A BOARD MEMBER BEFORE YOU PROCEED. THEY WILL REPORT BACK TO YOU WITH AN ANSWER AFTER CONSULTING WITH THE ENTIRE BOARD.
9. THE BOARD HAS ASKED EACH UNIT OWNER TO PROVIDE THE NAME OF ANOTHER UNIT OWNER WHO HAS A KEY AND ACCESS TO THEIR UNIT. IF THE BOARD, FIRE DEPARTMENT, POLICE, ETC. MUST OBTAIN ACCESS TO A UNIT DURING AN EMERGENCY, ALL COSTS AND EXPENSES ASSOCIATED WITH THAT ENTRY SHALL BE BORNE BY THE UNIT OWNER AND THE UNIT OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THAT ENTRY

WHETHER FORCED OR OTHERWISE.

10. REPAIRS DUE TO DAMAGE OF COMMON ELEMENTS CAUSED BY IMPROPER OWNER ACTION WILL BE CHARGED TO THOSE RESPONSIBLE.
11. WHEN A RESIDENT PLANS ON BEING AWAY FROM HIS OR HER UNIT IN EXCESS OF 4 OR 5 DAYS, THE BOARD SHOULD BE INFORMED. IT IS ADVISABLE WHEN PLANNING A PROLONGED ABSENCE (IN EXCESS OF 2 WEEKS) TO ARRANGE WITH A NEIGHBOR OR FRIEND TO FLUSH THE TOILET EVERY SO OFTEN. THE WATER SEAL IN THE TOILET MAY EVAPORATE PERMITTING THE ENTRANCE OF SEWER GASES. WATER SHOULD ALSO BE RUN IN THE SINK, BATH AND SHOWER FOR A SHORT TIME TO MAINTAIN THE WATER SEALS IN THE DRAINS.
12. ALL COMMON ELEMENTS SHALL BE KEPT FREE OF PERSONAL PROPERTY AND CLEAR OF RUBBISH, DEBRIS, AND OTHER UNSIGHTLY MATERIALS. SHOES, UMBRELLAS, BABY CARRIAGES, ETC. OR OTHER ITEMS ARE NOT TO BE KEPT IN THE HALLWAYS OR COMMON ELEMENTS. (~~CHRISTMAS FLOOR MATS WILL BE ALLOWED FROM THANKSGIVING UNTIL NEW YEARS DAY~~). NO FLOOR MATS ALLOWED IN FRONT OF UNIT OWNER'S DOOR.
(ADOPTED 03/28/2023)
- 12a. ALL HOLIDAY DOOR DECORATIONS MUST BE REMOVED WITHIN ONE (1) MONTH OF THAT PARTICULAR HOLIDAY ENDING. **(ADOPTED 05/14/2024)**
13. LIGHTS IN THE STORAGE AREA, TRASH ROOM AND GARBAGE ROOM ARE TO BE TURNED OFF WHEN LEAVING.
14. PLEASE BE COGNIZANT OF THE FACT THAT WE DO NOT HAVE A FULL TIME MAINTENANCE MAN – IT IS EACH RESIDENT'S RESPONSIBILITY TO HELP KEEP THE BUILDING ORDERLY.
15. OWNERS MAY ELECT TO RECEIVE NOTICES VIA ELECTRONIC DELIVERY **(RESOLUTION ADOPTED 01/17/2021)**.
 - A. ELECTRONIC DELIVERY OF NOTICES AND OTHER COMMUNICATIONS REQUIRED OR CONTEMPLATED BY THE ILLINOIS CONDOMINIUM PROPERTY 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.
 - B. EACH UNIT OWNER MAY DESIGNATE AN ELECTRONIC ADDRESS OR A U.S. POSTAL SERVICE ADDRESS, OR BOTH, AS THE UNIT OWNER'S ADDRESS ON ANY LIST OF MEMBERS OR UNIT OWNERS WHICH THE ASSOCIATION IS REQUIRED TO PROVIDE UPON REQUEST PURSUANT TO ANY PROVISION OF THE ILLINOIS CONDOMINIUM PROPERTY ACT OR ANY CONDOMINIUM INSTRUMENT. A FORM SHALL BE PROVIDED FOR THIS PURPOSE.
16. OWNERS SHALL DISCLOSE THE NAME OF EACH PERSON LIVING IN THEIR UNIT. THIS

