

**GREEN STREET LOFTS CONDOMINIUM ASSOCIATION**  
**RULES AND REGULATIONS**

October 1, 2017

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## RULES AND REGULATIONS

It is important that this booklet remain in your unit for all future unit owners and/or tenants. It is equally important that you update this document whenever the Condo Board issues a revision.

The following rules and regulations have been designed over the years to help increase the level of security, comfort and enjoyment of our home. While actual enforcement of these rules is the responsibility of the Board of Directors (and its agent), it is incumbent on everyone--unit owners and tenants--to see that everyone complies. All infractions should be reported immediately to the Condo Board or our Property Manager.

Consider this document an addition to the legal regulations outlined more specifically in our building's Condominium Declaration. For example: rules regarding late payments of assessments and some lease arrangements are not included here, but may be found in the original Condo Dec document.

Our Declaration states that UNIT OWNERS are responsible for the cost of repair, replacement, or maintenance to common elements (including limited common elements) which are damaged due to any act of negligence or neglect by a unit owner, their family, agent, servant, tenant, guest, invitee, licensee or household pet. In addition, the Condo Board may levy fines that are the responsibility of the unit owner. Grievances should be presented in writing or in person at the next subsequent Condo Board meeting, or, directly with the Property Manager. Fines and fees are outlined through this document.

"Common elements" include, but are not limited to the following: Front and rear entries; alley-side stairwell entry; loading dock entry; lobbies; hallways; stairways; loading dock; receiving room; bike room; trash room; recycling area; elevators; etc.

Some "Limited Common Elements" include: the garage; loggias; roof; etc.

Ignorance of the rules and regulations is no excuse. This is our home. Keep it safe, clean, and happy!

### COMMON ELEMENT USE

Lobby, Hallways, Stairwells, etc.

I. No personal property is to be left in the common areas. This includes--but is not limited to--shoes, boots, umbrellas, bicycles, construction materials, shopping carts, garbage, etc. Property may be temporarily confiscated by a Board Member, Building Engineer, or Property Manager (a note will be left behind).

**Fine: Warning for first offense. \$25 thereafter.**

II. Smoking is prohibited in all common areas of the building, including the garage. (See "Loggia" and "Roof" sections for more on this.)

**Fine: \$100**

III. Offensive odors or smells which permeate into the common areas or adjoining units are prohibited. This includes--but is not limited to--smoke, paint, chemical fumes, and pet odors.

**Fine: \$25-500**

IV. Please do not post signs in the lobby or hallways. Use the lobby bulletin board. You may post temporary notes (for delivery people, open houses, etc. by the intercom, but remove them ASAP! Be careful, too!)

**Fine: \$25**

V. Please keep your guests inside your unit. Do not allow party guests, for example, to congregate in the hall, stairwells, or lobby.

**Fine: \$25-\$50**

VI. If you wish to install a doorbell, please use the "button" approved by the Condo Board. See Building Engineer.

VII. Please clean up immediately any spills, accidents, or debris for which you are responsible.

**Fine: \$25-\$100 plus costs**

#### NOTES:

The building allows you to have "Welcome mats", and temporary holiday decorations on your front door. Please keep it tasteful!

#### Passenger Elevators

VIII. The passenger elevators should not be used to move any heavy objects such as furniture, large plants, Christmas trees, appliances, construction tools and materials, etc. Use the freight elevator or the stairs for these and similar objects.

**Fine: \$200 plus repair**

IX. Spills or pet accidents should be thoroughly cleaned immediately.

**Fine: \$25 to \$100 depending upon cost**

X. Smoking in the elevators is prohibited AND illegal.

**Fine: \$250 first offense, \$50 addition each further offense.**

XI. Do not post signs in the elevator.

**Fine: \$25**

NOTES:

You may use the shopping carts to bring your groceries up in the elevator, but please, be extra careful as the stainless steel panels scratch easily. Also, please report any damage or problems to the Building Engineer, Property Manager, or Condo Board member as soon as possible.

Freight Elevator

XII . Due to the age and mechanical complexity of the freight elevator, it is suggested that you schedule its use when the Building Engineer is available to operate it for you. Otherwise, no one will be allowed to operate the freight elevator unless and until the Building Engineer can certify that the proposed operator has been thoroughly instructed as to how to operate it safely. The Building Engineer will gladly show you or your designee how it works. Failure to comply will likely be costly in repair and fine charges.

