
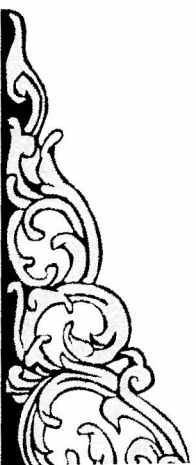




Langstrom Court Townhome Condominium Association

Rules & Regulations

Adopted October 2007



Arris Management of Illinois
460 Wright Court Bolingbrook, IL 60440
Telephone: 630-739-9460
Fax: 630-739-9467

LANGSTROM COURT CONDOMINIUM ASSOCIATION
RULES & REGULATIONS

Adopted October, 2007

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INTRODUCTION

The following rules and regulations are applicable to all Unit Owners of the Langstrom Court Condominium Association, and/or guests/or invitees.

As we desire to maintain our property, we feel sure you recognize the need for rules and regulations to keep all facets of the Association running smoothly and to ensure a comfortable and enjoyable living environment for all.

All Unit Owners are responsible for maintaining the rules and regulations as set forth herein. The Unit Owners, are likewise, responsible for advising any guests/invitees, who may be visiting the premises of their Condominium Unit or common areas of the rules and regulations.

Failure to comply with these rules and regulations may result in the imposition of a fine as set forth in the following pages.

BEING A GOOD NEIGHBOR - One of the most important things you can do to create a positive living environment is to be a good neighbor. Being a good neighbor means being a pleasant fellow resident and doing all possible to avoid causing disturbances that may trouble or inconvenience others. Of particular importance is for you to make every effort to keep noise levels down and contained within your own Unit.

Cleanliness is also important. Please put forth every possible effort to keep your Unit and surrounding common areas clean. If you, or contractors working on your Unit, make a mess in the common or limited common areas, you are expected to promptly clean up the mess in order to maintain a pleasant appearance in our community. In addition, on a day-to-day basis, please pick up after yourself in the common areas.

BUILDING MANAGEMENT - The Board of Directors ("Board") hired Arris Management of Illinois, Management (hereafter referred to as "Management") to handle the day-to-day business of the Association (Unit Owners). Management is under contract, directed by the Board, and is responsible for the conduct and performance of all common areas, maintenance and services contracted. Management is paid through the Association via your Association fees.

For emergencies - police, fire, ambulance, etc. – please call **911**. For other building emergencies, problems, questions and complaints, Unit Owners are asked to contact Management at -

Arris Management of Illinois, Inc,
27W460 Beecher Ave., Suite C
Winfield, IL 60190

630-690-6867
630-690-6861 (FAX)

Kelly Alberti, Property Manager
kalberti@villagepm.com

CHAPTER 1

ADMINISTRATION

- A. Board of Directors. The Board of Directors of the Association is comprised of three (3) elected Owners. Terms are two (2) year terms. The Board of Directors administers the functions of the Association. Board Members do not receive pay.
- B. Board Meetings. The Board meets at periodic intervals. The exact date, location and time of the quarterly and annual Board Meetings is announced to all Unit Owners via mail or hand delivery of the notice.
- C. Annual Meeting. Each year, in the month of January, the Owners meet to elect or re-elect Board Members to fill the expiring terms, as well as to discuss other Association business. Notice will be sent to all Owners as to the date, time and location. This notice will be mailed at least 10 days, but no more than 30 days, in advance of the meeting. The By-laws require that the annual members meeting take place within 15 days of the anniversary of the first annual meeting, which was held on January 17, 2007.
- D. Management. The Board of Directors, pursuant to its powers, has retained the services of a professional Management Company. Owners should contact Management on all administrative and maintenance matters.

CHAPTER 2

ADVERTISING

- A. Signs. No Owner shall display any sign or billboard on any part of any Unit except as follows:
1. One "For Sale" sign, as provided by a Realtor, may be displayed in a bedroom window for as long as the Owner owns the Unit.
 2. All signs shall be removed within 24 hours after the sale has closed.
 3. Automobile "For Sale" signs are not permitted on any Common and/or Limited Common Property (including Unit driveways).
- B. Garage Sales. Individual garage sales (and signs) are not permitted.
- C. Soliciting. No soliciting is permitted on the Langstrom Court Property.

