

## HOUSE RULES & REGULATIONS

*The Lake Park Plaza Condominium Association (LPP) is a diverse community that depends on all residents to follow the rules and regulations so that everyone can enjoy the maximum benefits of their home without interfering with the rights of other residents to do the same. It is the responsibility of your Board of Directors (BOD), elected by the Unit Owners, to establish these rules and regulations.*

*The relationship between Unit Owners and LPP is created and governed by the Illinois Condominium Property Act. The basic rules and regulations, including your rights and obligations, are set forth in the LPP Declaration and By-Laws. Among other things, the Declaration and By-Laws provide that the BOD may adopt such rules and regulations related to maintenance, conservation, and beautification of the property as well as the health, comfort, safety, and general welfare of the residents of the property.*

*In addition to the laws set forth in the Illinois Condominium Property Act, Illinois Not-for-Profit Act, and LPP Declaration and By-Laws, this document sets forth Rules and Regulations (Rules) approved by the BOD. The BOD may make deletions, additions, or alterations to these rules as necessary. Unit Owners must be informed of such changes prior to BOD approval. Within this document, regardless of the term used to describe the occupant of a unit, such as Unit Owner, renter, resident, or investor, all rules apply to anyone having any interest in or arrangement with LPP.*

*Lake Park Plaza will only be as good a home as residents make it. Everyone should take a personal interest in the general well-being of our community to maintain its reputation as a fine place to live and to enhance the value of its units.*

**Updated and Effective November 1, 2025**

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**ABBREVIATIONS**

- BOD = Board of Directors
- FFS = Fees and Fines Schedule
- GOH = General Operating Hours
- LPP = Lake Park Plaza Condominium Association
- MLPS = Materials and Labor Pricing Schedule
- RSO = Resident Services Office
- Rules = Rules and Regulations
- SAA = Sundeck and Adjoining Amenities

## ASSESSMENTS, MISCELLANEOUS CHARGES, AND COLLECTIONS

1. Monthly assessments, including any miscellaneous charges that may have incurred, are due and payable on the first day of each month. If full payment is not received by the 15th of the month, a late fee (see FFS) will automatically be imposed. Failure to receive a statement does not release the Unit Owner from their obligation to pay assessments on time nor does it preclude LPP from taking legal action to collect past due assessments.
2. Unit Owners should establish automatic payments (direct debit) by following the instructions provided by Management. These instructions are additionally available on the online building communication system. Checks for payment of assessments must be made payable to The Lake Park Plaza Condominium Association and mailed with the payment coupon or statement provided.
3. An administrative fee will be charged to the Unit Owner if payment to LPP is returned for any reason (a late fee may also be applied). Any billing discrepancies or other matters should be communicated separately, in writing, to the Management Office.
4. No Unit Owner shall be relieved of the obligation to pay amounts due to LPP. Failure to bring current all unpaid amounts due may constitute a lien in favor of LPP, which can be recorded, resulting in foreclosure and eviction from the premises. Attorney fees and court costs to LPP with respect to fines and/or collections are the responsibility of the Unit Owner and will be added to the total amount due. All payments for a delinquent account will be credited against the oldest outstanding amount due on the account. The Management Office may require pre-payment for elective maintenance, repair, and other services to any unit in default for previous services.

## BALCONIES

1. All residents must take steps necessary to respect their neighbors when using their balconies.
2. Only heavy outdoor-type furniture and accessories are permitted on the balconies. Balconies are not to be used for storage, which includes bicycles. All items on balconies must be heavy enough and secured well enough to remain stationary during strong winds. Nothing shall be thrown, dropped, hung, or shaken from balconies. No debris may be swept over the edge of the balconies.
3. To preserve the outward appearance of the building, residents are not permitted to paint or otherwise alter the ceilings, floors, walls, or railings of the balconies. For safety reasons, plant materials are not to be affixed to the outer side of the balcony railings.
4. Barbecuing on balconies is permissible only with propane gas grills. Charcoal grills and liquid starters are strictly forbidden.
5. Pets urinating/defecating directly on the balcony is strictly prohibited.

## BED BUG MANAGEMENT

1. The LPP takes an aggressive position regarding preventative measures to ensure that bed bugs do not become a serious issue. If bed bugs are detected, the LPP will aggressively work to ensure that the known infestations are remediated so they do not spread.
2. The City of Chicago has amended its Municipal Code, Section 4-4 by the addition of a new section 4- 4-332 to address bedbug issues generally and, specifically, for the inspection, detection and treatment of dwelling units relative to bed bugs. It is the purpose of this pest management plan and rules for bedbug detection and remediation to comply with the requirements of the Municipal Code.
3. Prior to the mandatory inspection or treatment for bedbug infestation, Management shall send a written notice to the resident of the unit to be inspected or treated which advises the resident of the respective responsibilities under this plan and sets forth the specific preparations required by the resident.
4. Voluntary Inspections: The LPP shall engage the services of a bed bug detection service. This detection service may include the use of trained bed bug detection dogs as they are the most effective tool in

locating bed bugs that may be too small to see by human inspections. Reasonable accommodations may be made by the BOD under certain circumstances. LPP shall conduct voluntary inspections at least one time a year. LPP shall advise members well in advance of any voluntary inspection. Units WILL NOT be entered without the permission of the owner for voluntary inspections. The cost of voluntary inspections shall be the responsibility of LPP.