**Fine: \$250 plus repair costs.**

XIII. It is available on a "first-come" basis, with move-ins and move-outs given priority.

XIV . The freight elevator is locked at all times. The key is available for "certified" operators from the Building Engineer or a Condo Board member. The freight elevator will be inspected after each use. Be sure to read all posted procedures and instructions carefully.

XV. The freight elevator is to be used only for moving freight and construction materials, or work crews

Remember that you are responsible for all use and misuse of the elevator by your guests, employees, workmen or other contractors.

**Fine: \$50**

XVI. Always return the freight elevator to the 1st floor and lock it up.

**Fine: \$50**

NOTES:

The freight elevator is an essential element to our building and we can't afford to be without it. Please use it carefully and safely. Also, report any problems immediately to the Building Engineer, Property Manager or Condo Board member. Note, too, that the Board realizes that not all problems are caused by the operator. Just use it carefully. Repairs are expensive.

Loading Dock and Receiving Room

XVII . Parking in the loading dock is limited to the 10-to-15 minutes it takes to load or unload your car. Anything longer than that is a violation.

**Fine: Your car will be towed at vehicle owner's expense.**

XIX. Contractors and service vehicles may park in the loading dock for 15 minutes. This is also available on a first-come basis. Drivers of these vehicles may be asked to move them for trash pick-up and/or a scheduled move-in/move-out or delivery of furniture or appliances. (See next item.)

**Fine: Vehicle will be towed at vehicle owner's expense plus \$50 first violation, \$75 each additional violation.**

XX. The loading dock area is not available for washing cars or screens, etc.

**Fine: \$100**

XXII. The large loading dock door and/or the smaller entry door should never be left open and unattended.

**Fine: \$100 - \$200**

XXIII. No large parcels, deliveries, building materials, or construction debris (including old carpeting) should be left in the receiving room area without the knowledge and permission of the Building Engineer. This is done at your own risk.

**Fine: \$100**

**If arrangements have not been made, the board may elect to have the materials removed and you will be charged twice the cost plus the fine referred to above.**

XXIV. Please clean-up the dock and receiving room when you are done using it.

**Fine: \$25 plus costs**

**Note, the loading dock accesses have varying heights (approx 12 and 14 feet. Please be aware of this when arranging for deliveries. Unit owners are responsible for any damage caused by their deliveries.**

#### LIMITED COMMON ELEMENTS

Garage

XXV. Access to the garage is limited to the owners of the parking spaces and their designees. Owners are responsible for their actions as well.

XXVI. Drivers must remain in close proximity to the garage door when entering or exiting. Do not leave the area until the door is completely closed.

**Fine: \$100**

XXVII. When using the pedestrian garage door, always be sure it is completely closed and double locked.

**Fine: \$50**

XXVIII. Never park in any space other than your own designated space.

**Fine: \$200**

XXIX. By order of the fire marshall, nothing may be stored in the garage other than vehicles.  
**Fine: \$100**

NOTES:

If the garage door malfunctions or you notice any problems in the garage, please notify the Building Engineer, Property Manager or Condo Board member immediately. Should you need a replacement for your opener, see the Building Engineer. During humid weather the electronic eye may not function due to a build up of moisture. This can be rectified by wiping the eye with the cloth located on a hook on the wall. Garage owners are encouraged to use the bike racks in the basement to relieve congestion in the first floor bike room.

Loggias

XXX. Never use a hose to wash off your loggia floor as it may flood the units below. Always use a bucket and mop or similar method.

**Fine: \$100 plus damages**

XXXI. Nothing is to be thrown off the loggias. Including cigarette butts.

**Fine: \$50 first offense; plus \$75 each additional.**

XXXII. Use of charcoal grills is strictly prohibited. Gas or electric grills must be attended at all times.

**Fine: \$200 per person; doubled each additional violation**

Roof

XXXIII. No one is allowed on the roof of the building, with the following exceptions: Air conditioning repairmen or service and construction people accompanied by the Building Engineer. Advanced scheduling is encouraged.

**Fine: \$150 per person; doubled each additional violation.**

XXXIV. Any and all roof construction must be approved by the Condo Board.

**Fine: \$1,000+**

XXXV. Fifth floor unit owners with properly constructed decks have access (with their guests) to their specific area only. Access is only available through the unit. Never walk on the roof surface.