CHAPTER 3

APPEARANCE RULES

- A. Antennae and Satellite Dishes. Radio, television, transmission and reception antennae may not be installed on the roof of any Unit. All antennae must be installed within the attic of a Unit. Satellite Dishes may not be installed on the front elevation or front portion on the roof of a Unit to be visible from the adjacent road or sidewalks, and satellite dishes may not be installed in the front yard of a Unit. The foregoing notwithstanding, satellite dishes less than 24" in diameter may be installed on the rear elevation roof to the extent not visible from the adjacent road and sidewalks. Unit Owner must contact Management to sign a "Satellite Dish Agreement" waiver prior to Board approval for such an installation.
- B. Attic Fan. Attic Fans are permitted subject to prior Board approval. All attic fans shall be installed by experienced, licensed, insured and reputable contractors. Management must be contacted and an architectural variance form completed, which stipulates Owner responsibility going forward, as well as transfer of responsibility upon sale to new Owner, which must be disclosed at closing.
- C. Awnings. Awnings are prohibited.
- D. Barbecue Grills. Only charcoal grills and L.P. grills are permitted.
- E. Bug Zappers. Electric insect repellent devices are prohibited.
- F. Decks. Decks are prohibited.
- G. Fences. Fences are prohibited, other than the privacy fences installed by the Association.
- H. Exterior Light Fixtures. Replacement fixtures are the responsibility of the Association. No additional light fixtures are permitted.
- I. Exterior Lighting. Outside garage lights shall have light sensor bulbs and be left on at all times. Malibu-style lights may be permitted upon prior written approval of the Board. An Architectural Variance Form must first be completed (see Appendix A, Architectural Variance Form), which stipulates Owner responsibility going forward.
- J. Flags. Flag brackets are permitted on Unit, attached to wooden frame of garage door ONLY. Vertical flag poles are prohibited. Flags shall not exceed five (5) square feet.
- K. Garden Hoses. All garden hoses shall be coiled and stored flush against the exterior surface of the building, out of view, adjacent to the spigot (in the rear) or in the garage (in the front). Mounted hose holders are prohibited.
- L. Landscaping. The following modifications may be made without Association approval.
1. Flowers. Flowers or bulbs are permitted only in existing beds next to unit. Notwithstanding the aforementioned, no flowers or bulbs shall be installed near or around trees. Any tree that dies due to violation of this provision shall be replaced with a tree of the same size and species at the Owner's expense. Said flowers and bulbs shall be

installed, watered, replaced, and maintained at the Owner's expense.

2. **Hanging Baskets.** Hanging baskets are prohibited on the front elevation of the unit on soffit or fascia. Hanging baskets are permitted in flowerbeds but shall be removed or stored out of sight during the winter season.

3. **Other Landscape.** Other than those landscape modifications mentioned above, all other modifications are not permitted.

4. **WATERING. EACH OWNER SHALL WATER AND SPRINKLE THE LANDSCAPE AND LAWN ADJACENT TO THEIR UNIT TO KEEP THE AREA PLUSH AND GREEN. IF THE OWNER FAILS TO WATER, THE ASSOCIATION HAS THE RIGHT TO ATTACH HOSES AND SPRINKLERS TO THE OWNERS OUTSIDE SPIGOT AND WATER THE AREAS AS NEEDED. FURTHERMORE, IT SHALL BE THE ASSOCIATION'S RESPONSIBILITY TO REPAIR OR REPLACE ANY GRASS, SODDING, OR LANDSCAPE WHICH HAS BEEN DAMAGED OR DESTROYED BY THE ACTIONS OR OMISSIONS OF ANY OWNER, BUT IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO PAY ALL ASSOCIATED COSTS OF REPLACEMENT.**

M. Patios. Patios shall remain as installed by builder and not modified.

N. Portable Sporting/Recreational Equipment. Children's recreational items are permitted, provided they are removed and stored out of sight after use each day.

O. Radon Reduction. Radon remediation cannot be done without Board notification. An Architectural Variance Form (see Appendix A, Architectural Variance Form) must first be completed, which stipulates Owner responsibility going forward. Remediation method must be oversize down-spouting of a color matching the existing downspouts.

P. Sporting Equipment. Permanently installed sporting equipment, including but not limited to, basketball backboards and volleyball nets, are prohibited. Absolutely no portable basketball hoops are permitted.

Q. Storm Doors. Storm doors shall be of cream color to match trim of door jam and of "clear view" style. Approval by the Board is required after an architectural variance form is submitted. Repairs and/or replacement is at Unit Owner expense.

R. Unit Decorations. No more than three (3) decorations in front are permitted, not to exceed four (4) feet tall by two (2) feet wide, and one (1) foot deep. Door decorations are permitted. Seasonal wreaths, lighting, etc. are permitted four (4) weeks prior to the winter holidays, but shall be removed by January 31.

S. Window Air Conditioners and Fans. Window air conditioners and/or fans that extend beyond the outside of any window frame are prohibited.