5. **Resident Responsibility:** Each resident of a unit in LPP shall immediately notify, in writing, the manager of any known or reasonably suspected bed bug infestation in the presence of the unit, clothing, furniture or other personal property located in the building. The failure to comply with this provision shall constitute a violation of the rules and regulations of LPP. In the event bedbugs are discovered and/or reasonably suspected to be present, the resident shall cooperate with LPP in the control, treatment and eradication of the bedbug infestation found or suspected in the unit. As part of that cooperation, the resident shall:
  - a. Not interfere with inspections or treatments;
  - b. After reasonable notice in writing to the owner/tenant, grant access at reasonable times to the unit for purposes of bedbug infestation, inspection or treatment;
  - c. Make any necessary preparations, such as cleaning, dusting or vacuuming, prior to treatment in accordance with any pest management professionals recommendation;
  - d. Dispose of any personal property that a pest management professional has determined cannot be treated or cleaned before the treatment of the unit;
  - e. Prior to removing any personal property from the unit, safely enclosed in a plastic bag any such personal property while it is being moved through any common area of the building, or stored at any other location. The personal property shall remain enclosed in the plastic bag until such times that the property is either properly disposed of or treated and no evidence of bedbug infestation can be found and verified.
6. **Mandatory Inspection:** Upon the detection of a bed bug infestation, certain units shall be subject to mandatory inspection, and if necessary, treatment by the bed bug detection service. Those units will be those directly next to the infested unit, and above and below it. The inspection and treatment shall be continued until no further infestation is detected. This is because bed bugs can move easily between units that share a wall or floor/ceiling. Mandatory inspections are vital in the effort to completely remediate bed bug infestation. LPP shall advise members well in advance of any mandatory inspection. Units WILL be entered with or without permission of the owner for mandatory inspections. If access is denied after notice by LPP, LPP shall proceed with legal action to gain access and seek recovery of all costs/fees associated with gaining the owner's cooperation. In the event the owner/tenant initially brings the existence of bedbugs to the attention of the Manager, and cooperates with subsequent inspections and treatment, or in the event the presence of the bedbugs is discovered via the voluntary inspection procedure, the cost of mandatory inspections and treatment shall be the responsibility of LPP. In the event the existence of bedbugs is not reported by the owner/tenant, and the owner/tenant has refused to permit the voluntary inspection of the unit by LPP, in the event bedbugs are discovered in the unit, the resulting treatment and further inspections/treatment is the responsibility of the aforesaid owner.
7. **Treatment:** LPP shall engage the services of a bed bug remediation service for use by all members with known bed bug infestations. By engaging LPP one service, it can ensure that the cost is controlled, and quality of service maintained as opposed to each member obtaining separate services. This will ensure that the infestation does not get worse or spread to other units. Units with known infestation MUST follow the instructions of the remediation service to prepare their unit in advance of the remediation. Failure to properly prepare a unit after notice by LPP, will result in a violation notice, and after a hearing, the imposition of a daily fine for every day of noncompliance in an amount to be determined by the Board. Alternatively, LPP may proceed with legal action to gain access to the unit to conduct the necessary preparation and seek recovery of all costs/fees associated with the preparation and gaining the owner's cooperation.

8. Recordkeeping/Reporting Requirements: Management shall maintain written records of any pest control measures performed by a pest management professional in the building and any report prepared by the pest management professional. The plan and records shall be:
  - a. maintained either on-site in the building or at the Association's management office;
  - b. maintained for three years; and
  - c. open to inspection upon request by authorized city personnel, including but not limited to employees of the Departments of Health and Buildings.

## BICYCLES

1. LPP provides bicycle storage areas for the sole use by residents. Unless stored in a unit, bicycles must be registered annually with the Management Office. A decal will be issued that must be affixed to the bicycle.
2. Bicycle spaces will be assigned on a first come, first serve basis and are not transferable. Residents unable to access a wall hook or rack hook will, upon request, be given priority in the assignment of a roll-in space. Once bicycle storage areas have reached capacity, a waitlist will be created.
3. In bicycle storage areas, any unregistered bicycle, or a registered bicycle placed in an unassigned spot or in an aisle, will be in violation of the rules and will be impounded and the Unit Owner may be fined (see FFS).
4. LPP is not responsible for loss, damage, or theft of bicycles on the premises. It is recommended that you secure your bicycle with a lock.
5. Bicycles must be taken to and from units using the service elevator. The passenger elevators may be used only if the service elevator is locked off. All bicycles must be walked, not ridden, within common areas.
6. All bicycles are to exit or enter the building through the garage or the rear dock door into the alley. Bicycles cannot be taken in or out through the main entrance, the west Irving Park entrance, or left unattended in common areas. Heavily soiled or muddied bicycles must be cleaned before being wheeled into interior common areas.
7. Bicycles chained to any exterior LPP property will be impounded. Bicycles stored on balconies may result in a fine for the Unit Owner (see FFS).

## BUILDING SECURITY

1. For security reasons, do not allow access to LPP to anyone you do not know. Immediately report any suspicious persons or activities to Building Staff.
2. All non-residents must check-in with Front Desk Staff and receive permission from the resident before admittance. Residents can grant advance permission to enter via the online building communication system, the Management Office, or the Front Desk Staff.
3. Delivery persons, real estate brokers, and contractors will be given a badge, which includes the date and destination, authorizing access to a specific building location. This badge must be displayed at all times and returned to Front Desk Staff when the visit is completed.
4. Each resident is responsible for all activities of their guest(s).

## CABLE SERVICES

1. LPP contracts for bulk cable/internet services, which are included in monthly Unit Owner assessments.
2. Additional services, not contracted by LPP, may be subscribed to directly with the cable provider at the resident's expense.

## COMMON AREAS

1. A Common Area is any of the public areas of the building and grounds, including but not limited to: elevators; Fitness Center; hallways; Hospitality Room; Laundry Room; Lobby; Management Office; second floor and ground floor commercial spaces; stairwells; and, Sundeck and Adjoining Amenities.

2. Report any damage to common areas to Building Staff and/or the Management Office immediately. Unit Owners are responsible for any damage to the common areas caused by themselves, their tenants, their guests, or their pets.
3. Fire Department regulations require that hallways and stairwells be kept clear of obstructions at all times. All Residents must comply with City Ordinances.
4. Personal property, such as doormats, footwear, and umbrellas, may not be left in common areas. Items left in common areas will be confiscated without warning.
5. Loitering is prohibited in all common areas.
6. Proper attire must be worn in all common areas of the building.

## COMPLIANCE ENFORCEMENT

1. Any complaint that alleges a violation of any Rule should be reported to the Management Office (during business hours), to the online building communication system (anytime), or to the Front Desk Staff (anytime) as soon as possible after the occurrence. Complaints should contain as much detail as possible including: the name(s), unit number and phone number of the complainant(s), and the date, time, and location where the violation occurred. Building Staff must verify any alleged violation.
2. Illinois Law provides that only the BOD may levy fines. Violations of the Rules are subject to fines, as such, the BOD has established a Fees and Fines Schedule (FFS). The FFS may be adjusted at any time with BOD approval. The current FFS is available in the Management Office and on the online building communication system. Prior to the imposition of a fine for certain violations, the Management Office may send a warning letter to the Unit Owner to desist from further misconduct. If the violation continues, the Unit Owner will be given notice and an opportunity to be heard at a hearing before the BOD's meeting. In other instances, a notice of violation may be issued without a warning letter. A fine may be levied if the Unit Owner (or their representative) fails to appear before the BOD. Subsequent violations of the same rule, within a 12-month period, will not receive a warning letter, and are subject to a higher fine as detailed in the FFS.
3. Depending on the nature of the violation, the BOD reserves the right to forgo a warning letter and immediately issue a notice of violation and consider a fine. Violations requiring immediate corrective action are subject to an additional per day fine until corrective action has been taken.