INFORMATION, WHEN PROVIDED, IS NOT TO VIOLATE ANYONE'S PRIVACY, BUT TO PROTECT OCCUPANTS IN AN EMERGENCY SITUATION. **(ADOPTED 08/01/2022)**

16a. ANY CHANGES TO THE FOLLOWING, PLEASE INFORM A BOARD MEMBER ASAP:

- PHONE NUMBER CHANGES THAT WILL AFFECT THE LISTING FOR THE PHONE ENTRY SYSTEM AS WELL AS THE IN-HOUSE PHONE LIST.
- EMERGENCY CONTACT INFORMATION; ADDITION OR REMOVAL OF SOMEONE CURRENTLY LISTED
- REMOVAL OR ADDING TO THE LIST OF OTHER UNIT OWNERS WHO HAVE YOUR KEY FOR EMERGENCIES
- TRADED IN YOUR CAR AND NOW THE INFO ON FILE IS OBSOLETE
(ADOPTED 07/15/2025)

COURTESIES

17. SMOKING AND/OR CARRYING OF LIGHTED TOBACCO PRODUCTS IN HALLWAYS, LOBBIES OR ELEVATORS IS PROHIBITED BY STATE LAW AND THE MUNICIPAL CODE.

18. AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1330 PERRY PLACE CONDOMINIUM. THE DOCUMENT WAS RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT #1813434013 ON MAY 14, 2023 (EFFECTIVE DATE) STATING THAT PERRY PLACE CONDOMINIUM IS NOW A **SMOKE FREE BUILDING**. SMOKING NOT ALLOWED IN THE UNIT, ON THE BALCONY OR IN THE GARAGE, AS WELL AS ALL COMMON AREAS.
THIS DOES INCLUDE MEDICAL MARIJUANA AND CANNABIS **(ADOPTED 09/19/2023)**

19. THERE WILL BE NO SMOKING WITHIN 15 FEET OF ANY ENTRANCE, EXIT, WINDOWS THAT OPEN, OR VENTILATION INTAKE OF THE BUILDING.

20. UNIT OWNERS ARE ASKED TO USE SOUND JUDGEMENT AND CONSIDERATION FOR OTHER UNIT OWNERS WHEN THEY HAVE GUESTS.

20a. WORKERS SCHEDULED FOR ANY MAJOR REMODELING/REHAB WILL BE BETWEEN THE HOURS OF 8:00 AM TO 5:00 PM **(ADOPTED 05/14/2024)(TIME CHANGED 07/15/25)**

20b. UNIT OWNERS MUST TURN IN A CERTIFICATE OF INSURANCE AND IMPROVEMENT APPLICATION MINIMUM OF ONE WEEK PRIOR TO ANY WORK/REPAIRS BEING DONE IN THEIR UNIT. (EX. NEW CARPETING/WOODEN FLOORS, CABINETS, BATHTUBS, SHOWERS, KITCHEN SINKS, BATHROOM SINKS, TOILETS, NEW WINDOWS, BALCONY DOOR, CABLE INSTALLATION,) TO A BOARD MEMBER FOR APPROVAL **(ADOPTED 07/15/2025)**

20c. REMOVAL OF WALL(S) IS NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD **(ADOPTED 07/15/2025)**

20d. UNIT OWNERS ARE NOT ALLOWED TO SHUT OFF WATER IN THE BUILDING WITHOUT CONSULTING A BOARD MEMBER FIRST. **(ADOPTED 07/15/2025)**