CHAPTER 4

ASSESSMENT POLICY

- A. General. The Association is funded by dues paid by each member. The dues are to be paid by the first of the month. Payment should be made by sending your check, money order or bank transfer made payable to Langstrom Court Condominium Association, to the Management Company. Arrangements for automatic debit from your checking account may also be made with the Management.
- B. Delinquency. Any assessment not paid by the first of the month (grace period of two weeks). The 15th of each month (or after) is considered late payment and shall constitute a delinquency.
- C. Late Charge. A late fee of \$25.00 shall be charged if payment is not received before the fifteenth (15th) of the month.
- D. Legal Proceedings. The Association has the right to initiate legal proceedings against any Owner who is delinquent. All court costs and attorney fees will be added to the arrearage and paid for by the Owner.
- E. Rule Violation. Any penalties levied by the Board for Association violations not paid within fifteen (15) days of the notification of the Board's decision shall be deemed delinquent and subject to the above assessment enforcement procedures.
- F. Special Assessments. From time to time, the Association may levy a special assessment. All of the above assessment procedures apply to special assessments unless special arrangement has been made with the Board (in cases of hardship).

CHAPTER 5

BUILDING USE

A. General. No disruptive, unlawful, dangerous, noxious or offensive activities shall be carried out in any Unit or any part of the Condominium/Townhouse property. Each Unit Owner, at the Owner's expense, will comply with, perform, and fully satisfy (and will insure that the guests/invitees will comply with, perform and fully satisfy) all city, state, and federal laws, statutes, ordinances, regulations, orders or requirements affecting the Unit.

B. Common Elements/Common Property. Common Elements shall be used only by the Unit Owners and their family members, guests/and or/invitees. Residents are responsible for their family members, guests/and or invitees. The use, maintenance and operation of the Common Elements shall not be obstructed, damaged or unreasonably interfered with by any Unit Owner. All damage to Common Elements caused by any Unit Owner, family member, guest and/or invitee or pet will be the responsibility of and will be paid for by the Unit Owner. The Board and/or Management is specifically authorized to assess the responsible Unit Owner for the costs of repairing the damage to the Common Elements, and any such assessment will be collected in the same manner as a special assessment.

C. Residential. Subject to the provisions of the By-Laws, no part of the property shall be used for purposes other than as a residence and the related common purposes for which the property was designed. Each residential condominium Unit will be occupied and used by its respective Unit Owner(s) as a private dwelling only, for such Owners, their family members, social guests/and or/invitees, and for no other purpose whatsoever. The foregoing restrictions as to residence shall not, however, be construed in such manner as to prohibit a Unit Owner from:

1. Maintaining his professional library
2. Keeping his personal business or professional records or accounts
3. Handling his personal business and professional telephone calls or correspondence

Such uses are expressly declared customarily incidental to the residential use and not in violation of said restrictions.

No Unit Owner may lease any part of his/her Unit for transient or hotel purposes.

CHAPTER 6

ENFORCEMENT OF RULES

A. Declaration Provisions. The Association, or any Owner, shall have the right to enforce all restrictions, conditions, covenants, liens and charges now or hereafter imposed, and Rules & Regulations. Failure by the Association or by any Owner to enforce any Covenant, Restriction, By-Law or Rule & Regulation contained herein shall in no event be deemed a waiver of the right to do so thereafter.

B. Fine System. Violation of any Covenant, Condition, Restriction or the Declarations, By-Laws, or Rules & Regulations shall be subject to a penalty not exceeding \$500.00 per violation and revocation of privileges until said penalty is paid and the violation is corrected.

C. Procedural Rules. No penalty shall be assessed unless a hearing is held in accordance with the following procedural rules.

1. Time Limitations - Complaints must be filed in writing within 7 days of violation. (See Appendix B, Complaint Form.)
2. Hearing Body – The Board shall constitute the Hearing Body and will notify Management.
3. Continuances - Continuances shall be granted for cause, except each side shall be allowed one continuance without showing cause.
 - a. Cause is defined as:
 - i. Party or witness out of town.
 - ii. Party or witness ill.
 - iii. Death in family of party or witness.

Requests for continuances must be communicated to the Board and to Management within a reasonable time before said hearing date.

D. Unanimous Vote Required. Unanimous decision is required by the Board for a violation and penalty.

E. Enforcement.

1. Warning letter sent by Management.
2. Fee Schedule –
 - A. \$75 first offense
 - B. \$150 second offense
 - C. \$300 third offense
3. Legal Proceedings – if conclusion cannot be made reasonably.
4. Physical Action – Notwithstanding anything to the contrary, Management, acting on behalf of the Board, may physically remove architectural or appearance violations, etc., if the Owner fails to do so within the period of time granted by the Board. All costs related to said action shall be back charged to the Owner and shall be added to any penalties already assessed and shall be subject to the enforcement provisions stated in these rules.

F. Definitions. Any decision of the Board is final. When two or more complaints are filed against an Owner for the same claimed violation, before a decision of the Board is rendered, they will be heard at the same time and the decision of the Board will be considered as one violation.