## CONSTRUCTION/REMODELING

1. Unit Owner(s) must complete the Construction Request Form in its entirety for management review.
2. Requests shall be made at least 15 days prior to the start of any remodeling or construction.
3. Construction plans may need to be reviewed by an independent architect. Management will notify the Unit Owner if an independent review is required. All charges incurred must be paid by the Unit Owner.
4. All work must conform to the City of Chicago building, electrical, fire, and plumbing codes as well as the requirements set forth in the LPP Declaration, By-Laws, and these rules.
5. All workers must sign in daily (see Building Security).
6. All construction/remodeling work must only be performed inside the unit. No work is allowed in any common area.
7. All construction/remodeling debris must be removed from the premises. No debris may be dumped into the LPP dumpsters or garbage chute. Any charges incurred by LPP for such removal will be billed to the Unit Owner's assessment (see Recycling and Trash).
8. All construction/remodeling materials must be brought into the building through the loading dock entrance and taken to the unit via the service elevator (may require Elevator Reservation).
9. The loading dock area may not be used as a parking area (see Parking).

10. Any repairs to common areas due to damage from construction/remodeling will be billed to the Unit Owner's assessment.
11. Any plumbing shutdown must be scheduled with the Management Office or through the online building communication system at least two days in advance. A fee will be charged for this service (see FFS). During any plumbing construction/remodeling, all domestic water supply lines must be upgraded and have separate shut off valves.
12. Any hard surface flooring must have a sound-absorbent under-cushion. The under-cushion must have a sound absorption IIC grade of 70 or better. If prior approval is not obtained, the BOD may require removal of the non-conforming floor or covering it with carpet.
13. Vents cannot be blocked and must remain accessible. Exhaust fans are not to be installed in vents.
14. The Management Office reserves the right to inspect all construction/remodeling as they see fit.
15. Hours of construction/remodeling are limited (see GOH).

## CONVENIENCE CARTS

1. For the convenience of LPP residents, carts are available in designated areas. All carts should be returned to the designated areas immediately after use. Use should not exceed more than 30 minutes.
2. Any damage to or by a cart will result in a fee for said damage.
3. Carts are not to be used for construction/rehab projects or for transporting laundry.
4. The service elevator is to be used for transporting carts whenever possible. These carts are for Unit Owners and residents only and may not be used by contractors or taken off-site.

## DELIVERIES

1. Restaurant food delivery persons are required to check-in with the Front Door Staff and receive a badge prior to being allowed to proceed to residential units. This badge must be displayed at all times and returned to Front Desk Staff when the visit is completed.
2. Perishable items, medications, and envelopes will be delivered to the front desk. All other items will be delivered to the RSO and are available for pickup during the posted GOH.
3. Items in the RSO will be charged a storage fee after five business days (see FFS) unless prior notification is given to the Management Office.
4. Oversized items (3'x 3'x 3', or larger) will be charged a storage fee after 24 hours (see FFS).
5. Residents are encouraged to include the hours for the RSO in the 'special instructions' section on delivery orders.
6. Due to the limited amount of space available in the RSO, furniture, major home appliances, construction materials, etc., should be delivered when the resident is at home to accept the delivery.
7. LPP is not liable for the loss or damage of any delivered items, or for items left with Building Staff.

## DISTRIBUTION AND SOLICITATION

1. Only the Management Office may distribute printed materials to individual units or post materials in the common areas of the building. Any individual distributing or posting such materials will be subject to fines (see FFS).
2. Distribution of printed materials by residents may only be done via mail services.
3. Solicitation is strictly prohibited.

## ELECTIONS AND VOTING

The following governs the election of the BOD and voting on referenda that require Unit Owner approval.

1. Voting Rights: Each Unit Owner's vote is equal to the total percentage ownership interest applicable to the unit, as set forth in the LPP Governing Documents.

2. Qualification for BOD Membership:
  - a. The only qualification for membership on the BOD is unit ownership. If there are multiple owners of a unit, only one of the Unit Owners shall be eligible to serve on the BOD at any one time.
  - b. If a corporation, Limited Liability Company, partnership, or a trust owns the title to a unit, then a corporate officer, member, partner, trustee or trust beneficiary may serve on the BOD.
  - c. A Unit Owner does not need to reside at LPP to qualify as a member of the BOD.
3. Election Packets: The Management Office will be responsible for or otherwise facilitate the notice of the Annual Meeting, the nomination of candidates, and the casting of ballots is in accordance with the Illinois Condominium Property Act.
4. Withdrawal of Candidacy: Withdrawal of candidacy must be in writing and submitted to the Management Office. The Management Office will provide notice to Unit Owners of the withdrawal within one business day of receipt of the written notice.
5. Voting Procedure: A Unit Owner is entitled to vote for the BOD, and, in the case in which there are multiple Unit Owners of a Unit, any one of the Unit Owners may act as the voting Unit Owner. Only one ballot per unit will be counted, multiple ballots cast by a single unit will be voided. All BOD elections are conducted by secret ballot:
  - a. *Verification of Secret Absentee Ballots.* Each Unit Owner who intends to cast a Secret Ballot via an Absentee Ballot for the Annual Meeting or any special meeting to elect a member to the Board shall submit verification as deemed appropriate by the Board, including but not limited to a copy of a valid identification card with the photograph and signature of the Unit Owner, such as a driver's license or passport, or for Absentee Ballots submitted electronically, confirmation that such Absentee Ballot was submitted by the Unit Owner (e.g., confirmation of their facsimile number or email address). Listing an email address on an electronic communication shall be deemed conclusive verification.
  - b. *Voting a Secret Ballot.* Each Unit Owner who intends to cast a Secret Ballot in person must bring a valid state or federal identification card with the photograph and signature of the Unit Owner that includes the Unit Owner's signature to receive a Secret Ballot. The Secret Ballot will contain two parts. The full Secret Ballot will contain the name of the Unit Owner, Unit number and Voting Percentage. After verifying the Unit Owner, the election tabulator will separate the voting ballot portion from the entire Secret Ballot. The voting portion of the Secret Ballot is only marked with the voting percentage interest for the Unit vote itself.
  - c. *Secrecy.* The entire Secret Ballot will not be available for inspection by Unit Owners. The voting portion of the Secret Ballot showing only the vote and the voting percentage of Unit Ownership, and without identifying Unit number(s), shall be available for inspection by a Unit Owner who submits a written statement of a proper purpose for the inspection pursuant to Section 19 of the Act. The Board may adopt additional special rules to verify by other means of identification, the identity of the Unit Owner casting the vote or issuing the Secret Ballot.
  - d. *Election Judges.* The Board may appoint a commission to serve as inspectors for the election to determine any issue relating to a ballot and/or to verify the status of a Unit Owner casting a ballot.
  - e. *Processing of Ballots.* The election judge(s) will confirm (i) the validity of each ballot by comparison with the Unit Owners' identification card; and (ii) that each ballot is complete, is legible, is unambiguous with regard to the wishes of the Unit Owner and does not show votes for more than the maximum number of candidates allowable. The election judge(s) shall refer to the Managing Agent, the Board and/or LPP's legal counsel, if present, any ballot which may be invalid in accordance with any of the items in these Secret Ballot Rules. If the signature on an Absentee Ballot is judged not to conform to the Unit Owner's identification card, or in the event any irregularity with regard to the completeness, legibility, ambiguity, or number of candidates marked, Management and/or the Board, may, as time permits, attempt to contact the Unit Owner

