



King's Walk Condominiums

KING'S WALK
HOMEOWNER'S ASSOCIATION

Rules and Regulations

Revised and Adopted: 2009

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KING'S WALK HOMEOWNER'S ASSOCIATION

INTRODUCTION AND GENERAL INFORMATION

All rules, regulations, restrictions and covenants contained in the Declaration and By-Laws are incorporated as part of these Rules and Regulations and are subject to the enforcement policies set forth herein. The Rules and Regulations ("Policies") contained in this booklet have been duly adopted by the Board of Directors and are legally binding upon all Unit Owners, residents, tenants, their families, and guests.

The Board of Directors recognizes that most residents desire to routinely observe the rules and regulations. It is necessary to clearly identify and communicate Association policy to ensure understanding of the Rules and Regulations. That is the purpose of this book.

In order to have effective rules and regulations it requires the cooperation and participation of all residents at King's Walk. The rules cannot be enforced unless those who witness infractions report it to the Board of Directors or the Managing Agent.

Any resident wishing to report a violation of the Rules and Regulations should review the ***Policies and Procedures Regarding Enforcement***. If an official complaint form is not available, a letter addressed to the Managing Agent or the Board of Directors will suffice, provided that ALL of the necessary information is included. Refer to Exhibit A "Violation Complaint - Witness Statement Form".

Any resident accused of a violation is responsible for complying with the ***Procedures for Response*** as outlined in the above-mentioned policies. The appropriate response form will be enclosed with notice of violation.

King's Walk offers copies of its documents that homeowners may print for themselves on its website: www.kwcondos.org. Numerous homeowner resources are available there, including the Exhibits referred to in these Rules.

The Board encourages all homeowners to be involved in the type of community living offered at a condominium complex. We urge you to attend Board meetings and Homeowner meetings, volunteer, and serve on a committee and even the Board. Read your Rules and your Declarations, get to know your neighbors and participate in our community to make it a better place for all of us to live.

King's Walk is governed by the Illinois Condominium Act.

THESE RULES AND REGULATIONS ARE EFFECTIVE: 2009

ALL PREVIOUSLY PUBLISHED RULES OR REGULATIONS ARE HEREBY NULLIFIED AND REPLACED.

BOARD OF DIRECTORS

KING'S WALK HOMEOWNER'S ASSOCIATION

DEFINITIONS

ANNUAL MEETING

Election of Board members is held at the annual Unit Owners meeting which is scheduled in the month of November. Notification of this important meeting is sent by mail to all Unit Owners. A quorum of twenty (20) percent of Unit Owners based on percent of ownership, either by personal attendance or by written proxy, must be represented in order to conduct business or hold the elections. The cost to reconvene the annual meeting because of lack of quorum will be billed back to the homeowners who did not attend the annual meeting or submit a proxy.

BOARD OF DIRECTORS

The Board of Directors for King's Walk Homeowner's Association is comprised of seven members (homeowners) who are responsible for the direction and administration of the property. Board members do not receive any compensation for their work. Board members are elected for a two (2) year term and may run for reelection. Officers of the Board consist of a president, vice president, secretary, and a treasurer who are elected annually among the Board members.

Any Unit Owner is eligible for election to Board membership. Those interested are asked to contact a Board member or notify the management company.

All homeowners submitting their name for candidacy must be current in assessment dues for a period of six (6) months prior to the Annual Meeting.

MANAGEMENT COMPANY

The Board of Directors hires a management company to handle the day-to-day business of the Association and the billing and collection of assessments. The company is under contract and usually assigns a manager as the company representative for the Association. The agent is responsible for supervision and performance of all maintenance and services contracted and paid for through the Association.

Residents are asked to contact the Managing Agent for questions and emergency problems. Complaints should be sent in writing to the agent in care of the managing company.

COMMON ELEMENTS

1. The term "common elements" is clearly defined in the Declaration and includes all areas other than the units. For purposes of clarity, it should be understood that the following areas are considered to be part of the common elements but are not necessarily the only common elements:
 - A. Building roofs, hallways, foyers, and basements including laundry rooms
 - B. Parking areas, driveways and fire lanes
 - C. Pool and clubhouse areas
 - D. Lawn and landscaped areas outside of privacy fences
2. Any damages to the common property by a homeowner shall be repaired professionally. Repairs are to be approved by the Board of Directors prior to commencement. All costs for repair or

replacement along with any legal and/or administrative fees will be billed to the unit owner's account and charged to his next monthly assessment.

LIMITED COMMON ELEMENTS

1. The term "limited common element" refers to areas that serve only one unit. These areas are under the jurisdiction of the Board of Directors who can dictate their appearance and upkeep. Areas that are considered limited common elements include but are not limited to the following:
 - A. Balconies, railings, patios and fences
 - B. Doors and windows
 - C. Storm doors and storm windows
2. Each Unit Owner shall be responsible for the maintenance, repair and replacement of their limited common elements. The Board of Directors must approve any changes or repairs prior to beginning any work.

PROPERTY RESPONSIBILITY CHECKLIST

To clarify specific legal responsibilities for maintenance issues, please refer to the Property Responsibility Checklist drawn up by the Association's attorneys (see Exhibit M).

INSURANCE

1. Unit Owners/residents shall be individually responsible for insuring their personal property in their respective units. Unit Owners/residents shall be individually responsible for their liability to the extent not covered by the liability insurance for all Unit Owners obtained by the Association. It is mandatory for homeowners to have personal homeowner's insurance on their unit and to file a Certificate of Insurance with the management company at each renewal.
2. The Association carries property damage and liability coverage on the common property. Each Unit Owner and/or his mortgagor receive a copy of the Certificate of Insurance, showing coverage under the policy.

PART I

KING'S WALK HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS OF THE ASSOCIATION

ASSESSMENT COLLECTION POLICY

ACTION	DATE OF ACTION
1. Assessment due date	1 st of current month
2. End of grace period	10 th of current month
3. Add \$25.00 late charges	11 th of current month (postmarks of the 10 th are still within the grace period) Send reminder notice end of current month
5. Send 2 nd notice	end of second month
6. Send to attorney for legal action	11 th of third month
7. File Forcible Detainer Action	30 days after mailing letter to attorney.

All of the above actions shall be taken automatically in each and every case. The Board of Directors is forbidden by law to make any exception for individuals or to forgo the collection of assessments for any reason.

Any and all legal fees incurred by the Association in an attempt to collect assessments will be charged to the delinquent Unit Owner as provided in the Declaration and By-Laws of the King's Walk Homeowner's Association.

A non-sufficient funds (NSF) check returned by the Association's bank shall incur automatic charges to the Unit Owner that consist of the standard late charge and an additional fee for NSF checks as determined reasonable by the Board.

BASEMENT, LAUNDRY, AND STORAGE AREA POLICY

1. Smoking in basements, laundry rooms, or storage areas/lockers is **STRICTLY PROHIBITED**.
2. Loitering or unsupervised play is **STRICTLY PROHIBITED** in basements, laundry rooms, or storage areas.

LAUNDRY ROOM

Laundry rooms are for the use of residents only. Courtesy regarding the prompt removal of clothes from washers and dryers is expected. In addition, the following must be adhered to:

1. No dyeing of any clothing or other articles is permitted in the washing machines.
2. Large and/or heavy items, which may damage the machine, may not be washed.
3. Dispose of lint and laundry product waste **ONLY** in the trash containers provided. Disposal of other household trash or garbage in these containers is expressly prohibited.
4. Clean the washers, dryers, and laundry tubs of any lint, excess soap or other debris.