DELIVERIES

21. MOVE-IN AND MOVE-OUT FURNITURE DELIVERIES REQUIRE PADS BEING PUT UP IN THE ELEVATOR AND TAKEN DOWN. BE SURE ADEQUATE TIMES IS GIVEN, 72 HOUR NOTICE REQUIRED, SO THIS MAY BE DONE TO PREVENT DAMAGE TO THE ELEVATOR. DAMAGE, IF IT OCCURS, WILL BE CHARGED TO THE UNIT OWNER RESPONSIBLE.
22. ALL DELIVERIES ARE TO BE MADE THROUGH THE REAR OF THE BUILDING. PLEASE BE SURE THE BUILDING IS SECURED AFTER YOUR DELIVERY PEOPLE HAVE GONE.
23. FOR THE SAFETY AND SECURITY OF EVERYONE, DO NOT BUZZ ANY ONE INTO THE BUILDING YOU DO NOT KNOW. THIS INCLUDES FOOD AND PACKAGE DELIVERY DRIVERS. RESIDENTS MUST MEET DELIVERY PEOPLE IN THE LOBBY. **(ADOPTED 09/19/2023).**
- 23A. ONCE YOU HAVE GRANTED SOMEONE ACCESS TO THE BUILDING, THEY ARE YOUR GUEST. YOU ARE RESPONSIBLE FOR THEIR ACTIONS AND WILL BE HELD ACCOUNTABLE FOR WHATEVER THEY DO. **(ADOPTED 09/19/2023.)**
24. ALL DELIVERIES REQUIRING THE USE OF A TWO WHEEL HAND CART MUST BE DELIVERED THROUGH THE REAR OF THE BUILDING USING THE SERVICE ENTRANCE.

FINES

25. IT IS THE UNIT OWNER'S RESPONSIBILITY TO INFORM CARETAKERS, OVERNIGHT GUESTS, VISITORS, ETC., OF THE CONDO RULES & REGULATIONS. THE UNIT OWNER IS ALSO RESPONSIBLE TO SEE THAT OUR R&R ARE FOLLOWED. THE UNIT OWNER IS RESPONSIBLE FOR PAYMENT OF ANY FINES THAT MAY RESULT PURSUANT TO AN INFRACTION OF THE RULES. **(INCREASE IN FINES FROM \$25 TO \$30 ADOPTED 05/14/2024)**
26. ANY ASSESSMENT AFTER THE 4TH OF EACH MONTH WILL BE CONSIDERED LATE AND A FINE OF \$30.00 WILL BE LEVIED AGAINST THE UNIT OWNER PAYABLE IMMEDIATELY. IF FINE IS NOT PAID AFTER 2 MONTHS ANOTHER \$30.00 WILL BE ADDED AND WILL CONTINUE TO INCREASE AT \$30.00 INCREMENTS EVERY MONTH AFTERWARDS UNTIL PAID.
27. ANY VIOLATION OF THE RULES AND REGULATIONS BY A UNIT OWNER WILL RESULT IN A WARNING. A SECOND VIOLATION OF THE SAME OFFENSE WILL RESULT IN A \$30.00 FINE AND WILL CONTINUE AT \$30.00 FOR EACH ADDITIONAL IDENTICAL OFFENSE. A DEADLINE OF 7 DAYS WILL BE GIVEN AND AFTER THAT WILL BE CONSIDERED LATE. **(ADOPTED 11/21/2022) THEN #28 STARTS.**
- A. EXCEPTION: ANY VIOLATION BY A UNIT OWNER WITH REGARDS TO RECYCLING AND GARBAGE, WILL BE FINED \$30.00 IMMEDIATELY, NO WARNING LETTER WILL BE SENT **(ADOPTED 08/01/2022)**

28. NON-PAYMENT OF A FINE, AFTER THE DEADLINE, WILL RESULT IN ANOTHER \$30.00 FINE. IF STILL NO PAYMENT ANOTHER \$30.00 WILL BE ADDED UNTIL PAID **(ADOPTED 08/01/2022)**
29. ANYONE MARRING THE GARAGE WALLS WITH THEIR CAR WILL BE FINED \$30.00 IMMEDIATELY. THIS FINE WAS INSTITUTED AT THE HOMEOWNERS MEETING DATE 09/13/2000. NO UNIT OWNER SHOULD ATTEMPT TO DO ANY REPAIRS THEMSELVES WITHOUT CONSULTING BOARD MEMBERS FIRST. DOING SO WILL TRIGGER AN IMMEDIATE \$30.00 FINE. THE BOARD WILL HAVE REPAIRS ATTENDED TO BY PROFESSIONALS.
30. ALL NFS (NON-SUFFICIENT FUNDS) CHECK CHARGES WILL BE BILLED TO THE UNIT OWNER RESPONSIBLE.