to resolve the matter. Any ballot which is not properly signed by a Unit Owner or which is invalid in accordance with any of the items in these Secret Ballot Rules, in the opinion of the Managing Agent and/or the Board, subject to review by the election judge(s), shall be determined not to be valid, shall be marked as such, shall not be counted for purposes of establishing a quorum and shall not be counted for the purposes of the election.

6. Additional Voting Considerations: The voting Unit Owner, who submitted an LPP-issued ballot, may request and re-cast a ballot before or at the Annual Meeting, and thereby void any ballot previously submitted. The Annual Meeting shall be held on the date designated by the BOD. Nominations from the floor for qualified candidates will be allowed at the Annual Meeting. Unit Owners may also vote for qualified candidates by write-in votes.
7. A Candidate Forum will be held on the date designated by the BOD. Distribution of campaign literature is strictly prohibited. If the number of candidates matches the number of open spots for the BOD, a Candidate Forum may not be held.
8. A quorum is reached when 20% of the votes entitled to be cast are counted at the Annual Meeting.
9. Vote Tabulation: LPP shall retain the services of a Certified Public Accounting Firm to: determine whether a quorum is present; collect and tabulate ballots; determine and announce the voting results; and certify the voting results to the BOD. The representative of the accounting firm will be the only party who can obtain access to the locked ballot box (ballots sent to the Management Office will be placed sealed or folded in the ballot box). A ballot received by LPP or its designated agent after the close of voting will not be counted. Candidates or their representative may be present during the vote tabulation.

## ELEVATORS

1. LPP has three passenger elevators and one service elevator. When non-residents check into the building, the Front Desk Staff will provide directions to the appropriate elevator. Notify Building Staff immediately if an elevator requires cleaning or repair.
2. Bicycles must be taken via the service elevator except when it is locked off (see Bicycles).
3. Elevators may not be used for moving or large deliveries without a prior reservation (see Moving).
4. All animals traveling on an elevator must be carried, leashed, or in a transport carrier. Any pet accidents on elevators should be cleaned up immediately by the owner/walker and Building Staff should be contacted immediately for disinfection.
5. IN CASE OF FIRE DO NOT USE ELEVATORS UNLESS INSTRUCTED TO DO SO BY FIRE/ EMERGENCY RESPONSE PERSONNEL.
6. After contacting 911 for any personal emergency, contact Building Staff to advise them of the nature of your emergency for them to aid emergency personnel.

## EQUIPMENT AND SYSTEMS

All LPP equipment and systems within units and in Common Elements should only be used as designed and intended. For your safety, and that of all other residents, adhere to the following:

1. Cable: Only equipment approved by the applicable provider shall be used to connect to the Internet, telephone, and/or television systems.
2. Electrical: Units are equipped, based on size, with either a 50-AMP, 60-AMP, or 100-AMP circuit breaker box. Residents must not overload electrical circuits with multiple outlet strips or extension-cords, which pose a serious fire hazard. Only licensed electricians, with the Management Office approval, can make changes to electrical circuits, or move or add outlets/switches within a unit. With exception of the Hospitality Room, Laundry Room, and SAA all common area electrical outlets may only be used by Building Staff.
3. Plumbing: All water leaks or clogs should be promptly reported to Building Staff. Residents must not use chemical drainage cleaners. Only licensed plumbers, with the Management Office approval, can make

changes to waste and water lines, or move or add plumbing within a unit. Waste-lines cannot accept sanitary napkins; diapers; personal wipes; food waste; solid or liquid fats; etc.; therefore, these items must not be disposed of in the plumbing systems. Do not run water unattended.

4. Ventilation: The common exhaust vents in unit bathrooms and kitchens, as well as the opening under resident's doors must not be blocked. Powered fans must not be installed in the common exhaust systems. For efficient HVAC operation, unobstructed airflow around the bottom (intake) and top (exhaust) of the fan coil units is required. HVAC filters and anti-clog tablets must be provided and changed by LPP.

## EXTERMINATOR SERVICES

1. It is the responsibility of each resident to keep their unit clean to prevent pests. Residents must immediately report any sightings of pests in their unit, balcony, or any common areas to Building Staff. The Management Office will follow up on the report and, if necessary, contact our exterminator for remediation services.
2. LPP provides routine extermination services at no expense to unit owners. This ensures that the cost is controlled, and quality of service maintained as opposed to each unit owner obtaining separate services. This also ensures that any pest infestation does not get worse or spread to other units.
3. Residents must not attempt to treat infestations on their own.
4. To remedy a potential infestation, it is the responsibility of the resident to comply with the recommendations from the exterminator and/or the Management Office. Failure to comply may result in a fine and any additional charges related to pest containment (see FFS).

## FIRE SAFETY

1. It is the responsibility of every building resident to prevent the threat and spread of fire by following the City of Chicago Fire Safety Code. All LPP common areas are equipped with smoke detectors that are connected to the Life Safety Annunciator Panel in the Lobby.
2. Unit Owners must ensure that at least one working smoke detector is installed in their unit(s).
3. Unit Owners must also ensure that their entry door is equipped with a door closer and must close securely. Exterior draft blockers are not permitted. Unit doors must not be propped open except during immediate use.
4. IN CASE OF FIRE DO NOT USE ELEVATORS UNLESS INSTRUCTED TO DO SO BY FIRE/ EMERGENCY RESPONSE PERSONNEL.