5. Immediately report non-functioning machines to the vending company (phone number is on the machine), or the Managing Agent.
6. If lint, threads, fuzz, or soap powder get into the hallway, take a few minutes to clean it up. Failure to do so will constitute breach of policy against littering in the Common Elements.
7. The presence of lint from dryers creates a fire hazard, therefore smoking in laundry rooms is **STRICTLY PROHIBITED**.
8. Use of the laundry facility is prohibited between the hours of 10:00 p.m. and 7:00 a.m. The noise can be disturbing to residents directly above the laundry facility.

STORAGE AREA

1. Each unit is assigned one (1) storage locker by the Board of Directors. The stenciled numbers on the lockers are not to be altered.
2. Items may not be stored or left in the aisles or on top of lockers or in any other area(s) not specifically designated for storage. Items left in an undesignated area are subject to the Policy Concerning Disposition of Personal Property Kept, Stored, or Abandoned on or in the Common Elements.
3. Storage of hazardous materials in storage areas/lockers is **STRICTLY PROHIBITED**.
4. The Association shall not be responsible for any personal items that are stolen or damaged within the storage areas, and the Unit Owner shall be solely liable for any such personal items.

BICYCLE POLICY

1. Bicycles, not more than two (2), may be stored on patios and balconies during the summer months, May through September. All other times bicycles may be stored in the resident's storage locker or in their unit. Bicycles shall not be stored in or on any Common Element that is not designated for such storage.
2. The Managing Agent or an Association employee may remove bicycles left standing or lying in or on any of the Common Elements. They are reclaimable for 30 days, under the terms stated in the Policy Concerning Disposition of Personal Property.
3. Bicycles may not be ridden on grass, groundcover, or where any other plantings, fences, hedges or other Common or **Limited Common Elements may be damaged**.

CLUBHOUSE RENTAL POLICY

REFER TO EXHIBIT F, CLUBHOUSE RENTAL AGREEMENT

RULES AND REGULATIONS GOVERNING USE OF THE CLUBHOUSE

1. Clubhouse occupancy shall not exceed the maximum occupancy allowed by the Fire Marshall.
2. Clubhouse use may not continue past the time specified on the Clubhouse Agreement Form.
3. In accordance with Rolling Meadows City Code, excessive noise is prohibited at all times and no noise is allowed after 10:00 p.m.
4. Pets are not allowed in the Clubhouse at any time.
5. Burning wood or any material in the fireplace is **STRICTLY PROHIBITED** unless written authorization is obtained from the Board of Directors. Such authorization must be present in the Clubhouse at the time of the rental.
6. In accordance with State Health Department Laws, use of the pool and upper pool deck is prohibited.

7. Cleanup must be accomplished by the specified deadlines. Generally: 10:00 a.m. the next day for evening rental, and immediately after a daytime rental.
8. Guests must remain inside the Clubhouse except in summer months when the volleyball court may be used.
9. The Clubhouse renter must provide cleaning tools (such as vacuum cleaners) and cleaning supplies.
10. All food items and garbage must be removed from the kitchen as part of the cleaning process and disposed of properly in the outside dumpster.
11. Clubhouse guests must park in visitor spots only. If a guest parks in homeowner spots they will be towed.

DRAPERY/WINDOW TREATMENT POLICY

Each unit shall have its windows neatly draped or covered and nothing shall create a disorderly or slovenly appearance, including, but not limited to, the following:

1. While it is requested that the resident obtain proper drapes, curtains, shades or blinds as soon as possible, temporary window hangings of plain sheets, neatly hung, are allowed for no longer than 90 days after the owner/tenant moves into a unit. Permanent window coverings should have the back side (the side facing out) of the window covering lined in white only.
2. Unsightly drapes or other window coverings are not allowed at King's Walk. Window coverings that are torn, hung sloppily, contain broken blinds, or otherwise create a disorderly or slovenly appearance must be replaced or re-hung. Failure to comply will result in a fine to the owner.
3. Newspaper or cardboard is not allowed, even as a temporary window hanging.

GARDENING AND LANDSCAPING POLICY

1. Landscaping in the common area (outside of the fences) is primarily provided by and maintained by the Association.
 - a. Any damage to the landscaping, including sod, by a resident or guest of a resident shall be replaced by the Association at the expense of the Unit Owner responsible. The Association will provide notice and an opportunity for a hearing before any such expense is assessed back to the Owner.
 - b. Any landscaping additions to the common area must be approved by the Board of Directors prior to planning, by submitting an additions/alterations form to the Managing Agent, providing that:
 - i. No Association landscaping is altered in any way;
 - ii. Such plantings are to be well maintained by the resident, throughout the season and at the end of the season;
 - iii. Any debris shall be disposed of properly by the resident.
 - c. No lawn ornaments may be displayed in the common area, except during holidays.
 - d. No decorative stone, mulch, fake flowers, container plants or edging is to be placed in the common areas without prior approval.
2. Landscaping in the limited common areas (inside the fences and railings) is provided by and maintained by the Unit Owner.
 - a. Plantings of shrubs in the ground must be approved by the Board of Directors prior to planting, by submitting an additions/alterations form to the Managing Agent. Approval is not required for small perennial and annual plants

inside the fence, only trees and/or shrubs.

- b. No trees may be planted inside fences.
 - c. All plantings, whether in a container or in the ground, are to be well maintained throughout the year. That includes disposing of any debris at the end of the planting season in the appropriate manner.
 - d. Container boxes located on railings and on top of fences must be taken down for the winter season.
3. Any changes made to the common and/or limited common areas that require approval, without prior written consent from the Board of Directors will be corrected to the Board's satisfaction at the expense of the Unit Owner.
 4. The Board of Directors has the right to require that any plantings left neglected and not well maintained be removed at the Unit Owner's expense.

GROUNDS POLICY

As Common Elements, the grounds are for the use and enjoyment of all residents. Use of the grounds must be made courteously and conscientiously, and they must be left in a clean and orderly condition. The following restrictions must be observed:

1. No personal property of any kind may be left unattended on walks, in fire lanes, or in parking lots at any time. Personal property such as chairs, tables, baby swings, wading pools, bicycles, toys or any other items must be removed from common grounds after use.
2. All trash should be disposed of properly. Littering on the Common Elements is **STRICTLY PROHIBITED** and subject to a fine as determined by the Board of Directors. Improper disposal of cigarette buttes is considered littering.
3. Children must be under adult supervision while playing on King's Walk grounds.
4. Ball playing or kite flying is not allowed near buildings. Open space is available in Countryside Park next to the complex for activities of this sort.
5. The parking lot is not to be used as a playground. For safety issues, parking lots are not to be used for the following type of play; bicycling, skateboarding, roller skating, rollerblading, man powered scooters, or any unauthorized motorized vehicles.
6. No noxious or offensive activities may take place in or on the Common Elements.
7. No activity may be engaged in that could cause damage to lawns, shrubbery, or any other Common Element.
8. Barbecuing is allowed only in private patio or balcony spaces. **No charcoal grills are allowed, gas grills only.**
9. Sunbathing is not allowed on sidewalks where other residents would be required to walk around the sunbather.