**Fine: \$200 per person; doubled each additional violation.**

XXXVI. Use of charcoal grills is prohibited. Gas or electric grills must be attended at all times.

**Fine: \$250-\$500**

XXXVII. Do not throw anything onto the roof surface or over the side of the building.

**Fine: \$100 first offense, plus \$150 each additional violation.**

XXXVIII. Report any visible wind or rain damage you may notice to the Building Engineer. Also, please report any spills or problems that may occur while using your deck.

XXXIX. Do not allow pets to walk on the roof.

**Fine:\$100 first offense, \$150 each additional. (See "PETS" section about possible removal of pet.**

NOTES:

Due to the nature of the new roof and masonry work, all roof rules and regulations will be strictly enforced and violations will be dealt with harshly.

Bicycle Room

XL . The bike room is for the storage of bicycles only; as space permits. Garage owners are encouraged to use the bike racks in the basement.

RECYCLING AREA, RUBBISH CHUTES AND DUMPSTER ROOM

XLI . Because of noise, please use the chutes during the posted hours only: 8:00 A.M. to 10:00 P.M.

**Fine: \$25**

XLII. Objects too large for the chute must be taken down the stairs and placed directly in a dumpster in our dumpster room. The dumpsters in the alley do not belong to us.

**Fine: \$50 plus repair costs.**

XLIII. All rubbish thrown down the chute must be securely bagged. Items prohibited from being disposed via the chutes: cat litter, diapers, and liquids. These should be securely wrapped, bagged, and placed in the dumpster directly. **ALSO NOTE:** All newspapers, magazines, paper, plastics, cans, and glass bottles and jars **MUST BE RECYCLED** in the recycling area. Old light bulbs can **NOT** be recycled and must be thrown away as trash. Please rinse clean any food or drink containers.

**Fine: \$50 each offense, plus repair costs.**

XLIV. All construction debris must be disposed of at unit owner's expense. This includes old carpeting. See Building Engineer for suggestions.

**Fine: \$100+**

NOTES:

Use of the recycling area saves the building a lot of money on waste collection fees. So, even if you're not environmentally focused, it's good business!

## GENERAL RULES AND REGULATIONS

### Security

XLV . When entering the building, never allow anyone in with you unless you are absolutely sure the person belongs in the building. If there is any doubt, ask to see their key, or offer to help them with the intercom. Do not confuse security with politeness!

**Fine: \$75 first offense; plus \$150 each additional.**

XLVI. Never leave any door propped open and unattended. This includes the door behind the mailboxes and the stairwell doors.

**Fine: \$100 first offense; plus \$200 each additional.**

XLVII. Never buzz-in anyone you are not expecting or do not know. If someone claims to be a messenger or delivery person, ask who the package is from. This is a common ploy used to gain entry. When in doubt come to the door yourself.

**Fine: \$100**

XLVII A No lockboxes containing any keys for the building or its units shall be affixed anywhere on or adjacent to the property.

**Fine: \$50**

XLVIII. Signs announcing parties or unit locations are prohibited.

**Fine: \$50**

### NOTES:

There is nothing more important than our security. It is up to everyone in the building to make this a priority. Also, do not be afraid to call the police if something seems suspicious. You can use the lobby intercoms to dial 911. Do it if you see a homeless person or anyone else in the doorways or on the dock that doesn't belong here. Please note the security procedures outlined in other sections of this document; including "Garage" and "Loading Dock". Security is everyone's job!

### Deliveries

IL. All deliveries of large items must come through the loading dock.

**Fine: \$50**

L. Newspapers shall be delivered to the lobby area only. Stealing or "borrowing" newspapers will not be tolerated.

**Fine: \$25**

### Signs

LI. Any signs on the exterior of the building (retail space) must be approved by the Condo Board.

**Fine: \$100+**

LII. No signs may be displayed in unit windows or on loggias.

**Fine: Warning; \$50**

Noise

LIII. Excessive noise from, parties, etc. is strictly prohibited during the following hours:

Monday-Thursday:	10:00P.M. to 8:00 A.M. the following day
Friday:	Midnight to 8:00 A.M. Saturday
Saturday:	Midnight to 8:00 A.M. Sunday
Sunday:	10:00 P.M. to 8:00 A.M. Monday

**Fine: Warning; \$50+**

LIV. Please do not allow your front door to slam, especially late at night.

**Fine: Warning; \$50**

NOTES:

If you have a noise problem with neighbors and feel comfortable talking to them about it, please do. Otherwise, please contact a Board Member or send a detailed note to the Property Manager or Condo Board. Please be respectful of your neighbors.