G. Complaints. Owners, Committee members, and/or Board members must file complaints in writing to

Management. Management may file complaints as necessary, upon pre-authorization of the Board.

H. Notices. The complaint shall be delivered by personal service or by mail to the alleged violator's address a reasonable time before the hearing date.

I. Penalties. The Board may assess a fine for violation of any of the Association Rules & Regulations or provisions in the Declaration or By-Laws. Notwithstanding, the assessment of a fine shall not limit the Association from pursuing any legal remedy in law or equity.

J. Inconsistencies. All penalties or parts of penalties inconsistent with the Declarations or By-Laws are hereby repealed.

CHAPTER 7

INSURANCE

A. Common Elements. The Association provides insurance on the Common Elements in the form of:

1. Property coverage
2. Comprehensive General Commercial Liability coverage
3. Directors and Officers Liability coverage
4. Workers Compensation coverage
5. Fidelity coverage

B. Owners Insurance. Each Owner must maintain at his/her own expense insurance coverage, with a policy minimum of \$100,000 for interior building replacement. Contact your insurance agent or broker. The agent will suggest the best type of coverage for you. The policy should provide property insurance for Owner contents and liability insurance for Owner negligent acts. Annually, at the time of renewal, a copy of the Owner's certificate of insurance shall be mailed to the Management office, showing the Association as an additional insured. Failure to do so with 15 days of renewal may be subject to a violation and may result in a fine.

CHAPTER 8

LIMITATIONS, USE AND PROPERTY RESTRICTIONS

A. Animals. No undomesticated animals, livestock, or poultry of any kind shall be raised, bred, or kept in any Unit. No more than one (1) dog, one (1) cat, and one (1) bird shall be kept or allowed in any Unit, provided said pet is not kept for any commercial purposes, and provided they shall be kept in strict accordance with the administrative rules and regulations relating to household pets adopted by the Board, and provided that said pet shall, in the judgment of the Board, not constitute a nuisance to others. The administrative rules and regulations shall include at a minimum the following:

1. ALL PETS SHALL BE KEPT ON A LEASH AT ALL TIMES WHILE OUTSIDE A UNIT AND SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.
2. ALL FORMS OF EXCREMENT OF PETS SHALL BE IMMEDIATELY REMOVED FROM LAWNS, DRIVEWAYS, PATIOS, COMMON AREAS AND LANDSCAPED AREAS.
3. ANY OWNER (OR FAMILY MEMBER) WHO HOUSES A PET WHICH IS THE SUBJECT OF THREE (3) JUSTIFIABLE COMPLAINTS OR VIOLATIONS SHALL FORTHWITH PERMANENTLY REMOVE THE PET FROM THE UNIT UPON NOTICE FROM THE BOARD.
4. NON-COMPLIANCE WITH ANY OF THE ABOVE POLICIES MAY RESULT IN A FINE OF \$75.00 FOR EACH OCCURANCE, AND WILL BE ENFORCED AND COLLECTED AS ALL OTHER ASSESSMENTS.

B. Auto Repairs. Owners are restricted to repairing only their own vehicles. All repairs shall be restricted to the garage of said Unit. All repairs shall be completed within 24 hours and the vehicle shall be movable. No repairs of any vehicles shall be allowed on the Common Elements.

C. Commercial Activities. No commercial activities of any kind, unless otherwise provided in the Rules & Regulations, shall be conducted in any Unit or on the Property by Owners.

D. Easements. No structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction in the flow of drainage, or obstruct or retard the flow of water through the drainage channels.

E. Laundry/Clothesline. No laundry and/or clothesline shall be placed on the exterior of any Unit or on the Common Elements.

F. Recreational Vehicles. The use on the Common Elements of recreational vehicles, including, but not limited to, snow mobiles, mini-bikes and go-carts, is prohibited.

G. Repairs/Remodeling. Any construction or remodeling (such as allowed within the rules set forth in the Declaration) which would cause a disturbing noise must be carried out between the normal working hours of 8:00 am and 8:00 pm. Any debris from remodeling or redecorating must be properly disposed of by making arrangements with Management or with a trash pick-up company. Additional costs for pick-up imposed by the disposal company are the responsibility of the Unit Owner.