HALLWAY AND FOYER POLICY

Hallways and foyers are to be used only for entering and leaving residential units and basements. Any other use is **STRICTLY PROHIBITED**, including but not limited to the following:

1. Smoking is STRICTLY PROHIBITED in hallways and foyers.
2. Children are not allowed to play in hallways or on stairs.
3. Littering is STRICTLY PROHIBITED. Trash may not be left in hallways or foyers to be "taken to the dumpster later".
4. Leaving or storing personal belongings including but not limited to shoes, boots, umbrellas, bicycles, tricycles, strollers, and furniture in hallways or foyers is STRICTLY PROHIBITED. Items left in hallways and foyers are subject to the *Policy Concerning Disposition of Personal Property Kept, Stored, or Abandoned on or in the Common Elements*.
5. Notices can be displayed only on bulletin boards provided in the hallways. All such notices must receive prior approval from the Board of Directors via the Managing Agent. **DO NOT REMOVE** any notices posted by the Board of Directors, doing so is subject to a fine.
6. Modest decorations are permitted only on unit doors, provided that such decorations do not create a safety hazard and are non-flammable.

LEASING POLICY

The Unit Owner leasing the Unit Ownership shall deliver a copy of the signed lease to the Managing Agent within ten (10) days after the lease is executed and prior to occupancy. Any expenses incurred by the Association in obtaining these documents shall be charged to the Unit Owner.

RULES RELATED TO LEASES, TENANTS AND NON-RESIDENT UNIT OWNERS

1. All off site Unit Owners shall provide the Association with their permanent address and telephone numbers where they may be reached in an emergency, both at home and at work. Any expenses incurred by the Association in locating an owner who fails to provide such information shall be assessed to that Owner's account. Any Owner who fails to provide his current mailing address shall be deemed to have waived the right to receive notices at any address other than the address of the unit. The Association shall not be liable for any loss, damage, injury or prejudice to the rights of said Owner caused by any delays in receiving any notice that may result there from.
2. Unit Owners may not lease less than the entire unit or lease a unit for transient or hotel purposes.
3. Every Unit Owner intending to lease a unit shall give one (1) month prior notice to the Board and the Managing Agent. Upon proper notification the Unit Owner shall be provided with a Rider that shall be added to the lease and shall be signed by all the parties executing the lease. The Rider shall be substantially in the form included in this booklet as Exhibit E.
4. Every lease shall be in writing and shall be subject in all respects to the provisions of the Declaration, By-laws, and Rules and Regulations ("Policies") of the Association.
5. Every lease must be for a period of at least 12 months. An exception to this rule may be made for an owner whose unit is up for sale, provided that application and satisfactory proof of such intent is made to the Board of Directors via the Managing Agent prior to the installation of any tenant on a short-term basis.
6. Each Unit Owner shall be responsible for providing the tenant(s) with copies of the Declaration, By-laws, and Rules and Regulations of the Association. The Unit Owner may purchase copies of these documents from the Managing Agent where they may also obtain parking tags, guest tags and pool passes.
7. In the event of any violation of the Declaration, By-laws, or Rules and Regulations of the Association by a tenant, the Board, in its discretion, shall determine what actions are necessary against the Unit Owner and/or the tenant. When the Board determines that a

violation or series of violations warrants termination of the lease, the Board shall take whatever action is necessary to effect termination.

8. All fines and expenses incurred by a tenant in connection with any violation shall be added to the Unit Owner's account and applied to his next monthly assessment.

MOVE-IN/MOVE-OUT POLICY

1. A non-refundable fee of \$150.00 is required of all residents moving into and out of the complex. This fee is due and payable before the move takes place.
2. The Unit Owner must pay this fee each time a tenant moves into or out of the unit.
3. The following general rules regarding moving in or out also apply:
 - a. All Unit Owners must notify the Managing Agent of the date that the move-in or move-out is to occur. (Unit Owners, refer also to Leasing Policy.)
 - b. Moving in or out is allowed only between the hours of 8:00 a.m. and 9:00 p.m. any day of the week.
 - c. Trucks, vans, or other vehicles are STRICTLY PROHIBITED from driving on the grass or landscaped areas. Violation of this rule may result in additional fines or expenses to cover the costs of repairs to the Common Element.

NOISE POLICY

Rolling Meadows City Code states it is unlawful to produce excessive, loud or disturbing noise at any time and specifically limits use of televisions, radios or stereos at loud volumes or use of tools or machinery that cause excessive noise between the hours and 11:00 p.m. and 7:00 a.m.. Residents may contact Rolling Meadows Police Department directly if another resident is in violation of the above policy.

In cases of domestic arguments or when the person disturbed does not feel the offender will voluntarily comply, the person disturbed should file a complaint with the Rolling Meadows Police Department. The police will visit the scene and usually issue a warning to the offender. If the police are called a second or successive time(s), they may issue a Noise Ordinance Citation with fines.

King's Walk also has a noise policy from 9 p.m. until 9 a.m. Any one in violation of this rule (i.e. excessive noise, dogs barking, etc...) is subject to fines by King's Walk.

PATIO AND BALCONY POLICY

1. Patios, balconies, their fences and railings, being Limited Common Elements, are the monetary responsibility of the Unit Owner for timely repair and upkeep. The Association as needed shall do such repair and upkeep, and the cost thereof shall be billed to the Unit Owner unless otherwise authorized by the Board of Directors.
2. No Unit Owner or resident shall make or allow to be made any addition, alteration and/or structural repair to a Limited Common Element (patios, balconies, fences, and railings) without the prior express written consent of the Board of Directors. Such consent can be obtained through the approval of an Additions and Alterations Form (refer to Exhibit G).
3. Residents are required to adhere to certain principles of good housekeeping and regard for others as follows:
 - a. Patios and balconies are to be kept clean and free from clutter and debris.

- b. Patios and balconies may not be used for storage, other than bicycles, of anything other than patio furniture, barbecue grills, planters, or other such items as are commonly associated with patios and balconies.
 - i. The Board of Directors and the Managing Agent are the sole judges of the suitability of any and all items kept or stored on balconies or patios.
 - ii. Bicycles, not more than two (2), may be stored on patios/balconies during the summer months of May through September. All other times bicycles must be stored in the designated storage area in the basement, or in their unit.
- c. Residents using balconies must take suitable precautions to prevent the dropping, leaching, dripping or other disbursement of any material onto the patio below.
- d. Hanging of clothes, towels, sheets, blankets, rugs, diapers or any other similar objects on patios or balconies or placing any poles or lines to hold such objects is STRICTLY PROHIBITED.
- e. Owners installing or allowing to be installed, hooks, brackets or hangers for planters or seasonal decorations shall be responsible for any measures required to repair or restore the building or balcony to its original condition upon removal. No hooks, brackets or hangers shall be installed for any other purpose without an approved Additions and Alterations Form (refer to Exhibit G).
- f. The storage, possession or use of fireworks or other incendiary devices on Association property is expressly prohibited by the Rolling Meadows Fire Department. Residents are reminded that the use or possession of fireworks in the state of Illinois is illegal.
- g. Under no circumstances are residents to allow their pets to defecate or urinate on patios or fenced areas. This is STRICTLY PROHIBITED and subject to fines.
- h. Open flame (tiki) torches are STRICTLY PROHIBITED. Violators are subject to fines.

SEASONAL DECORATIONS

1. Seasonal decorations are allowed on patios and balconies, provided that no safety hazards exist and that damage caused by any such hangings shall be repaired by the Unit Owner.
2. Decorations may be installed no earlier than one month prior to the date of the holiday, and shall be removed no later than one month after.

PET POLICY

The term "pet(s)" as used herein refers to dogs, cats and other animals commonly kept as household pets.