## FITNESS CENTER

1. The Fitness Center is not supervised or monitored. Parents and guardians should always supervise their children.
2. Residents are allowed two guests per unit who may only use the Fitness Center if accompanied by the resident.
3. All residents and guests shall adhere to the posted GOH.
4. Residents may use the services of trainers. Residents who are trainers may not use the Fitness Center for training non-resident clients.
5. Athletic attire (a top, a bottom, and closed-toed shoes) is required when using the Fitness Center.
6. Drinks must be in a closed container.
7. Food is prohibited.
8. Headsets must be used with personal devices. Conversations on mobile devices are not permitted.
9. Limit equipment usage to 30-minutes when people are waiting. Allow others to work in with you when doing sets.
10. Do not slam weight stacks or free weights.

11. All fitness equipment must be wiped off after use with disinfecting wipes provided.
12. Portable equipment must be returned to its original location after use.
13. The area outside of the Fitness Center may not be used for exercising.
14. Report any problems with equipment to Building Staff immediately.
15. Use of the Fitness Center and its equipment is at the sole risk of the user and LPP assumes no responsibility for personal injury or property damage.

## FOBS AND UNIT KEYS

1. It is the responsibility of every resident to keep LPP safe. As such, LPP common element doors are secured with locks for which fobs are required. Each unit has been issued two fobs at no charge; additional or replacement fobs can be purchased in the Management Office (see FFS).
2. Non-residents who use fobs must have advanced permission to enter via the online building communication system, the Management Office, or the Front Desk Staff.
3. Lost fobs must be reported to the Management Office or Front Desk Staff immediately.
4. Upon the sale or lease of a unit, it is the Unit Owners responsibility to provide fobs to the new Unit Owner or Renter. The new Unit Owner or renter must contact the Management Office for fob activation requirements.
5. All Unit Owners shall provide the Management Office with a set of keys to allow entry to the unit for repairs, maintenance, or emergencies. In the event of an emergency, LPP has the right to enter the unit regardless of whether a key has been provided. Repair of any damage related to unit access is at the Unit Owner's expense.

## GARBAGE AND RECYCLING

1. Deposit recyclables in designated recycling bins; see signage for the list of approved recyclables. All recycled containers should be thoroughly rinsed before discarding. All boxes must be collapsed prior to placing them in the designated recycle bins. Failure to collapse boxes will result in a fee (see FFS).
2. All garbage must be wrapped or securely bagged and deposited in the garbage chute. Hours are posted in each garbage chute room (see GOH). Be certain that garbage clears the flap and drops, do not force anything too large into the chute.
3. Household items that are too large for the garbage chute must be taken to the landfill dumpsters. Never leave anything in the garbage chute room or in the service elevator area. Items left in these areas will result in a fee for removal (see FFS).
4. All cat litter, pet waste, saw dust, and flammable materials must be securely bagged and taken to the landfill dumpsters.
5. Construction debris must be completely removed from the building premises by either the resident or contractor.
6. Any charges incurred by LPP for the removal of large items or construction debris will be charged back to the Unit Owner.
7. Never throw ignited objects or explosive material down the garbage chute. Explosive materials must be disposed of off-building premises.
8. If there are any questions about the disposal of any materials, check with Building Staff.

## HOSPITALITY ROOM

1. The Hospitality Room is available to residents per GOH.
2. Elements of the room are available on a first-come, first-serve basis except during private events.
3. Unit Owners are responsible for expenses associated with any damage to room elements caused by themselves, their tenants, or their guests.

4. Residents wishing to use the room for a private event shall complete an Amenity Registration Form and comply with all provisions associated with rental requests.
5. At the discretion of the BOD, special events that are open to all residents will not be charged.

## INSURANCE REQUIREMENT

1. All Unit Owners are required to obtain and maintain insurance covering their personal liability and compensatory (not consequential) damage to another unit caused by the negligence of the Unit Owner, resident, or guests, or their liability, regardless of any negligence, arising from the use or operation of the unit. Proof of said insurance must be submitted to the Management Office annually, failure to comply will result in a fine (see FFS).
2. The personal liability of a Unit Owner must include: the deductible of the Unit Owner whose unit was damaged; any damage not covered by insurance carried by LPP under Section 12 of the Illinois Condominium Property Act (including LPP's deductible); as well as the decorating, painting, wall and floor coverings, trim, appliances, equipment, and other furnishings to another unit or the common elements.
3. All unit-to-unit damage claims shall be disputed and handled between Unit Owners and their respective insurance companies and/or legal counsel. If the Unit Owner who is responsible for damages, does not hold a current insurance policy with coverage as described above, LPP will pay for repairs to the common elements and charge back the Unit Owner for all costs involved. Subject to notice and an opportunity for a hearing, a fine will be assessed to the Unit Owner for their failure to carry proper insurance.

## LAUNDRY FACILITIES

1. The Laundry Room is open during posted GOH for use by residents and/or their guests on a first come, first serve basis.
2. Machines should be emptied as soon as the cycle is completed. When all machines are in use, laundry left for longer than 10 minutes after the cycle is complete is subject to removal to a table by a user waiting for an available machine.
3. Users must clean up after themselves. Sanitation wipes are to be used to remove any accumulated hair, lint, or other debris when using laundry machines and tables. All litter must be placed in one of the trash bins.
4. If a machine malfunctions, an "Out of Order" notice must be filled out and affixed to the defective machine to prevent further use. The malfunction should also be reported to Building Staff with the user's name, machine number, the problem, and amount of money to be refunded. Users may also report issues via the laundry room app.
5. Dying any laundry items is not permitted in the sink or machines.
6. Pets are not allowed in the laundry vestibule or laundry room.
7. LPP is not responsible for damage to or loss of the user's laundry.

## LEASING YOUR UNIT

1. All unit owners who plan to lease their unit must follow the guidelines as per the LPP Declaration and Bylaws and abide by all Rules.
2. The Lessor must provide a copy of the lease signed by both parties to the Management Office no later than 10 business days prior to the start of the lease. A fully executed lease is required to reserve the service elevator for move in (see Moving). Prior to moving in the Lessee must contact the Management Office for building registration information.
3. All leases are subject to section 18 (n) (ii) of the Illinois Condominium Property Act; Section VIII of the City of Chicago Landlord Tenant Ordinances; the LPP Declaration and Bylaws; and LPP Rules. LPP may file suit

against the Lessee and Unit Owner for any breach by the Lessee of any of the above laws/rules and for any attorney fees and court costs.

4. In leasing a unit, the Unit Owner is not relieved of any financial obligation to LPP including payment of assessments or any other charges and fines. Any unpaid charges or fines will be billed to the Unit Owner.
5. LPP is not obligated to extend the use of amenities to both Lessee and Lessor.
6. All leases must be for a minimum of 12 months and must include the unit number. Units cannot be used by a rental service for transient purposes. Short-term or vacation rentals are prohibited.
7. The Unit Owner must provide the Lessee with unit keys, mailbox keys, common area fob, and a copy of the LPP Rules. Additional fobs and keys may be purchased from the Management Office upon Unit Owners written approval (see FFS).