COMPLAINT JUDGEMENT PANEL

31. UPON CREATION OF A NEW BOARD DURING THE MONTH OF DECEMBER, THEY SHALL CREATE A THREE MEMBER PANEL FOR THE PURPOSE OF ADJUCATING ANY GRIEVANCES BY UNIT OWNERS. THE MEMBERS SHALL SERVE FOR A ONE (1) YEAR PERIOD.
32. UPON RECEIPT BY THE BOARD OF A PROBLEM, AND THE BOARD BELIEVES IT TO BE SERIOUS INFRACTION, IT SHALL BE TURNED OVER TO THE PANEL FOR ADJUNCTION. THE PANEL SHALL MAKE A JUDGEMENT BASED ON THE CASE WITHIN ONE WEEK OF THE RECEIPT FROM THE BOARD. THEIR DECISION (PANELS) SHALL BE BINDING. WITHIN A DAY OR TWO AFTER THE DECISION, THE GRIEVANCE COMMITTEE SHALL GIVE THE MATTER BACK TO THE BOARD FOR THE CORRECTION OF THE MATTER.

GARAGE/PARKING

33. ANY RESIDENT WHO WILL NOT BE HOME FOR A FEW DAYS AND LEAVES THEIR CAR IN THE GARAGE, SHOULD LEAVE THEIR CAR KEYS WITH ANOTHER UNIT OWNER FOR PURPOSE OF REMOVAL IN EMERGENCIES.
34. UPON STARTING YOUR CAR TO LEAVE THE GARAGE, PLEASE LEAVE THE GARAGE AREA QUICKLY – DOING SO WILL HELP PREVENT DEADLY CARBON MONOXIDE BUILD UP.
35. DO NOT LEAVE YOUR CAR WARM-UP INSIDE THE GARAGE.
36. DO NOT CHAT WITH OTHER OWNERS WHILE YOUR CAR IS RUNNING INSIDE THE GARAGE.
37. UNIT OWNERS MUST WAIT UNTIL THE GARAGE DOORS ARE COMPLETELY CLOSED BEFORE LEAVING THE OUTSIDE PARKING AREA OR STOP IMMEDIATELY AFTER ENTERING THE GARAGE AND WAIT UNTIL THE DOOR IS COMPLETELY DOWN BEFORE PROCEEDING TO THEIR PARKING SPACE (ESPECIALLY UNIT OWNERS IN THE BACK HALF OF THE GARAGE). LEAVING THE AREA TOO QUICKLY BEFORE THE DOORS ARE CLOSED MEANS ANYONE IS FREE TO ROAM THE BUILDING AT WILL – JEOPARDIZING THE SAFETY OF ALL THE UNIT OWNERS.