H. Storage Sheds/Doghouses. Storage sheds and/or dog houses or dog runs are prohibited on the exterior of a Unit.

I. Toys. Toys, kiddie pools, tricycles, bikes, etc shall not be left on Common Elements when not in use.

J. Trash. Trash, garbage and all other waste shall be kept only in sanitary containers and shall be regularly disposed of in a sanitary manner as prescribed by the Rules and Regulations of the Board. Owners shall only use trash receptacles with an attached lid which has been approved by the Association and the City of Naperville. Recycle bins are provided by the City of Naperville for recycling. Trash receptacles shall be stored in the garage of the Unit. No trash or recycle shall be placed at the curb prior to 5:00 pm the night before pick-up. All trash and recycle containers will be removed from the curb the same day as pick-up occurs. On windy days, be sure your recyclables or trash/garbage is properly secured to avoid littering the neighborhood. Offenders may be fined.

CHAPTER 9

MAINTENANCE

- A. Definitions. Maintenance is responsible for maintenance of the Common areas ONLY.
- B. Common Elements. Common Elements shall mean all portions of the property except the Units, including Limited Common Elements, unless otherwise specified.
- C. Landscape. The Association shall maintain and replace all landscape on the Common Elements. The Association shall maintain all original landscape installed by the Developer on the property. Any additions to landscaping added by the Owner shall be the maintenance responsibility of the Owner. In addition, the Association shall have no obligation to maintain landscape which is surrounded by objects preventing access. Should any original landscape die, it shall be the duty of the Owner to notify the Association so an inspection can be performed to determine the cause of death and the species of the plant involved. Under no circumstances shall the plant be removed until the Association shall have made an inspection. Removal before the inspection may, within the discretion of the Association, be deemed a forfeiture by the Owner of the right to replacement at no charge.

THE ASSOCIATION MAINTENANCE DOES NOT INCLUDE A DUTY TO WATER.
Owners are responsible for watering ALL landscape adjacent to their Units.

- D. Limited Common Elements. The Association shall maintain, repair or replace the Limited Common Elements subject to the right of the Association to do so and back charge the Units benefited. Notwithstanding the aforementioned, the Owner shall be responsible for the cost AND repair, replacement or maintenance of the following Limited Common Elements:
1. All doors and their component parts, including garage door;
 2. All windows and their component parts; (written permission of the Board prior to any window replacement, so that consistency remains)
 3. All walls, ceilings and floors with respect to which each Owner is entitled to exclusive use.
- E. Units. It is the sole responsibility of each Owner to maintain and repair his/her Unit.
- F. Maintenance Responsibility (quick reference)

CHAPTER 10

PARKING

- A. Declaration Provisions. Each Owner shall be provided with parking spaces on the driveway to his Unit and in his garage. The driveway is considered a Limited Common Element. All off-street parking is un-assigned and is intended for the use of visitors and guests.
- B. Driveways. Parking of any vehicle in a manner which obstructs driveway access is prohibited. The parking of any mobile home, trailer, motor home, tractor, truck (other than a pick-up truck), campers, boats or other water craft, or any other related form of transportation, in the off-street parking or the driveway to each assigned garage is prohibited.
- C. Heavy Vehicles. Vehicles with a weight in excess of 6,500 lbs. are prohibited from being parked on a driveway or in the off-street parking areas.
- D. Mail Boxes. Parking in front of mailboxes is prohibited.
- E. Parking Regulations. All Owners and guests and/or invitees shall comply with all City ordinances and State laws and all posted or marked traffic signs and symbols, as well as notices distributed by the Association (see Appendix C, Motor Vehicle Parking Rules and Regulations).
- F. Recreational Vehicles. Recreational vehicles, trailers, boats, and disabled vehicles are prohibited from being parked on the property, except in garages with the door closed.
- G. Special Vehicles. No commercial vehicles, buses, trucks (other than so-called trucks commonly used in lieu of a personal automobile), or limousines shall be parked or stored on the driveway of a Unit or in the off-street parking areas.
- H. Sustained Parking. No owner or his family member, guest and/or invitee shall park any vehicle within the off-street parking area on a permanent, semi-permanent, or sustained basis. Any such vehicle shall be parked in the Unit Owners driveway or Unit Owners garage. Parking in Unit driveway or off-street parking areas for 24 consecutive hours shall be defined as parking on a sustained basis.

CHAPTER 11

SAFETY

A. Fire. Call Fire Department - City of Naperville - **911** - emergency; or call 630/420-6142 for non-emergency. Then alert your neighbors, and finally call Management. Upon exiting your town home, close all doors and windows and leave them unlocked for easy access for the fire department. Keep the following items in your townhouse:

1. Flashlight
2. Candle
3. Masking tape for sealing cracks
4. Escape ropes long enough to reach the ground from second story.

Maintenance of fire alarms and smoke detectors will be checked yearly by a service hired by the Management Company. Notification will be made prior to the inspection.

B. Tornado. Stay away from outside walls and windows as you can. Seek shelter in the basement of your Unit. Try to take a battery operated radio, candles, or flashlight with you. Follow emergency procedures as instructed by any emergency warning system.