King's Walk residents are required to comply with the City of Rolling Meadows and King's Walk's Pet Policy. Exhibit J explains the Rolling Meadows Policy, however it is the responsibility of all King's Walk residents to make themselves aware of any updates to this policy.

Any issues concerning dog bites or bites by other animals should be reported promptly to the Rolling Meadows Police Department.

Only dogs, cats, and other animals reasonably considered household pets may be raised, bred, or kept anywhere on Association Property. In accordance with the Declaration and By-laws governing the Association, animals may not be kept, bred or maintained for any commercial purpose.

RULES AND REGULATIONS CONCERNING DOGS AND CATS

1. Pets may not be staked anywhere on the Common Elements or tied to any Common Element at any time. Pets are not to be left unattended on Association Property at any time.
2. Pets may not be left unsupervised on balconies or patios at any time. A pet owner will be deemed in violation of this rule if the pet owner is not immediately available to curb barking or other noxious behavior.
3. Pets shall not be allowed to create a nuisance, unreasonable disturbance or to damage any Association Property or the Property of any other Resident.
4. Unit Owners are responsible for the actions of any pet(s) belonging to anyone residing in (a tenant) or visiting (a guest) their unit. The costs of repairing any damage caused by a pet(s) belonging to a tenant or guest shall be added to the Unit Owner's account and applied to his next monthly assessment.
5. All dogs and cats must be leashed when in or on the Common Elements both inside and outside of buildings. The pet walker must physically be in possession of the leash. Pets are not permitted to walk themselves or drag a leash behind them.
6. Under no circumstances are pets permitted to urinate or defecate in the areas immediately adjacent to the buildings including patios, balconies, and air conditions units. Pet owners/walkers must immediately remove their pets' excrement from the ground no matter where the excrement has been deposited or be fined.
 - a. Pet walkers must carry plastic or paper bags in appropriate quantities and, if desired a device for moving excrement from the ground to the bag. Pet walkers must be prepared to show such equipment upon request when walking their pet.
 - b. Pet excrement, including kitty litter, is to be completely and securely wrapped in plastic or paper bags prior to proper disposal in dumpsters. Disposal anywhere other than in a dumpster is **STRICTLY PROHIBITED**. Disposing of kitty litter in toilets causes plumbing backups and is also **STRICTLY PROHIBITED**.
7. Any Unit Owner who has been found guilty of three (3) or more violations in any combination of the above rules shall be deemed liable for having a pet that causes or creates a nuisance or unreasonable disturbance. After consideration of the facts and circumstances the Board may elect to order the Owner to have the pet permanently removed from the Property upon thirty (30) days' written notification to the Unit Owner from the Board or its Managing Agent the Board's decision is final and binding.

POLICY CONCERNING DISPOSITION OF PERSONAL PROPERTY KEPT, STORED, OR ABANDONED ON OR IN THE COMMON ELEMENTS

Any personal property which is being kept or stored, or has been abandoned in or on any of the Common Elements in violation of the Declaration, By-laws, or Rules and Regulations of the Association, shall be removed from the Common Elements. Items shall be removed and disposed of at the Board of Directors' discretion.

POOL POLICY

The swimming pool at King's Walk Condominiums herein referred to as the "pool is part of the Common Elements. As such it is available for the use and enjoyment of all residents subject to the Declaration, By-laws, and Rules and Regulations as stated herein.

Weather permitting, the pool season commences on or about Memorial Day weekend and ends on or about Labor Day Weekend. The pool will be open during normal hours when weather permits. Actual dates and hours will be announced annually along with any user guidelines for the pool season.

ALL STATE OF ILLINOIS HEALTH RULES (as posted) MUST BE OBEYED AT ALL TIMES IN ORDER FOR THE POOL TO REMAIN OPEN.

All activities by Unit Owners in and around the swimming pool shall be conducted in accordance with the provisions of the state and local public health departments and with any other applicable laws. In particular, the provisions contained in circular 4.102, entitled Minimum Sanitary Requirements for the Design and Operation of Swimming Pools and Bathing Beaches (1981), as published by the State of Illinois, Department of Public Health, Consumer Health Protection, Division of Swimming Pools and Regulations, or the most recent edition thereof, shall control the activities which are permitted within the swimming pool and any surrounding areas (refer to rules regarding use of the Clubhouse). The provisions below are virtually identical with those contained I Rule 19.00 of Circular 4.102, which also provides for the adoption of other rules advisable for the health and safety of the persons using the pool.

POOL RULES AND REGULATIONS:

1. Admission to the pool will be refused to all persons having any contagious disease, infectious conditions, colds, fever, and ringworm, open sores or any other condition which has the appearance of being infectious. Persons with excessive sunburn, abrasions that have not healed, corn plasters, bunion pads, adhesive tape, rubber bandages or other bandages of any kind are not permitted.
2. All persons must enter the pool area through the front gate and are required to take a shower with soap and warm water before being allowed in the pool area. Bathers who leave the pool area for any reason are required to shower before returning to the pool. The Board of Directors may grant an exception to the rule regarding entrance through the shower room to those residents who demonstrate a valid reason for noncompliance.
3. All persons entering the pool area must possess a pool pass and register with the pool attendant.
4. Guests are limited to four (4) persons per household per day and must be signed in by the Unit Owner holding a valid pool pass.
5. Children sixteen (16) and under must be accompanied by an adult. The adult must remain with the child at all times.
6. Diapered children may be brought into the pool area only if they are kept under the strict supervision of an adult and are kept out of the water at all times. Children wearing "diapers" specifically designed as swimwear are permitted in the pool under adult supervision.
7. Male and female swimmers with shoulder length hair must wear a swim cap or elastic band to secure their hair.
8. Street shoes are not allowed in the pool, on the pool deck or in any "wet" areas in the vicinity of the pool.
9. All apparel worn in the pool shall be clean and sanitary. As such, everyone using the pool must wear a swimsuit. Cutoffs, street shorts, halter tops and other clothing that may be worn as street clothing will not be permitted.
10. Food, beverages, gum and tobacco products are not allowed in the pool or around the pool area. Non- alcoholic beverages in non-breakable containers are allowed. **Smoking is**

permitted on the upper deck only. All containers and refuse (cigarette butts) must be properly disposed of prior to leaving the area.

11. Pool users are required to adhere to certain principals of good behavior and regard for others that include but are not limited to the following:
 - a. Personal conduct within the pool area must be such that the safety of the individual and others is not jeopardized. Running, boisterous and/or rough play is **STRICTLY PROHIBITED.**
 - b. Anyone under the influence of alcohol or exhibiting erratic behavior shall not be permitted in the pool area.
 - c. Spitting, spouting of water or other activities that may introduce bacteria or other contaminants into the pool will not be permitted.
 - d. Diving is not permitted
 - e. Large size floating objects are not permitted in the pool. Determination of "Large Size", is at the sole discretion of the pool attendant
 - f. **Noxious and/or offensive behavior including but not limited to: foul language, excessive noise, fighting or other disorderly conduct is STRICTLY PROHIBITED.**
12. Glass, soap, lotion or other materials that might create hazardous conditions or interfere with efficient operation of the swimming pool are not permitted in the pool or on the pool deck.
13. Pets are not permitted in or around the pool at any time.
14. Access to the Clubhouse from the pool deck is prohibited. Swimmers are not allowed in clubhouse.