Moves and deliveries are scheduled as follows:

Monday – Friday	8:00 A.M. to 9:00 P.M.
Saturday – Sunday	9:00 A.M. to 6:00 P.M.

Pets

LV. All pets in common areas must be accompanied by a human who is responsible for the pet and capable of cleaning up after it. Dogs must be under the control of their owners while in the common areas. And no pets are allowed to roam the hallways, lobby or roof.

**Fine: Warning; \$25+**

LVI . Never use the parking lot, alley, sidewalks or tree boxes as a "dog run". And remember, the City of Chicago requires pet owners to clean up after their animals!

NOTE: Please be advised that the failure of an occupant to keep a pet in accordance with the above mentioned rules may result in removal of the offending pet and the imposition of a fine and lien against the offending unit owner (By-Laws, Article VI, Section 2).

## Grocery Carts

- LVII. Carts must be returned IMMEDIATELY to the appropriate location (recycling area or garage). If you took it from the garage, return it to the garage! IMMEDIATELY! Never leave the carts in your unit, the hallways, lobby, or garage lobby.
- Fine: \$25-\$100**

## SNAPP

- LVIII. This is the direct payment plan for your monthly assessments. Canceling SNAPP requires that the unit owner notify the management company 60-days prior to your cancellation date. If you wish to cancel and there is less than 60-days to the scheduled sale of your unit, then an escrow account must be established with the equivalent of 2 months assessment deposited in the escrow account. The escrow funds will be released to the appropriate party at closing or as soon as the Property Manager could verify that all money owed to the condo association have been paid.

## Leases

- LVIII A All owners leasing unit(s) to another party must provide the Management Company with a copy of their lease prior to the lease's effective date.

**Fine: \$50**  
If lease is not provided to Management Company within 30 days of written request to provide a copy of a lease already in effect, an addition fine of \$200.00 will be imposed.

## CONSTRUCTION AND FLOORING

### Construction Policy

- LIX. Be aware that all construction projects require written notification and approval from the Condo Board. Please allow enough time in your project's schedule to allow for this process. Please refer to the condo declaration and/or consult with the Property Manager or Board Members for specifics before beginning ANY project. Some projects may need Chicago Building Permits.
- The board reserves the right to have all proposed plans reviewed by appropriate professional (architect or engineer) prior to beginning any project. Any such expense for such activity shall be borne by the unit owner.
- Unit owners are responsible for supervising their contractors and ensuring that the workers follow all condo rules and regulations.
- Due to the delicacy and age of the building's plumbing, electrical systems, and other infrastructure elements, *any* modifications of appliances, fixtures, or HVAC systems requires *prior notification and approval* by the Board of Directors, in order that undue stress is not places on the systems.
- Garbage disposal units may not be installed anywhere in the building.

Work crews and materials should enter the building through the loading dock. See the sections about use of the freight elevator and parking in the loading dock for details on these issues.

Construction hours: 8:00 AM to 7:00 PM. Monday – Saturday  
10 AM –5PM Sundays.

See Building Engineer well in advance for scheduling.

Unit owners are responsible for arranging and paying for the removal of construction debris. Our dumpsters are NOT available. Unit owners are responsible for cleaning any dust, debris, or dirt from the hallways and any common areas on a daily basis.

Unit owners must inform all neighbors in their area, above and below, about their plans and any possible noise or "dirt" issues. Unit owners may be required to arrange for the installation of plastic in a neighbor's unit to protect their property from dust and debris. Unit owner may also be required to pay for a professional cleaning person if necessary.

Damage to any common element area during the course of construction must be repaired by Board approved vendor to board specifications within 60 days. Failure to do so may result in a stiff fine plus the costs of repair. Board reserves the right to terminate any construction project.

Any work that involves the sprinkler system or the roof must be scheduled in advance with the Property Manager.

All contractors working in units must have appropriate liability and worker's comp insurance.

All regulations regarding shopping carts shall be following by contractors or other unit owner's agents.

Please be aware that any damage caused by your contractor or other agent is your responsibility and you will be held liable for any of there action.