C. Security Disclaimer.

1. No representation. Neither the Association, nor its Board of Directors, nor employees nor agents make any representation, written or oral, concerning the safety of the community or effectiveness or operability of any security devices or security measures.
2. No Warranty or Guarantee. Neither the Association, its Board of Directors, nor employees warrant or guarantee the safety or security of residents, occupants, owners or their guests or invitees against the criminal or wrongful acts of third parties. Each resident, occupant, owner, guests, or invitee is responsible for protecting his or her own person and property.
3. No Reliance on Security Devices or Measures. Neither the Association, its Board of Directors, nor employees, nor agents warrant or guarantee that security devices or measures, if any, may or may not fail or be thwarted by criminals or by electrical or mechanical malfunction. Residents, occupants, owners, guests, or invitee should not rely on such devices or measures and should protect themselves and their property as if such devices or measures did not exist.
4. Duty of Resident or Occupant. It shall be the duty of each resident, occupant, or owner to convey this disclaimer to his or her guests, or invitees.

DISCLAIMER

The above information is offered for informational purposes only. The Association, its agents and employees disclaim all liability for the following or non-following of the above.

CHAPTER 12

SALES AND LEASES

A. Sales. All owners must notify Management of their intent to sell. The Association will provide you with an assessment letter at Owner's expense, which you will need to present to the title company to clear the exceptions to title concerning liens for Association dues.

Fee schedule for assessment letter and paperwork concerning liens and dues is as follows:

- \$100 for two-week prior request
- \$150 for 24 to 48-hour notice
- \$300 for same day request

B. Leases. Any lease or rental agreement for a Unit shall be in writing and shall be subject to this Declaration and Bylaws any amendments thereto, and the Association. No Unit may be leased or rented for less than thirty (30) days. In addition, all restrictions contained in any documents recorded against the Property prior to the date hereof or ordinances, resolutions or other regulations of government authorities affecting the Property shall apply to the use of any part of the Property. Unit Owners shall deliver a copy of the signed lease to the Board or memorandum of the lease if it is oral not later than the date of occupancy or ten (10) days after the lease is signed, whichever occurs first. The Association shall have the right to seek to enjoin a tenant from occupying a Unit or seek to evict a tenant under the provisions of Articles IX of the Civil Court of Civil Procedure of Illinois for failure of the Owner to comply with the leasing requirements set forth in these bylaws. Further the Association may proceed directly against the tenant, at or in equity, for any other breach by tenant of the Condominium Instruments.

C. Service Charge. The Association reserves the right to charge Owners a processing fee for all sales and requests for refinancing.

APPENDIX A

ARCHITECTURAL VARIANCE FORM
for the
Langstrom Court Townhomes Condominium Association

PLEASE PRINT

NAME: _____

ADDRESS: _____

TELEPHONE: _____

DESCRIPTION AND DIAGRAM OF REQUEST:

Description Here: _____

Diagram Here: If you have photos, please attached them here or to the back of this page

For Board/Committee Use ONLY

ACTION:

☐ APPROVED, by _____

☐ DENIED

☐ RETURNED FOR MORE INFORMATION

COMMENTS: _____

PLEASE NOTE: A Plat of Survey may be required. Should you need additional space, please use a separate sheet of paper.

I acknowledge that I will be responsible for any maintenance and/or damage to or caused by the above requested items, and with respect to such items, in consideration of the Board of Directors approval of the above request. I hereby waive all rights to exterior maintenance of such items under the Declarations of Condominium Ownership and of Easements, Covenants and Restrictions for the Langstrom Court Townhomes Condominium Association.

Please return this completed form to:

Arris Management of Illinois
460 Wright Court
Bolingbrook, IL 60440

X

Signature of the Homeowner

APPENDIX B

COMPLAINT FORM
for the
Langstrom Court Townhomes Condominium Association

TODAYS DATE: _____

Please be specific:

DATE VIOLATION OCCURRED: _____

TIME VIOLATION OFFURRED: _____

ADDRESS OF VIOLATOR: _____

VIOLATION THAT OCCURRED: _____

If you have pictures please attach them as well

WITNESS INFORMATION:

NAME: _____

ADDRESS: _____

TELEPHONE AND/OR EMAIL ADDRESS: _____

OTHER WITNESSES NAMES: _____

Once you have completed this form, please return it to: Arris Management of Illinois
460 Wright Court
Bolingbrook, IL 60440
Fax: (630) 690-6861
Email: Nicole Franz at nfranz@villagepm.com

OR:

OR:

APPENDIX B

REQUEST FOR VIOLATION HEARING NOTIFICATION
for the
Langstrom Court Townhomes Condominium Association

Violation: *(Briefly the nature of your violation)* _____

() Yes, I _____ am requesting a hearing with the Board of Directors of the Langstrom Court Townhomes Condominium Association to discuss the violation against me.