### MAINTENANCE AND SERVICE

1. Inquiries and requests for service can be submitted in person to the Management Office during posted GOH, or at any time, through the online building communication system, by contacting the Front Desk Staff, or by emailing the Management Office.
2. Written Work Orders will be prepared by Building Staff for all work to be performed in a unit.
3. Service requests, other than emergencies, will be performed during weekday hours. For residents who are unavailable during those hours and who wish to be home when service is provided, special arrangements can be made with the Management Office for alternative times.
4. Some maintenance work may require a charge that will be determined by the cost of materials and labor required. Estimates of material costs for certain services and current labor rates are provided in the MLPS.
5. Unit Owners who lease their units should complete a **maintenance request charge form** available from the Management Office or through the online building communications system. This form will allow the tenant to authorize minor, necessary repairs or list contact information for the Unit Owner.
6. Unit Owners residing in the building may have the repairs charged to their assessment, provided they are current with all fees.
7. In the event of a maintenance emergency, such as water leakage or electrical failure, notify the Building Staff immediately.

### Limited Common Elements Repairs & Replacements

1. Per Article IV, Sections (A) and (D) of the Declaration, maintenance, repairs and replacements to the Common Elements, which include the Limited Common Elements as well as the central air conditioning/heating system, are to be performed by the Association.
2. Article IV, Section (B) of the Declaration and Article V, Section 1 of the By-Laws require that individual Unit Owners be responsible for the cost of maintaining, repairing, or replacing Limited Common Elements appurtenant to their Unit.
3. In sum, LPP is responsible for undertaking maintenance, repairs and replacements of Limited Common Elements at the Unit Owner's expense.

Relevant Provisions	Component
<ul style="list-style-type: none"> <li>• Declaration – Article I, Sections (g) and (k), Article II, Section (K)</li> <li>• Act – Section 4.1(a)(5)</li> </ul>	<ul style="list-style-type: none"> <li>• Balconies and Patios</li> </ul>
<ul style="list-style-type: none"> <li>• Act – Section 4.1(a)(5)</li> </ul>	<ul style="list-style-type: none"> <li>• Shutters, Awnings, and Window Boxes</li> </ul>

<ul style="list-style-type: none"> <li>• Declaration – Article I, Section (k) Act – Section 4.1(a)(5)</li> </ul>	<ul style="list-style-type: none"> <li>• Perimeter Doors and Windows (including hardware, door peepholes, and unit signage)</li> <li>• Other portions of the Common Elements specifically designated as Limited Common Elements and reserved for the exclusive use of a Unit or Unit(s)</li> </ul>
<ul style="list-style-type: none"> <li>• Declaration – Article I, Sections (g) and (k)</li> </ul>	<ul style="list-style-type: none"> <li>• Heating, Water, Electrical or Similar Apparatus exclusively serving a Unit or Units</li> <li>• Pipes, Ducts, Electrical Wiring and Conduits situated entirely within a Unit and serving only such Unit</li> <li>• Components of the Central Heating and Air Conditioning System exclusively serving a Unit or Units [Filters + Tablets]</li> </ul>

## MOVING

1. A move is defined as any event that requires three or more consecutive elevator trips, holds the elevator until the door alarm sounds, or prevents other residents from using the elevator for more than 15 minutes.
2. Moving times are available through the Management Office or through the online building communication system (see GOH). LPP requires all moves to be monitored by an LPP representative.
3. When moving in, out, or within the building, reservations for use of an elevator should be made in advance to ensure availability. Reservations can be made through the Management Office, or through the online building communication system. LPP requires a reservation fee to reserve the elevator.
4. LPP also requires a security deposit to cover any cleaning or repairing of damage to common areas. The Unit Owner's liability for cleaning or repairing damages is not limited to the amount of the security deposit.
5. In the event a move is attempted in violation of any LPP rule, Building Staff is authorized to shut down the elevator, and a fine may be imposed (see FFS).

## NOISE/DISTURBANCE

1. No resident, or their guest(s), shall cause or permit any disturbing noises, noxious odors, or annoyances in the building that interfere with the rights, comfort, or convenience of other residents. Loud noises such as those produced by appliances, audio/visual equipment, exercise equipment, gatherings/parties, pets, and/or tools are prohibited between posted GOH.
2. Gatherings/parties must be contained within the confines of the unit.
3. Unlawful, noxious, or offensive activities and behaviors, including harassment of LPP residents and staff, is strictly prohibited at LPP.

## NOTICES

1. Official LPP matters will be posted in designated areas and on the online building communication system.
2. Residents wishing to post notices in the designated areas may do so by supplying the Management Office with a completed 3"x 5" card. Notices will be posted for 30 days. Unapproved postings are prohibited and will be removed.
3. The online building communication system offers an LPP community notices section. Management will review posts prior to publishing the posting. All approved notices will expire after 30 days.

## OMBUDSPERSON

1. Unit owners have the right to file a complaint under the Illinois Ombudsperson Act if their dispute has been reported to the Management Office or BOD and has not been resolved.
2. To file a complaint with the Ombudsperson, Unit Owners must complete the "**Unit Owner Complaint Form**" available from the Management Office or on the online building communication system.

## PARKING

### Driveway

1. The driveway must remain accessible for emergency vehicles. Entrance to the driveway is available only from Irving Park Road.
2. Pick-up and drop-off of passengers is permitted in the lane closest to the building.
3. Short-term parking is available in the lane farthest from the building per posted signage. Any vehicle not registered or exceeding the posted time limit may be towed at the vehicle owner's expense.

### Loading Dock

1. Parking in the loading dock area is restricted to commercial delivery, vehicles used for moves, and vehicles authorized by the Management Office.
2. Upon arrival, drivers must register with the Front Desk Staff.
3. Any vehicle not registered with the Front Desk Staff may be towed at the vehicle owner's expense.