38. CARS SHALL BE PARKED WITHIN THE YELLOW LINES OF THE PARKING PLACES (NOT TOUCHING OR ON THE LINES). REPEATED VIOLATORS WILL BE FINED.
39. CARS PARKED IN THE GUEST AREA SHOULD BE PARKED SO THAT THEY DO NOT INTERFERE WITH INGRESSES AND EGRESS OF THE GARAGES.
40. NO AUTOMOBILE REPAIRS, GREASE OR OIL CHANGES ARE ALLOWED IN THE PARKING GARAGE.
41. AUTOMOBILE DROPPINGS SHOULD BE CLEANED BY THE OFFENDING UNIT OWNER. IF A CORRECTION IS NOT UNDERTAKEN, THE BOARD WILL PAY TO HAVE IT PROFESSIONALLY CLEANED AND BILL THE UNIT OWNER.
42. THE ONLY ITEMS PERMITTED TO BE KEPT IN THE GARAGE WILL BE A TOTAL OF THREE (3) ITEMS COMPRISING OF EITHER BICYCLE, CART, STROLLER OR 2 BIKES AND A SHOPPING CART **(REVISED 06/23/2016)**.
43. ANY GUEST PARKING, EVEN IF JUST OVER NIGHT, MUST DISPLAY THEIR HOST'S UNIT NUMBER ON THE DASHBOARD. **(ADOPTED 08/01/2022)**.
44. A UNIT OWNER MAY RENT THEIR PARKING SPACE OUT TO **ANOTHER UNIT OWNER/BUILDING RESIDENT**, BUT PLEASE NOTIFY THE BOARD WITH THE NAME AND UNIT NUMBER OF THE PERSON YOU ARE RENTING TO IN CASE OF AN EMERGENCY.
45. ALL UNIT OWNERS MUST PROVIDE THE ASSOCIATION WITH THE MAKE, MODEL, YEAR AND LICENSE PLATE NUMBER OF EACH VEHICLE ASSOCIATED WITH THEIR UNIT, EXCLUDING GUEST VEHICLES. **(ADOPTED 08/01/2022)**
46. VEHICLES PARKED WITHIN THE EAST AND WEST GARAGE OF THE CONDO, ARE TO BE PARKED WITHIN THEIR DESIGNATED ASSIGNED PARKING SPACES, BETWEEN THE YELLOW LINES, AND ARE NOT TO INTERFERE WITH THE INGRESS AND EGRESS OF ANY VEHICLE ASSIGNED TO THAT GARAGE. UNLOADING OF YOUR PRIVATE VEHICLE IS NOT TO BE DONE IN THE CENTER OF THE GARAGE, BUT FROM YOUR DESIGNATED PARKING PLACE. IF DROP-OFFS ARE NECESSARY, THEY ARE TO BE DONE FROM THE FRONT-LOADING ZONE, OR THE ALLEY SERVICE ENTRANCE. **(ADOPTED 11/21/2022)**.
47. RESIDENT PARKING ALLOWED ONLY IN THE GARAGES. HOWEVER, IF YOU WANT A FAMILY MEMBER, RELATIVE AND OR A FRIEND PARK IN YOUR SPOT OVER NIGHT OR LONGER, A WRITTEN REQUEST MUST BE DELIVERED TO THE BOARD MEMBERS STATING ALL OF THE FOLLOWING: REASON FOR PARKING, MAKE, MODEL, COLOR AND LICENSE PLATE OF THE CAR IN QUESTION AND HOW LONG THE CAR WILL BE THERE. **(ADOPTED 11/21/2022)**
- 47a. EXTEND CAB TRUCKS WILL NOT BE PERMITTED TO PARK IN THE GARAGE. SOME COMMON RULES INCLUDE:
 - HEIGHT LIMITS: NO VEHICLE OVER 6.5 TO 7 FEET TO PREVENT OVERSIZED TRUCKS GETTING STUCK.

- LENGTH LIMIT: OVERSIZED LONG BED TRUCKS MAY NOT FIT SAFELY WITHIN A STANDARD SPACE.
- WEIGHT LIMIT: HEAVY DUTY TRUCKS CAN DAMAGE GARAGE FLOORS
(ADOPTED 07/15/2025)

MOVE IN/OUT

48. ALL MOVES INTO AND OUT OF THE BUILDING ARE CURRENTLY BEING HANDLED EITHER BY THE BOARD OR MANAGEMENT COMPANY, IF ONE IS EMPLOYED.
49. YOU SHOULD ALSO KNOW THAT THERE ARE VARIOUS CHARGES ASSOCIATED WITH THE MOVE IN/OUT INCLUDING A \$1,000.00 DAMAGE SECURITY DEPOSIT, \$100.00 DEPOSIT FOR ELEVATOR KEY AND AN ADDITIONAL CHARGES FOR ANY AND ALL NECESSARY PAPER WORK INVOLVED.
- 49A IT IS THE RESPONSIBILITY OF THE UNIT OWNER TO OBTAIN A CERTIFICATE OF INSURANCE (COI) FROM THE MOVING COMPANY BEFORE MOVING IN/OUT (ADOPTED 11/19/2024)
50. IN ORDER TO BETTER MANAGE THE AMOUNT OF WASTE AND RECYCLABLES GENERATED DURING MOVE IN/OUTS, A ONE TIME FEE OF \$75.00 WILL BE IMPOSED.

PETS

51. PETS ARE LIMITED TO TWO FELINES PER UNIT (REVISED 12/14/2016)
52. VISITOR'S DOGS OR CATS MUST BE LEASHED IN COMMON AREA AND ON THE GROUNDS.
53. THE UNIT OWNER IS RESPONSIBLE FOR PROFESSIONALLY REPAIRING DAMAGE (SUBJECT TO BOARD APPROVAL) CAUSED TO THE COMMON ELEMENTS BY ANY PET OWNED BY HIM/HER INCLUDING GUESTS PETS.