SATELLITE DISH POLICY

In order to keep the aesthetic appearance of the King's Walk Homeowner's Association in a good and orderly manner, the Board has adopted the following rules and regulations:

1. Any owner interested in installing a satellite dish one meter or less in diameter must notify the Board and obtain instructions for installation within seven (7) days from the date of installation. (See Exhibit K – Satellite Dish Agreement). Satellite dishes greater than one (1) meter in diameter are prohibited.
2. Satellite dishes may only be installed on portions of property within the owner's exclusive use or control. The Board is requiring satellite dishes to be installed on the balcony or patio servicing the individual unit. However, the wiring for the dish may not be drilled through the building exterior (i.e., brick or siding). The installer must utilize other installation methods that do not require drilling a hole into the building exterior.
3. To protect the health, safety and welfare of the residents, all satellite dishes must be professionally installed. The Unit Owner must provide proof that the contractor is insured and licensed. All wires must be encased in molding which matches the color of the building. If at all possible, please attempt to use existing wires.
4. In order to protect the health, safety and welfare of the residents and their property the Board reserves the right to inspect the installation and maintenance of the satellite dish. The cost of this inspection may be assessed back to the owner installing the dish.

5. Once installed, the owner will be responsible for the maintenance of the dish. If additional cost is required to maintain the portion of property on which the dish is installed, the Board may assess this cost back to the Unit Owner. If it is necessary for the Association to remove the satellite dish to perform maintenance, the owner will be advised accordingly.
6. The owner shall be responsible to fund the cost of any maintenance, repair or replacement to the property resulting from installation of the satellite dish. In addition, the owner must restore the property to its original condition upon removal of the dish.
7. 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 the payment of any and all costs of litigation and attorneys' fees resulting therefrom. 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. Upon installation of the dish the owner must execute the attached hold harmless agreement.
8. Upon transference of the 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 these rules and regulations and the obligations set forth herein. All obligations herein shall pass to any successor in interest. If the transferee is unwilling to assume the responsibilities set forth herein, and execute a new hold harmless agreement, the dish must be removed prior to conveyance.
9. All satellite dishes shall be constructed in strict compliance with these rules and regulations. Any deviation from these 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. All costs of removal and restoration shall be borne by 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 advised to re-install 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 fines.

SIGN POLICY

1. "FOR SALE" signs shall be displayed on the inside of a window. Only one sign per unit is allowed and can be no larger than 24 x 36.
2. "OPEN HOUSE" signs will be permitted only at the entrances to King's Walk on the day(s) of the open house between the hours of 10:00 a.m. and 5:00 p.m.
3. All other signs for advertising or solicitation must have written approval from the Board of Directors.

TRASH DISPOSAL POLICY

1. Trash may not be left standing outside a dumpster or piled on top of a closed or full dumpster. Homeowners or renters leaving trash anywhere except INSIDE the dumpsters will be subject to an immediate fine as determined by the Board of Directors.
2. All items to be disposed of including furniture, appliances, carpeting and other bulky trash must be placed inside dumpsters. Break down large boxes before disposal in dumpsters. If the item(s) will not fit in the dumpster the resident must make arrangements with the Managing Agent for a special pickup of the item(s) before disposal.
3. Specially marked recycling bins are available for your use inside each garbage corral.

4. Trash and/or litter left on patios and balconies or any common area will be subject to a fine as determined by the Board of Directors.
5. All kitty litter and dog feces must be in securely fastened bags and disposed of properly in a dumpster. Disposing of kitty litter in toilets causes plumbing backups and is STRICTLY PROHIBITED.
6. Scavenger service contracts generally require warrant by the Association that no hazardous or toxic materials will be disposed of in containers belonging to the scavenger service. Should any such materials be disposed of in violation of any scavenger service agreement, the Association shall hold the violator liable.

VEHICLE AND PARKING POLICY

King's Walk parking lots serve a total of 216 units and the clubhouse. The current lots accommodate less than 2 spaces per unit. Many families keep more than one vehicle, so control of the parking facility is mandatory to ensure that all residents are able to park within a reasonable distance from their homes, and to prevent any abuse which may damage the property or present a safety hazard to residents.

To these ends, the Managing Agent is authorized to have any vehicle towed off the property at the vehicle owner's expense if that vehicle is in violation of the Declarations, By-laws, or Rules and Regulations of the Association as stated herein.

In addition, the complex is patrolled by the Rolling Meadows police, who will ticket any vehicles not bearing a current and valid Rolling Meadows sticker, or which are in violation of city parking laws.

VEHICLE REGISTRATION AND STICKERS

1. All vehicles regularly parked on the King's Walk complex must be registered with the Association and shall bear a current King's Walk sticker. The sticker must be permanently affixed to the lower left corner of the rear window (Driver's side rear) so that it is clearly visible when the vehicle is parked. Vehicles displaying stickers that are taped on are subject to towing and/or fines.
2. Each unit is entitled to a maximum of two (2) vehicle stickers. Stickers will be issued to valid licensed drivers in residence at King's Walk for a specific vehicle registered to that resident. Proof of residency*, Vehicle Registration*, and submission of a completed King's Walk Vehicle Registration Form (see Exhibit I) is required prior to obtaining a vehicle sticker.
 - a. **Proof of Residency** may be in the form of the following; a) Drivers License or State I.D. card, and b) coupon assessment book, or electric bill, or phone bill from the current year.
 - b. **Vehicle Registration** may be in the form of one of the following and must indicate the Unit Owners name, King's Walk address, and license plate number of the vehicle; a) Illinois Registration Identification Card (this is the license plate renewal card), or b) City of Rolling Meadows sticker form.
3. Vehicle stickers will be reissued periodically to the Unit Owners or when a change of vehicles requires a new sticker.
4. When a new vehicle is purchased, please use your guest hang tag until you have a new King's Walk sticker. If more than three (3) nights are required you must contact the Managing Agent in order to avoid towing. This vehicle must be parked in the guest lots until the new sticker is affixed properly to the window of the vehicle.

5. Replacement stickers required by a change of vehicles shall have a nominal fee per sticker and will only be provided upon proof of sale, Vehicle Registration*, and a completed King's Walk Vehicle Registration Form (see Exhibit I).
6. If a Unit Owner has more than two (2) vehicles that need to be parked on the King's Walk grounds, an Additional and/or Commercial Vehicle Application and Registration Form (see Exhibit L) must be submitted to the Managing Agent and Board of Directors. The Parking Committee and/or the Board of Directors will assess whether or not there is availability to accommodate the request. Upon final approval by the Board of Directors, if granted, monthly fees will be charged to the Unit Owner's account and a parking lot assignment will be made, not necessarily adjacent to the Unit Owner's building.
7. Requests for special exceptions to these rules may be submitted in writing to the Board of Directors.

PARKING LOT ASSIGNMENT

To accommodate the number of parking spaces required by residents throughout King's Walk, the buildings will be assigned specific parking lots and each unit is assigned one (1) numbered parking space in the lot assigned to their building. Only one (1) numbered space will be issued per unit and the Board of Directors reserves the right to move the resident to another numbered space as needed. Homeowners with two (2) vehicles will be issued two (2) vehicle stickers both marked for the same numbered space and lot letter. This will allow for either vehicle to park in the unit's numbered space. Second vehicles will need to park in any unnumbered space in the assigned lot(s) only. Any vehicle parking outside of the lot(s) assignment will be subject to towing. Any vehicle parked in a numbered space that does not display the King's Walk sticker with that number is subject to towing. Refer to Exhibit H "Parking Assignment" for a map.