Please advise your contractor of the parking policies and have parking arrangements made prior to beginning your project.

**Fine: \$25-\$1,000+**

#### Flooring Policy

LX. See "Construction Policy" for details involving work crews, debris removal, parking and other issues.

The Condo Board requires advanced notice of any flooring project in order to assure that all regulations are met in advance. Please see a Board member or Property Manager very early in your planning stage as the Board reserves the right to halt any project at any time should violations occur. This is a serious issue, as you'll see.

**Fine: \$100-\$500**

## CARPETING, WOOD, AND TILE FLOORS

The Board requires underlayment be installed under carpeting.

All other flooring installed in units on floors 3, 4, and 5, (in areas other than the kitchen and bathroom) must meet the following minimum standards:

Underlayment of one-quarter inch (¼") cork, beneath other sub flooring. appropriate to the particular hard surface flooring.

This is to insure sufficient sound deadening between floors.

## FLOOR FINISHING

Whenever possible, it is strongly suggested that you consider finishing your wood floors with new water based finishes. They do not smell as much and they dry quickly. Traditional oil-based finishes are extremely odorous and may be toxic.

If you choose to use oil based finishes it is important that you provide adequate ventilation through your windows and utilize fans.

In the event that the ventilation is inadequate, be prepared to provide hotel accommodations for any neighbors affected by your odors.

Please pay close attention to the following policy:

Before you begin (in planning stage), consult the Board or Property Manager.

Consult with the Building Engineer about scheduling debris removal and material delivery even before you call your flooring installer. These issues should be part of your price quote.

**NOTIFY YOUR NEIGHBORS OF YOUR PLANS WELL IN ADVANCE.** You must consult with your immediate neighbors on your floor and those neighbors directly below you and on either side of them. Take special note of the following...

No matter what type of flooring you install or remove, the hammering or "banging" involved will cause dust and debris to fall from the ceilings of the unit below you and on either side of it. We know this through experience. You may be required (at your

neighbor's request) to arrange for the installation of plastic in their unit to protect from the fall-out. See the Building Engineer for assistance. You may also be required to pay for the professional cleaning of your neighbor's unit should it require it. Note that carpet installation causes the least fall out, while wood (from installation AND sanding) kicks up quite a bit. Again, pre-finished Pergo-style "floating wood floors" require no hammering.

These policies are in effect for the re-finishing of wood floors, too.

Understand that the Condo Board (and your neighbors) will work with you so you may have what you want. The Board will strictly enforce this rule and reserves the right to stop the project at any point to insure compliance. If you are selling your unit, please inform your realtor of these policies as a consideration to your buyer.

**NO FLOORING PROJECT (INCLUDING REFINISHING) MAY BEGIN WITHOUT THE KNOWLEDGE AND APPROVAL OF THE CONDO BOARD.**

The board reserves the right to levy a fine to any unit owner whose behavior after notice violates the letter or the spirit of these rules, whether or not a specific provision had been listed above.

## SOME FEES AND PROCEDURES

### Keys

Each unit was originally given 3 Medeco Master Keys to the building at no charge. Should you require an additional key (or keys) you may request them from the Property Manager. There is a fee (non-refundable) listed later in this document. The keys are numbered for security and in case of lost and found. Note that if a key should break, please return the numbered part to the Building Engineer for a replacement at no cost. Lost keys will not be replaced for free.

In the event that a key is lost requiring rekeying and the issuance of new keys to all owners, the cost of such may, at the option of the board, be borne by the individual responsible for the lost key.

As a courtesy to our residents, unit owners may give a set of their unit keys to the Building Engineer in order to assist in deliveries or in case of emergencies. The Condo Board members can supply you with your extra keys should you be locked out, and should a Board member be available. You may be issued a fine for this, but it's cheaper than a locksmith.

### Telephone Hook-Ups

The telephone switching box is located at the bottom of the west staircase. Should the door be locked, see the Building Engineer or Board Member for access.

## Cable TV

The Association pays for your Basic Cable service. Should your service guy ask where the building's master connection is...it's on the wall in the alley. There is nothing inside.

## Satellite Dishes

At this time 5th floor unit owners with properly constructed roof rooms or decks may install mini-dishes to those structures with Board approval. Satellite dishes may be installed on loggias, but must be attached in a manner and location approved by the board.