### Monthly Garage Parking

1. The contracted operator of the garage will enforce all garage policies approved by the BOD.
2. All vehicles must be registered with Garage Staff. Any unregistered vehicle may be towed from the garage at the vehicle owner's expense.
3. For new monthly parkers, the initial fee will be prorated after the 15th of the month.
4. Renters are required to pay a one-month security deposit when registering their vehicles with the garage.
5. All garage fees are due on the first of each month. If payment is not received by the 15th of the month, a late fee will be assessed. If payment is not received within 30 calendar days, garage privileges will be revoked, collection procedures will be instituted, and the vehicle will be removed at the vehicle owner's expense.
6. Monthly parkers may allow their guests to utilize their parking privileges in place of their vehicle.
7. Residents will not acquire any easement rights to a particular space. Spaces may be assigned or reassigned at the sole discretion of Garage Management.
8. Loading and unloading vehicles in the garage must be done in the designated area.
9. Moving any vehicle, other than your own, is strictly prohibited.
10. No mechanical work on vehicles may be done in the garage or surrounding common areas. All vehicles must be free of leaking fluids. Written notice will be given to any vehicle owner with a vehicle found to have fluid leaks. The leak must be fixed within 10 days of the notice. A cleaning fee will be charged to the vehicle owner (see FFS).
11. If a Garage Attendant determines that a vehicle is unsafe to drive in the garage (e.g., bad brakes, no horn, no lights, etc.), that vehicle will be identified and will not be permitted in the garage until all safety defects are repaired.
12. The vehicle owner is solely responsible for any loss of articles left in vehicles while parked in the garage.
13. Any vehicle damage must be reported to a Garage Attendant prior to the vehicle leaving the garage or said damage will be the responsibility of the vehicle owner.
14. Neither Garage Management nor LPP will be held liable for any damage to self-parked vehicles unless a Garage Attendant is responsible for the damage.

15. The garage offers self-parking and valet parking. If there are more requests for parking spaces than there are spaces available, one space per unit will be allocated. If there are still insufficient numbers of spaces available, the Management Office will determine the priority of assignments.
16. *Self-Park*: Vehicles must be parked in their assigned space only and cannot encroach into another space. Vehicles must always be driven safely in the garage at a speed not to exceed the posted limit and have their headlights on. Vehicles entering the ramp to/from the lower level of the garage must sound their horn to alert other drivers.
17. *Valet*: Vehicles must be parked/retrieved by Garage Attendants only. Vehicles entering the garage must be driven to the indicated location to be parked by a Garage Attendant. Vehicle keys may not be removed – if a Garage Attendant is unable to access the vehicle; it may be towed at the owner's expense.

### Guest Garage Parking

1. A Garage Attendant must park all guest vehicles. A time-stamped claim check will be issued to each guest parker upon arrival. Payment must be rendered when the guest vehicle is retrieved. Rates and payment options are posted in the garage.
2. Residents have the option to prepay for guest's parking. If the length of stay exceeds the pre-paid value, guests will be charged the difference according to the hourly rate.

### Electric Car Charging

1. Charging stations are available on a first-come, first-serve basis.
2. Vehicle owners must remove their vehicle from the charging station after charging is complete. Failure to move your vehicle after charging is complete will result in a fee (see FFS).
3. All posted charging instructions must be followed.

### PETS AND ASSISTANCE ANIMALS

1. Only commonly considered household animals (e.g. birds, cats, dogs, fish) are permitted in the building as pets, provided they are not a nuisance.
2. The maximum number of pets is limited to two in any unit. In instances of fish, the limit is two tanks in any unit.
3. Snakes, other reptiles, exotic, and/or dangerous animals (as defined by Chicago Municipal Code 7-12-050) are prohibited as pets.
4. Residents are prohibited from breeding any animals within their unit.
5. All pets and assistance animals must be kept on a short leash (retractable leashes must be kept at a short and locked position), carried, or in an animal carrier when in any common area or on the building grounds.
6. Except for assistance animals, pets are not permitted anywhere on the basement level or second floor. No pets or assistance animals are permitted in the pool or on building landscaping. No pets or assistance animals may be left unattended in common areas.
7. Pets or assistance animals may be taken in and out of the units on any of the elevators.
8. Outdoors, pets and assistance animals must be cleaned up after and waste disposed of in outdoor trash receptacles. Indoor pet or assistance animal accidents should be cleaned up immediately by the owner/walker and Building Staff should be contacted immediately for disinfection. If pets or assistance animals are not cleaned up after, a fee may be imposed (see FFS).
9. Residents shall assume responsibility for any and all personal injuries and/or property damage caused by their pets or assistance animals. Animal owners further agree to defend, indemnify and hold harmless LPP, its BOD, or the Management Office against any loss, claim or liability of any kind, including attorney fees, arising out of their animal ownership within LPP.

## Registration

1. Prior to moving a pet or assistance animal into the building, a registration form, available from the Management Office or the online building communication system, must be submitted to the Management Office. A move-in fee may be charged per pet (see FFS).
2. Evidence of vaccination compliance with City ordinances must be presented.
3. Upon submission of the registration form, Management will provide a registration tag that must be displayed when in common areas or on the building grounds.
4. At the start of each calendar year, pet registrations must be renewed, and annual fees paid (see FFS).
5. Pets moving into the building after June 30 will pay 50% of the initial registration fee.
6. Residents who fail to register their pets or assistance animals may be assessed a fine (see FFS).
7. All fees will be waived for assistance animals.

## Dog Run

1. The dog run is intended for use by LPP residents and their dogs only. Dog owners will receive a key to the dog run after registration is completed.
2. Dog owners are responsible for any injury or damage caused by/to their dogs.
3. Unleashed dogs in the dog run must be friendly and able to play well with other dogs. Dog handlers must be within the dog run and supervising their dog with leash readily available. Aggressive dogs must be removed immediately. Any threatening or aggressive behavior by your dog may result in revocation of dog run privileges.
4. Dog run privileges may be revoked at any time, at which time your key must be returned to the Management Office or a charge will be imposed (see FFS).

## Visiting Animals

1. Visiting animals must be registered with Front Desk Staff.
2. Residents are responsible for their visiting animals.

## REASONABLE ACCOMMODATIONS

1. Reasonable accommodations and modifications will be made for qualified individuals as required under the law, including both the ADA and the Fair Housing Act.
2. Under Fair Housing laws, the Unit Owner is responsible for the cost of certain modifications. In addition, all requested accommodations must be submitted in writing to management. Should the requested accommodation require a modification to the building or unit, it must be reviewed and approved by Management prior to installation.
3. All installations must be performed by Building Staff or an approved contractor.

## SELLING YOUR UNIT

1. All sales must be conducted in accordance with the LPP Declaration, By-Laws, and Rules.
2. No "For Sale" or "Open House" signs may be displayed in windows, on balconies, or in common areas.
3. The Unit Owner, or their representative, must always accompany prospective buyers. Unit Owners must grant their representatives permission to enter via the online building communication system, the Management Office, or the Front Desk Staff.
4. During an open house, prospective buyers must wait in the lobby until accompanied to the unit by the Unit Owner or their representative.
5. Prior to closing, the seller, or their representative, must submit a copy of the sales contract, signed by all parties, to the Management Office, and must pay all outstanding assessments, fees, fines, and garage charges.