- Building 1802 – 1808 park in lot A
- Building 1900 – 1906 park in lot B with overflow into lot E
- Building 4604 – 4610 – 4616 park in lot C
- Building 4607 – 4613 – 4619 park in lot D with overflow into lot E
- Building 4704 – 4710 park in lot E
- Building 4511 – 4517 park in lot G with overflow into lot H
- Building 4602 – 4608 – 4614 park in lot F
- Building 4512 – 4518 – 4524 park in lot H
- Building 4500 – 4506 park in lot I with overflow into lot K
- Building 4400 – 4406 – 4412 park in lot J with overflow into lot K
- Building 4418 – 4424 park in lot J with overflow into lot K
- **Guest parking shall be in lots E (behind the gas station along the retaining wall) and K (along Euclid Avenue), Lot A and F.**

HANDICAPPED PARKING

Handicapped parking allocation may be obtained by written application with the proper State or City handicapped parking permits or sticker submitted to the Board of Directors or the Managing Agent. Upon acceptance the Board will assign the closest available numbered parking space near the resident's building entrance. The parking spaces with handicapped signs are for handicapped guests only and not for resident parking.

COMMERCIAL VEHICLES

King's Walk Condominiums defines commercial vehicles as any vehicle that displays lettering and/or advertisement, stores ladders or tool boxes, and has a class B license plate or above. Due to the limited number of parking spaces available to our residents anyone wishing to park a commercial vehicle on King's Walk grounds must submit a King's Walk Additional

and/or Commercial Vehicle Application and Registration Form (see Exhibit L) to the Managing Agent and Board of Directors. The Parking Committee and/or the Board of Directors will assess whether or not there is availability to accommodate the request. Upon final approval by the Board of Directors, if granted, a parking lot assignment will be made, not necessarily adjacent to the Unit Owner's building. If this vehicle is above the (2) vehicles allowed, then monthly fees will be charged to the Unit Owner's account. In addition to this, the following rules apply to commercial vehicles:

1. Ladders shall not extend beyond the front and back bumpers of the vehicle.
2. Nothing hanging on the side of the vehicle, including ladders and tool boxes.
3. No hazardous materials inside the vehicle.
4. No vehicle shall be higher than 8'.
5. No dual wheels are allowed.
6. No vehicle with anything higher than a Class D type license plate is allowed.
7. No stretch limousines or taxi cabs.

GUEST PARKING

Guest parking is currently allowed in the following lots; Lot K (along Euclid Avenue) and Lot E (along the retaining wall) and Lots A and F in spots designated as "V" spots. Any vehicle found parked with a guest hang tag in any other lot will be subject to immediate towing during the hours of 2:00 am and 6:00 am.

Each unit will be issued one (1) guest hang tag, which may be used for no more than three (3) nights in a seven (7) day period of time, parking only in lots A, E, F and K. Residents having a guest staying for four (4) or more nights will need a special issue guest hang tag that will be dated for the period of time the guest is staying. This special issue guest hang tag must be displayed on the vehicle the entire time it is on the property and the vehicle may only park in lots E (behind the gas station along the retaining wall) or K (along Euclid Avenue). Please contact the Managing Agent for this hang tag. Guest hang tags are strictly prohibited for personal use; the towing company will be monitoring these lots and any vehicle in violation of these rules is subject to towing, fines, and revocation of guest hang tag use.

AUTHORIZED AND UNAUTHORIZED VEHICLES

1. Vehicles that may be issued a sticker and parked on the complex:
 - a. Passenger-type automobiles having no more than four entry doors (including stations wagons, hatchbacks, and other rear access) in fully operable and drivable condition.
 - b. Motorcycles and motorbikes that are licensed and registered with the Association, unless they are sharing the unit's assigned space (please see the motorcycle policy for further information).
2. Vehicles that may NOT be parked on the complex:
 - a. Recreational Vehicles (i.e. campers, motor homes, boats, and/or trailers)
 - b. No stretch limousines or taxi cabs.
 - c. Trucks and/or vans with anything higher than a Class D license plate.

- d. No abandoned vehicles are allowed, the following included:
 - i. Any vehicle in a state of disrepair rendering it incapable of being driven in its present condition.
 - ii. Any vehicle not used or moved for fourteen (14) or more consecutive days without prior notification to the Managing Agent.
 - iii. Any vehicle that does not possess a current valid license plate, Rolling Meadows Village Sticker, and valid King's Walk sticker or guest hang tag.

GENERAL RULES AND REGULATIONS GOVERNING PARKING

1. Parking or driving any vehicle on the lawns, landscaped areas, or walkways is strictly prohibited and subject to a fine, as well as the cost to repair any damage.
2. Straddling yellow lines so that one vehicle occupies more than one parking space, parking in fire lanes, along driveways, in front of dumpster corrals, or anywhere else that is not a "parking space" is STRICTLY PROHIBITED, and subject to immediate towing at the vehicle owner's expense.
3. Motorcycle owners; please refer to the Motorcycle Policy.
4. Washing of any vehicle is STRICTLY prohibited on the King's Walk grounds.
5. Vehicles displaying For Sale signs may only park in their numbered space.
6. Any vehicle with a wheel size larger than 18" is not permitted to park on King's Walk grounds, other than normal delivery vehicles picking up and dropping off, or contractors hired to perform work on the property.

VEHICLE REPAIRS

1. Maintenance of any vehicle anywhere on the property is STRICTLY PROHIBITED and subject to fines except:
 - a. Topping off fluids.
 - b. Changing flat tires.
 - c. Charging batteries.
2. Residents are required to clean up any spillage and dispose of any liter, debris, or tires in a lawful and appropriate manner or will be subject to fines and charged back for clean up costs.

TOWING PROCEDURES

1. Towing is enforced between the hours of 2:00 am and 6:00 am seven (7) days a week, unless called out specifically.
2. Any vehicle not displaying a current and valid King's Walk sticker (this includes any sticker that is not properly affixed to the window (example: stickers that are taped on) or guest hang tag, not parked in the appropriate space or lot, or in violation of any of the above stated Rules and Regulations is subject to immediate towing and/or fines.
3. All costs incurred are the responsibility of the vehicle owner.

MOTORCYCLE POLICY

Motorcycles, as the term is used herein, shall include any type of gasoline driven motor vehicle having two wheels and designed to carry one or more passengers. In addition to the Rules and Regulations governing motor vehicles, motorcycles must adhere to the following:

1. Owners of motorcycles may share their numbered parking space only, with their automobiles, by parking between the automobile and the curb, in front of the space as long as it does not exceed the length or width of the parking space. If the motorcycle is the only vehicle the resident owns, then a King's Walk Vehicle Registration Form (see Exhibit I) is required in order to obtain a vehicle sticker.
2. If the motorcycle and automobile exceed the length or width of the parking space, then the motorcycle is considered an additional vehicle and needs a sticker. Please refer to the section on Vehicle Registration and Stickers. Please note that if two (2) vehicles are already registered to the unit, then an Additional Vehicle Application and Registration Form (see Exhibit L) must be submitted.
3. Only one (1) motorcycle is permitted per parking space.
4. Motorcycles may not be driven on sidewalks, grass, landscaped areas, or anywhere else an automobile cannot be legally driven.
5. Motorcycles may not be stored on patios, or anywhere else an automobile cannot be legally parked. Parking of motorcycles on patios is a violation of fire laws and subject to fines.
6. Motorcyclists must consider their neighbors' rights to reasonable peace and quiet in the following ways:
 - a. By starting and accelerating their cycles as far from the buildings as possible.
 - b. By not congregating, or allowing guests to congregate, in motorcycle clubs and other groups on the complex.
7. Repairs and maintenance of any vehicle, including motorcycles, anywhere on the property is **STRICTLY PROHIBITED** and subject to immediate fines, except the following:
 - a. Topping off fluids.
 - b. Changing flat tires.
 - c. Charging batteries.