## Master Electrical Breakers

Should you experience a power outage in your entire unit and all of your circuit breakers are fine, the master power switches are located behind the door around the corner from the rubbish chute. The Building Engineer and Condo Board members have keys.

## Christmas Trees

As mentioned elsewhere, all trees must enter and exit via the loading dock and up and down in the freight elevator. You must clean-up your path in the hallway immediately. Also, consult the Building Engineer before removing your tree.

## Firewood

Again, use the loading dock and freight elevator, and clean-up your path. Wood may be stored in your unit or on your loggia only. Not the roof or the garage.

## Storage

The building does not offer any additional storage space other than the Bike Room.

## "Fests"

In order to save unit owners money on some regularly needed maintenance items, the Board has scheduled "Fests" to take advantage of lower group or bulk rates. Some annual "fests" include "A.C. Fest" for air conditioner check-ups each spring. "Furnace Fest" and "Fire Place or Chimney Fest". Obviously these are optional and you may use whatever service company you wish per your schedule.

## Doorbells

As mentioned earlier, approved doorbell buttons may be purchased from the Building Engineer.

## FINES

Any grievance must be submitted in writing to the Condo Board (directly to a member or through the Property Manager) or, in person at a scheduled Board meeting.

The Board reserves the right to reduce or waive any fine based on mitigating circumstances which are presented by the offending party. Please be advised, however, that the Board will review each and rule violation seriously. The aforementioned rules are designed to enhance the quality of life for all residents, and as such, all rules shall be strictly enforced.

Fines and fees are subject to change.

## PAYMENTS

All fees and/or fines will appear on your monthly assessment statement. Consult the Property Manager with questions.

### Current Fees:

Medeco Master Keys:	\$55 per key
Lockout Fee:	\$25
	\$75 during quiet hours
Move in Fee	\$100
Move out Fee	\$100

**ELECTRONIC COMMUNICATION  
FOR  
GREEN STREET LOFTS CONDOMINIUM ASSOCIATION**

Pursuant to Section 18.4(s) of the Illinois Condominium Property Act (“Act”), Unit Owners may opt-in to receive electronic mail notices of all notices and communications required or contemplated by the Illinois Condominium Property Act, the Declaration, the Rules and Regulations and any other applicable law in lieu of receiving a paper copy of such notices and correspondence by completing and submitting the Electronic Communication Opt-In Form attached as Exhibit A.<sup>1</sup>

By opting-in to email notification program (‘going paperless’), each Unit Owner understands and agrees that: (i) certain documents will continue to be delivered via mail that are not included in the e-mail notification program and that in the future some or all of these documents may be made available for viewing online at the Association’s official website, if any; (ii) Unit Owner’s consent to receive email notifications, and/or view documents electronically, shall remain in effect until such Unit Owner submits a written request to the Board to once again receive paper notification or the Unit Owner no longer has an ownership interest in a Unit in the Association; and (iii) such Unit Owner hereby waives the right to receive written notices required by the Illinois Condominium Property Act, the Association’s Declaration or the Illinois Not-for-Profit Corporation Act in lieu of accepting notices by email notification.

(Adopted May 5, 2016)

**RENTAL CAP**

Rental cap of 30%. Once we have reached the cap of 30% of the units in the building rented, no other units may be considered rentable. Sudler will manage the percentage and maintain a waiting list, should it become necessary.

Any owner who wishes to rent their unit may do so as long as we are under the cap, provided other qualifications are met. For example, any buyer (after the effective date) must reside in the unit (or it must be inhabited by an immediate family member) for a minimum of one (1) year (from closing date), before that unit may even be considered for rent.

Current owners who have active leases at the effective date may continue to rent their unit(s) as long as they own them as rental units. (That’s “The Grandfather Clause”.) However, these rights are forfeited should any rental unit be sold or otherwise occupied by the owner or non-paying family member. The unit will no longer be considered a rental and will no longer count against the cap.

The term of all leases shall not be less than one (1) year.

(Adopted October 1, 2017)

**NON-SMOKING BUILDING**

All smoking (Cigarette, cigar, pipe, tobacco or other smoking) is prohibited in all Units, Limited Common Elements (including loggias' and roof decks) and all interior and exterior Common Elements (including loading dock and front porch).

(Adopted October 1, 2017)

Green Street Lofts/rules&regs.2017