I will be in attendance at the meeting set for: *(Please indicate meeting date here)* _____

() No, I _____ do not wish to meet with the Board to discuss this violation against me and I have or will correct the violation held against me.

Name: *(Please print your name here)* _____

Address: _____

Phone Number and/or Email Address: _____

☐

Please check this box if the violation has been corrected and therefore no meeting is required.

Action Taken By the Board: _____

Board Members Signature: _____

Date: _____

Please remit to:

Langstrom Court Townhomes Condominium Assn.

C/O Arris Management of Illinois

460 Wright Court

Bolingbrook, IL 60440

OR

Fax: (630) 690-6861

OR

Email: Nicole Franz @ nfranz@villagepm.com

SATELLITE DISH AGREEMENT
for the
Langstrom Court Townhomes Condominium Association

This Agreement entered into this _____ day of _____, 20_____, by and between _____ ("Owner") and the _____ LANGSTROM COURT TOWNHOMES CONDOMINIUM ASSN. ("Association"), an Illinois Not-For-Profit Corporation.

The following recitals of fact are a material part of this Agreement:

- 1.) The "Owner", who resides at the address listed above, and is the "Owner" of the property within the Association commonly known as "Association".
- 2.) Pursuant to the Declaration of Covenants, Conditions, and Restrictions for the "Association", no "Owner" may install a satellite dish on the property without the written consent of the Board of Directors.
- 3.) Section 207 of the Telecommunications Act of 1996 titled Restrictions on Over the Air Reception Devices ("FCC Regulations") prohibits the Board of Directors from restricting an "Owner" from placing a satellite dish that is one (1) meter or less in diameter on portions of the property in which the "Owner" has a direct or indirect ownership interest and where the owner has exclusive use or control.
- 4.) FCC Regulations do permit the Board of Directors the right to adopt rules governing the placement, screening, color, etc. of these dishes, provided these rules do not (a) substantially increase the cost of installation, maintenance or use of the dish; (b) unreasonably delay the installation of the dish; and (c) precludes reception of an acceptable quality signal.
- 5.) The "Owner" desires to install a satellite dish on the property one (1) meter or less in diameter, and to comply with all other requirements of the Declaration and policies adopted by the Association's Board of Directors.

NOW, THEREFORE, in consideration of the mutual covenants and obligations set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it hereby is agreed as follows:

- 1.) The "Owner" agrees to submit to the Board of Directors a completed Satellite Dish Application Form (attached herein).
- 2.) All satellite dishes shall be constructed in strict compliance with the approved rules and regulations. Any deviation from the approved rules and regulations without the written consent of the Board of Directors may result in the dismantling and removal of the satellite dish by the "Association" without notice to the owner. All costs of removal and restoration shall be borne by the "Owner". The "Association" reserves the right to levy a continuing and daily fine for each and every day an unauthorized satellite dish shall remain on the premises after the "Owner" has been notified to remove it, or is advised to reinstall the dish in conformance with the Rules and Regulations. The fine shall be set by the Board of Directors in accordance with approved guidelines for fine schedule.
- 3.) The "Owner" hereby indemnifies and holds harmless the Board of Directors, the "Association", its agents and members from any and all claims, controversies or causes of action resulting from the installation or use of this satellite dish, including payment of any and all costs of litigation and attorneys' fees resulting therefore. "Owner" agrees to be responsible for any damage to the property or any injury to any individual as a result of the installation of the dish.

- 4.) Upon transference of ownership or occupancy of the unit, the "Owner" shall inform the successor in title, including any purchaser by Articles of Agreement for Warranty Deed, or tenant, of the existence of this Agreement and the obligations set forth herein. All obligations herein shall pass to any successor in interest, or the "Owner" must remove the satellite dish and the property must be restored to its original condition.
- 5.) Time is of the essence of this Agreement.
- 6.) This Agreement shall be construed in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties have signed this document on the date set forth above.

Signature of "Owner"

Date

Printed Name of Owner

The "Association" THE LANGSTROM COURT TOWNHOMES CONDOMINIUM ASSN.

By: ARRIS MANAGEMENT OF ILLINOIS
Agent for the Association

SATELLITE DISH INSTALLATION APPLICATION

THIS FORM MUST BE COMPLETELY FILLED IN OR APPROVAL MAY NOT BE GRANTED.