Residents are required to clean up any spillage and dispose of any liter, debris, or tires in a lawful and appropriate manner or will be subject to fines and charged back for clean up costs.

VOLLEYBALL COURT POLICY

The volleyball court is a privilege for Unit Owners, their tenants and guests. Please report any problems concerning the court's condition, usage, etc. to the Managing Agent.

1. All guests visiting to play volleyball shall park in visitor parking located in lot's E, F, and K as designated by signs. Refer to Exhibit H "Parking Assignment".
2. No alcohol or glass containers shall be allowed in or around the court. The hours of play shall be from 10:00 a.m. to 8:00 p.m.

PART II

KING'S WALK

POLICIES AND PROCEDURES REGARDING ENFORCEMENT OF THE DECLARATION, BY-LAWS AND RULES AND REGULATIONS OF THE ASSOCIATION

- I. Any complaint which alleges a violation of the Declaration, By-laws, or Rules and Regulations ("Policies") of the Association shall be made in writing and shall contain substantially the same information as that set forth in the Witness Statement included in this manual as Exhibit A. If asked, the person making the complaint will remain confidential. The complaint shall specifically state:
 1. The name, address and phone number of the complaining witness.
 2. The name, or address and unit number of the resident/tenant committing the violation.
 3. The specific details and/or description of the violation to include:
 - the date
 - time of day
 - location where the violation occurred
 - The Association recommends that photographs or tape recordings be taken, if possible, to illustrate the nature of the violation. Any such photographs or tapes should be sent with the Witness Statement or forwarded as soon as possible.

- II. When a complaint is made pursuant to the above, the Unit Owner shall be notified of the alleged violation by the Managing Agent. The notification shall be in a manner prescribed by the Board, in a form similar to that which is shown in this booklet as Exhibit B (hereafter known as: "Notice of Violation").

In the event the alleged violation is not the first reported violation of the Unit Owner, or in the event the violation is such that serious, immediate or irreparable consequences may occur by delay, the Board may elect to forward the matter to the Association's attorney for appropriate action. All legal expenses and costs incurred will be assessed to the Unit Owner, if he/she is found guilty of the violation.

The Association's attorney, if contacted regarding the violation, shall send such notices, make such demands or take such actions as are deemed necessary to protect the interests of the Association in accordance with the provisions of the Declaration, By-Laws, or Rules and Regulations of the Association.

- III. If any Unit Owner charged with a violation believes that no violation has occurred or that he/she has been wrongfully or unjustly charged hereunder, the Owner must proceed as follows:
 1. Within twenty-one (21) days after the date of the Notice of Violation, the Unit Owner must submit in writing, a request for a hearing that concerns the violation. A hearing may be requested by completing the Request for a Hearing form (refer to Exhibit C) which will be mailed with the Notice of Violation and by returning it to the Managing Agent.
 2. If a request is filed, a hearing on the complaint shall be held before a panel (hereafter known as the "Panel of Inquiry ") composed of Board members or a committee duly appointed by the Board to hear the complaint. The Panel of Inquiry shall not include any persons presenting evidence at the hearing.
 3. The Panel of Inquiry shall hear and consider arguments, evidence or statements regarding the alleged violation, first from any person(s) having direct knowledge of the alleged violation and then from the alleged violator and any witnesses on his behalf. Following a hearing and due consideration, the Panel of Inquiry shall issue its determination regarding the alleged violation. The decision of the Panel of Inquiry shall be made by majority vote and shall be final and binding on the Unit Owner and the Association.

IV. If no request for a hearing is filed within 21 days, the hearing will be considered waived, the allegations in the Notice of Violation shall be deemed admitted by default, and appropriate sanctions shall be imposed. The Unit Owner shall be notified by the Association of any such determination using the same form and in the same manner as if a hearing had been conducted by a Panel of Inquiry.

If found guilty of any violation, including a first violation, the Notice of Determination may also require the Unit Owner to pay any costs resulting from the repair of damage or other unauthorized condition on the Common Elements for which the Unit Owner has been found responsible. This shall include the costs of any legal and/or administrative expenses and costs incurred by the Association as a result of the violation.

If found guilty of a first violation of a provision of the Declaration, By-laws, or Rules and Regulation ("Policies"), the Unit Owner shall be notified of the findings by the Association that a first violation has occurred.

A first violation, at the discretion of the Board, may be considered a warning. If any further violations occur, a fine for the violation will be imposed. In the alternative, the Board may elect to assess a fine, after considering factors such as the length of time the regulation has been in effect, the length of time the violator has owned a unit or resided on the property, whether the violation was committed by the Unit Owner, and if not, the extent of control the owner had or should have had over the violator's conduct, the familiarity of the violator with the regulation, the severity of the violation and other appropriate factors. In addition, any legal expenses incurred by the Association or any actual damages repaired at Association expense may be assessed to the Unit Owner.

If found guilty of a second or successive violations of the same provision of the Declaration, By-laws or Rules and Regulations (Policies"), the Unit Owner shall be assessed a fine as specified in the Table of Fines.

A FINE FOR A VIOLATION OF A CONTINUING NATURE WILL CONTINUE UNTIL THE VIOLATION HAS BEEN ELIMINATED AND THE ASSOCIATION HAS RECEIVED NOTICE OF IT.

Any Unit Owner assessed hereunder shall pay any charges imposed within thirty (30) days of notification that such charges are due. Failure to make the payment on time shall subject the Unit Owner to all legal or equitable remedies necessary for its collection. All charges imposed shall be added to the Unit Owner's account and applied to his next monthly assessment as a special assessment against the unit and shall be collectable as a common expense in the same manner as any regular or special assessment against the unit.

Notices are deemed served either:

- By personal delivery, or
- By mail, or to such other address as the Unit Owner shall have previously filed with the Association. Further provided that the notice sent by regular mail has not been returned to the Association undelivered. For units held in trust, the notices may be sent either to the address of the trustee or to such address as has been provided to the Association by the trustee or the beneficial owner of the trust.

V. The remedies hereunder are not exclusive, and the Board may, in addition, take any action provided by law, in equity, or in the Declaration and By-laws to prevent or eliminate violations thereof or of the Rules and Regulations of the Association.

KING'S WALK

TABLE OF FINES

Any violations of the terms of the Declaration, By-laws, or these Rules and Regulations shall subject the responsible individual to the following fines:

I. FINES AND PENALTIES FOR INFRACTIONS OF THE DECLARATION, BY-LAWS, AND RULES AND REGULATIONS, OF THE ASSOCIATION:

Except as specified for certain infractions of the Rules and Regulations detailed separately below, the Board shall proceed as follows upon each and every determination of guilt:

1. **FIRST OFFENSE** - A warning letter shall be sent to the Unit Owner who has been found guilty of a violation committed by himself, a family member, a guest, or by his tenant. A copy of the warning letter, the Notice of Violation and the Notice of Determination shall be placed in the Unit Owner's permanent homeowner file.
2. **SECOND OFFENSE OR FAILURE TO CORRECT FIRST OFFENSE** - A fine of at least \$50.00 or an amount deemed reasonable by the Board of Directors shall be charged to the Unit Owner's account and applied to his next monthly assessment.
3. **THIRD, SUBSEQUENT OR CONTINUING OFFENSE(S)** - A fine of at least \$100.00 shall be charged to the Unit Owner's account and applied to his next or subsequent monthly assessment(s).
4. In the event of a **FOURTH OR CONTINUING OFFENSE**, the Board of Directors may institute legal action against the offender. If the violator is a tenant, the Board may invoke the right to terminate the lease.