SECURITY

54. ANY SUSPICIOUS APPEARING PERSON(S) OR ACTIVITIES SHOULD BE REPORTED TO THE POLICE. THE BOARD SHOULD ALSO BE ALERTED SO THEY ARE AWARE OF THE POTENTIAL PROBLEMS AND CAN ASSIST THE PROPER AUTHORITIES.
55. ALL OUTSIDE DOORS MUST BE FIRMLY CLOSED AT ALL TIMES. IF A DOOR DOES NOT CLOSE READLY, PLEASE REPORT IT TO A BOARD MEMBER IMMEDIATELY.
56. **BUILDING SECURITY IS EXTREMELY IMPORTANT. WE WILL NOT HAVE SCURITY UNLESS EACH OF YOU DO YOUR PART. PLEASE DO NOT GIVE THE LOBBY OR REAR ENTRANCE DOOR CODE TO ANYONE – IT'S USE IS STRICLTY FOR THE UNIT OWNERS – DO NOT LET ANYONE FOLLOW YOU INTO THE BUILDING – WAIT FOR THE GARAGE DOOR TO CLOSE –**

ANYONE CAN DUCK INTO THE GARAGE IF YOU DO NOT WAIT – DON'T LET A FRIENDLY FACE INTO THE BUILDING TO SEE ANOTHER UNIT OWNER – LET THE UNIT OWNER THEY CAME TO SEE DECIDE IF THEY WANT TO LET THEM INTO THE BUILDING – RELATIVE, SON

DAUGHTER, TV REPAIRMAN, DRAPERY MAN, ETC. – **IT'S THE UNIT OWNER'S DECISION – NOT YOURS**

TRASH

57. PROPER DISPOSAL OF TRASH & RECYCLE ITEMS IS REQUIRED BY OUR DISPOSAL SERVICE. ALL ITEMS MUST BE IN THE PROPER CONTAINERS. OUTSIDE – RECYCLE ITEMS ONLY. INSIDE TRASH DUMPSTER – TRASH AND MISCELLANEOUS REFUSE ITEMS MUST BE PUT INTO THE DUMPSTER. ALL GARBAGE MUST BE PLACED IN PLASTIC BAGS AND SECURELY CLOSED BEFORE BEING PLACED IN THE CHUTE AS WELL AS IN THE DUMPSTER. **(ADOPTED 03/23/2023) DOUBLE BAGGING IS ADVISABLE.**
- 57A. PLASTIC BAGS NOT ALLOWED IN RECYCLE BIN. **(ADOPTED 03/23/2023)**
- 57B ANY ITEMS MADE OUT OF POLYSTYRENE (CUPS, PLATES, PACKAGING PEANUTS, STYROFOAM, FOAM RUBBER, EGG CARTONS, MEAT TRAYS, ETC) ARE NOT ALLOWED IN THE RECYCLE BIN. **(ADOPTED 11/19/2024)**
- 57C. PIZZA BOXES ARE NOT ALLOWED IN THE RECYCLE BIN **(ADOPTED 11/19/2024)**
58. ANYONE CAUGHT CONTAMINATING THE RECYCLE COLLECTION CONTAINER WILL BE FINED \$30.00 AS WELL AS HELD RESPONSIBLE FOR THE CONTAMINATION FEE PRESENTLY \$145.00. **(CONTAMINATION FEE SUBJECT TO CHANGE WITHOUT NOTICE).**
59. UNDER NO CIRCUMSTANCES ARE FLAMMABLE MATERIALS OR EXPLOSIVES PERMITTED IN THE TRASH DUMPSTER. DISPOSAL OF LARGE ITEMS (CARPETING, APPLIANCES, FURNITURE, ETC) IS THE RESPONSIBILITY OF THE UNIT OWNER AT THEIR EXPENSE. SEE A BOARD MEMBER FOR ADDITIONAL DETAILS.
60. ALL BOXES MUST BE FLATTENED BEFORE BEING PLACED INTO THE RECYCLE BINS. ANY BOX LARGER THAN 24X24 INCHES SHOULD BE CUT INTO SMALLER PIECES. THIS WAY THE RECYCLE BIN WILL NOT FILL UP SO QUICKLY. **(ADOPTED 11/21/2022)**