Name: _____

Address: _____

Telephone: _____

Other: _____ (This may include an email address or fax number)

SPECIFICATIONS: (A Brochure or Pamphlet may be attached for the next several questions)

Color: _____ Size: _____

Location: _____

Installer/Provider: _____

Satellite Dish to be installed on this date: _____

I, the undersigned, do hereby acknowledge that I/We understand the rules concerning the proposed installation of the satellite dish. I/We agree to abide by the Rules and Regulations set forth by the Board of Directors and will be solely liable for the upkeep and maintenance of this satellite dish as more fully set forth in the Satellite Dish Agreement.

Signature of Owner

Date of this Application

FOR OFFICE USE ONLY

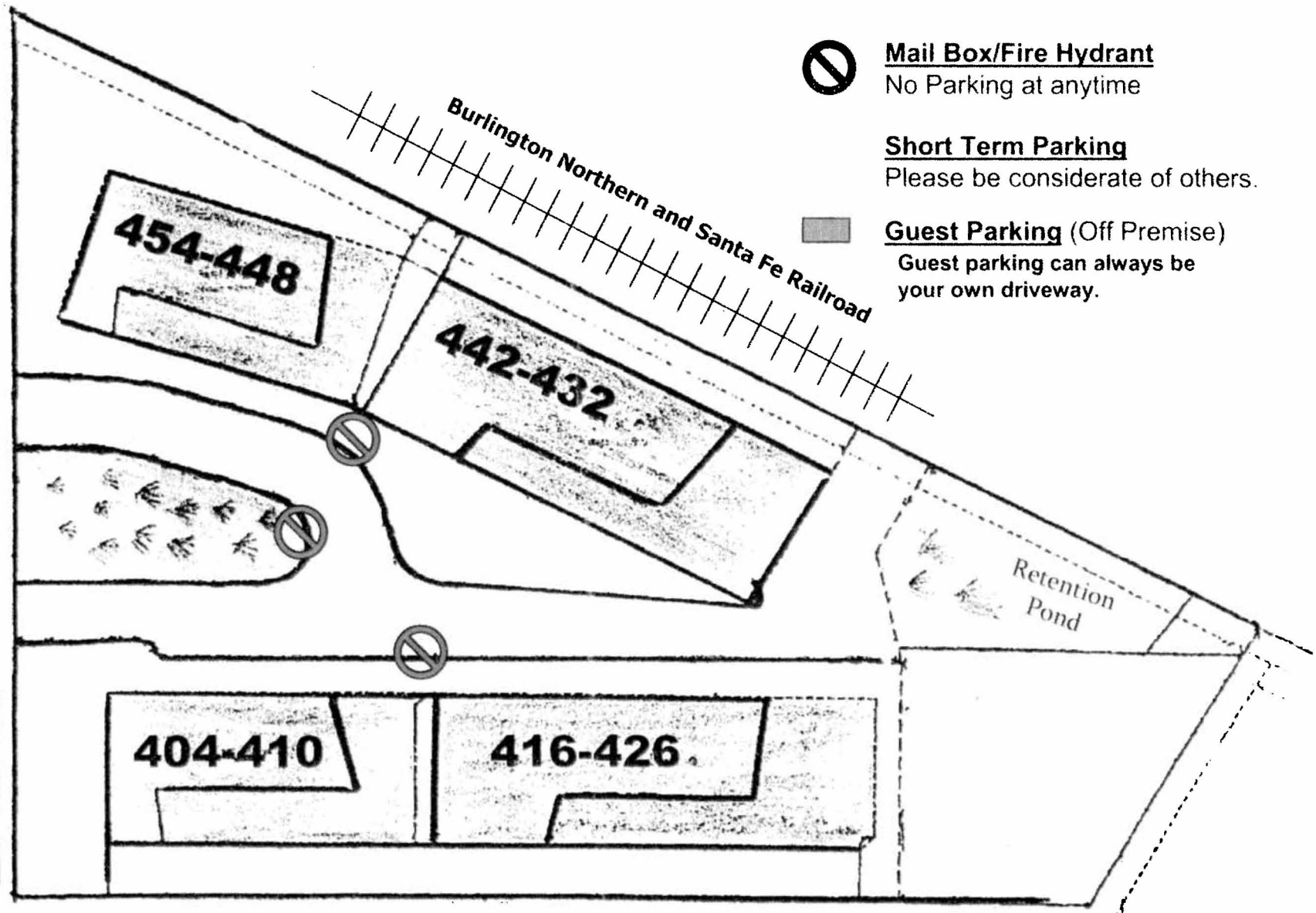
Date Received:	Received By:
Date Approved:	Date Disapproved:
Approved By:	Disapproved By:
	Reason for Disapproval:

LANGSTROM COURT: PARKING

Crab Apple Ct

River Rd

Whispering Hills Rd



City of Naperville Parking Regulations: Parking for more than 30 minutes on public streets is prohibited from 2 a.m.-5 a.m. In emergencies, call the Police Department at 630 420-6666 for special parking permission.