## SMOKING

1. Smoking (including e-cigarettes) is prohibited in all Limited Common Elements (e.g., balconies) and Common Elements.
2. Residents are allowed to smoke in their units; however, if the smoke emanating from a unit causes a nuisance or annoyance to other Unit Owners, the Board, in its sole discretion, may require the Unit Owner to take one or more of the following steps to minimize the smoke transmission from their Units:
  - a. Properly seal the unit;
  - b. Install an air purifier capable of eliminating smoke including, but not limited to, cigar, cigarette, marijuana, or pipe smoke;
  - c. Confine smoking to rooms of the unit which do not abut a complaining resident's unit.

## STORAGE LOCKERS

1. Each unit is entitled to one storage locker assigned by the Management Office. Residents may not rent out their storage locker. Residents must supply their own lock.
2. Residents assume sole responsibility and risk for their storage locker contents. LPP is not responsible for contents in the storage lockers damaged by fire, flood, or loss due to theft or vandalism.
3. Chicago Fire Department regulations prohibit the storage of explosive and flammable materials in storage lockers. This includes but is not limited to: paint that is not water-based, paint thinner, aerosol cans, cleaning fluids, gasoline, and ammunition. Additionally, substances that may attract pests, such as perishable or organic items may not be kept in storage lockers.
4. LPP reserves the right to remove unauthorized items stored in the storage lockers.
5. Leaving any items in the storage room aisles is prohibited. LPP reserves the right to remove any such items without notice.
6. Abandoned, unassigned, or unauthorized use of a storage locker will result in removal of the items within five business days from notice by LPP.

## SUNDECK AND ADJOINING AMENITIES

### General

1. The SAA includes Swimming Pool, Courts, Children's Play Area and BBQ Grills.
2. The SAA is available to all residents of LPP and their guests during posted GOH.
3. Proper conduct and consideration of others using the SAA must be always observed.
4. Use of the SAA is at your own risk, and LPP cannot assume responsibility for any illness, accident, or injury suffered by anyone.
5. The decision of the SAA Attendant, Management Office, or Building Staff in matters of health and safety shall be final.
6. Failure to comply with SAA rules after one warning, inebriation, and/or smoking will result in immediate removal from the SAA.
7. The SAA is not supervised or monitored. Parents and guardians should always supervise children.
8. All residents and guests are required to sign in with the SAA Attendant (when on duty).
9. Residents are responsible for the conduct of their guests. Guests must always be accompanied by a resident.
10. Pets are not permitted on the SAA (exception: assistance animals)
11. Smoking is not permitted in any area of the SAA (see Smoking rules)
12. Glass and glass-like materials (including, but not limited to Pyrex, pottery, ceramics, and Corning Ware) are not permitted in any area of the SAA. All containers must be made of paper, plastic, or metal.

13. Parties are defined as ten or more guests and must be registered with the Management Office [at least five business days] or through the online building software prior to the party. Reservations are not allowed on holidays or holiday weekends. Reservation details and restrictions are outlined in the Amenity Registration Form.
14. Residents and their guests are responsible for cleaning up after themselves and leaving the area free of debris.
15. Disorderly conduct, running and horseplay are prohibited in all areas of the SAA.
16. SAA furniture cannot be removed from the area or reserved for guests who have not yet arrived.
17. The SAA Attendant, Management Office, or Building Staff reserves the right to remove unattended items after one hour.
18. Except during LPP sponsored events, personal headphones must be used with all audio devices.
19. Cell phone conversations must be conducted in a way to not disturb others.
20. Bicycles, roller blades, skateboards, and the like are not permitted on the SAA.

### Swimming Pool

1. All residents and their guests shall follow the posted safety and health regulations as required by the Illinois Department of Public Health.
2. People with skin infections, bandages, etc. must not use the pool.
3. Beverages of any kind are not permitted in the swimming pool and must be kept at least three feet from the pool edge.
4. Footwear and bathing suit coverings must be worn to and from the SAA and in all indoor common areas. Proper attire must be worn in and around the pool. For safety reasons all people must towel off before entering the building.
5. Children who are not toilet trained must wear manufacturer approved waterproof diapers (swim diapers or rubber pants) at all times. Regular diapers are not permitted on the SAA.
6. Toys, balls, flotation devices, etc. are permitted in the pool at the discretion of the SAA Attendant, Management Office, or Building Staff. Smaller devices such as noodles and infant/toddler flotation aids are always permitted.

### Courts

1. All courts are available on a first-come, first-serve basis.
2. Appropriate footwear that does not mark up the surface must be worn.
3. Play must be limited to one hour when others are waiting.

### BBQ Grills

1. Grills are for use on a first-come, first-serve basis.
2. Residents may use no more than 2 grills at one time when others are waiting.
3. Grills should be used with caution and never left unattended when in use.
4. Residents shall clean the grills and prep stations when they are finished.
5. Personal grills are not permitted on the SAA.

### UNIT DOORS

1. No resident shall paint or otherwise modify any portion, interior or exterior, of their Unit door.
2. No resident shall decorate, adorn, or place signs, lights, or a doorbell on the outside of the Unit door.
3. In accordance with the Illinois Condominium Property Act, only religiously mandated objects (e.g., a mezuzah) may be attached to the front-door area provided it does not permanently alter or damage the unit door.

## WASHERS, DRYERS AND DISPOSALS IN UNITS

1. All units with washers and/or dryers installed prior to December 3, 2008 are considered "grandfathered".
2. Installation of washers and/or dryers in non-grandfathered units is prohibited.
3. All unit owners with washers and dryers must take precautions to avoid water damage.
4. Garbage disposals are not allowed in units.

## WATER FURNITURE

Water furniture, defined as any item of furniture that includes any substance in a liquid state, is strictly prohibited.

## WINDOW TREATMENTS

1. Exterior-facing window treatments installed prior to November 15, 2023 may be any neutral color on the outside. Upon replacement, window treatments must be white, off-white, or black.
2. All exterior-facing window treatments installed after November 15, 2023 must be white, off-white, or black.
3. All exterior-facing window treatments must be kept in a neat and orderly condition. Clothing, towels, sheets, shower curtains, cardboard boxes, flags etc. may not be used as window treatments.
4. Windowsills must appear uncluttered when viewed from the exterior.