II. IMMEDIATE FINES:

At any time when a violation of the Rules and Regulations becomes an ongoing problem for the Association, the Board of Directors may impose a policy for immediate fines for such violation. The amount of the immediate fine, (such as \$20 per day that the violation continues) is at the discretion of the Board of Director's, taking into consideration the type of violation and just how it effects the Association as a whole.

The immediate fine may be a permanent policy or for a specified period of time deemed necessary to correct the problem.

This policy waives all procedures of warning, 1st, and 2nd notices. It is an immediate fine placed on the unit owner's account, payable in 30 days of original notification. The unit owner will be notified by regular US mail and may request a hearing in front of the **Board of Directors**.

III. FINES FOR DAMAGE OR UNAUTHORIZED CHANGES TO THE COMMON ELEMENTS:

1. If a violation has resulted in any unauthorized architectural condition or other damage to any Common Element either indoors or outdoors, the Association shall proceed to have the condition corrected. The responsible Unit Owner shall be assessed for the full cost of all labor and materials required to effect repairs.

2. In addition, to compensate the Association for all expenses involved in obtaining and supervising any and all repairs, the responsible Unit Owner shall be assessed an administrative charge of \$100.00 or 10 percent of all costs, which ever is greater.

IV. FINES FOR FAILURE TO PAY ASSESSMENTS IN A TIMELY MANNER ARE SPECIFIED UNDER THE ASSESSMENT COLLECTION POLICY.

V. FINES FOR INFRACTIONS OF THE CLUBHOUSE RENTAL POLICY ARE SPECIFIED IN THE RENTAL AGREEMENT FORM.

VI. FAILURE OF AN INVESTOR OWNER TO COMPLY WITH THE LEASING POLICY:

1. A fine of \$100.00 along with any legal and/or administrative costs incurred by the Association shall be added to the Unit Owner's account and applied to his next monthly assessment.

VII. FAILURE OF A UNIT OWNER TO COMPLY WITH THE MOVE-IN POLICY.

1. Failure of the Unit Owner moving into the complex, or of a Unit Owner installing a new tenant, to pay the specified move-in fee shall result in a fine of \$100.00. This shall be added to the Unit Owner's account along with any legal and administrative costs and applied to his next monthly assessment. A standard late charge shall be added each month until the account is paid in full.

EXHIBIT A

KING'S WALK

VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all information. If it is unknown, please state so. Use the back of this sheet or additional sheets if necessary.

INFORMATION CONCERNING WITNESS(ES) TO VIOLATION

Witness Name	Address	Unit No.	Phone No.
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Names, Addresses, Unit #'s & Phone #'s of any other Witnesses

INFORMATION CONCERNING VIOLATOR, IF KNOWN

Violator's Name	Address	Unit No.	Phone No.
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Violation Date	Time	Location
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Section(s) of Declaration, By-laws, or Rules & Regulations which was violated

Witness' Observations:

Where any photographs or sound recordings made? YES NO

Include all tapes or photographs with this form or forward as soon as possible. Include the name of the person who made the tape or photograph, the date it was made and the name of anyone else present.

Name(s)

Date

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO ME. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEYS TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS.

Signature

Date Signed

EXHIBIT B

KING'S WALK

NOTICE OF VIOLATION

To: _____

Date: _____

Re: Violation of the Declaration, By-Laws, or Rules and Regulations

You are hereby notified as the Owner of Unit # _____ at Building # _____, Rolling Meadows, Illinois that you are charged with the following violation of the Association's Declaration, By-Laws or Rules and Regulations. The actions complained of occurred on or about _____ and are described as follows:

You are charged with violating the Declaration, By-Laws, and/or Rules and Regulations that govern the King's Walk Homeowner's Association. Please note if you believe the charges are unjustified you must take the actions outlined in the Association's Policies and Procedures Regarding Enforcement.

IN ACCORDANCE WITH THE RULES, IF YOU FAIL TO REQUEST A HEARING WITHIN 10 DAYS OR FAIL TO APPEAR AT A HEARING ON THESE CHARGES, YOU WILL BE FOUND GUILTY BY DEFAULT. ANY FINES, CHARGES, COSTS, EXPENSES, LEGAL AND/OR ADMINISTRATIVE FEES MAY BE ASSESSED AGAINST YOU AND ADDED TO YOUR ACCOUNT.

IF A VIOLATION EXISTS, WHICH HAS NOT BEEN CORRECTED, AND YOU FAIL TO MAKE AN APPROPRIATE CORRECTION, YOU WILL RECEIVE TWO NOTICES OF VIOLATION, AFTER WHICH THE ASSOCIATION WILL CORRECT THE VIOLATION AT YOUR EXPENSE AND AN ADMINISTRATIVE CHARGE WILL BE ADDED TO YOUR ACCOUNT. Please consult the Association's Rules and Regulations (Policies) for further information

You may request a hearing by signing, dating and returning the attached Request for a Hearing form within 10 days to the Association's Managing Agent.

Signed: _____

Title: _____

Address

City

State

Zip

Enclosures:

- a) "Request for a Hearing" form
- b) "Policies and Procedures Regarding Enforcement"

EXHIBIT D

KING'S WALK

NOTICE OF DETERMINATION REGARDING VIOLATION

To: _____ Date: _____

On _____, you were notified of a violation of the Declaration, By-laws, or Rules and Regulations of the Association. Pursuant to the Association's Rules: .

- () A Hearing was held at your request.
- () You have admitted to the violation by default and waived your right to request a hearing regarding the alleged violation. After considering the complaint, the following determination has been made and the following action(s) will be taken:
- () You were found not guilty and no action will be taken.
- () A 2nd (), 3rd (), or continuing () violation of the Association's Declaration, By-Laws or Rules and Regulation has occurred and a fine in the amount of \$ _____ has been added to your assessment or Association account, payable within 30 days.

A FINE FOR A CONTINUING VIOLATION WILL CONTINUE UNTIL THE VIOLATION HAS BEEN ELIMINATED AND THE ASSOCIATION HAS BEEN NOTIFIED.

- () Damage expenses and/or administrative charges in the total amount of \$ _____ have occurred and your assessment account will be billed, payable within 30 days.
- () Legal expenses in the amount of \$ _____ have been incurred by the Association and are now due.
- () Damages have occurred or an architectural violation exists, as charged in the complaint. The damages or violation will be corrected or repaired, and your assessment account will be billed for the costs incurred plus administrative charges.
- () As a result of a second or subsequent violation, we have instructed our attorneys to inform you that legal proceedings **will be** instituted if further violations occur, and the expenses incurred will be assessed to you payable within 30 days.

KING'S WALK HOMEOWNER'S ASSOCIATION

Signed: _____ Title: _____

Address City State Zip

EXHIBIT F

**KING'S WALK
CLUBHOUSE RENTAL AGREEMENT**

PLEASE RETURN 14 DAYS PRIOR TO FUNCTION

LESSEE: _____ DATE: _____
ADDRESS: _____
CITY, STATE, ZIP: _____
HOME PHONE: _____ OFFICE PHONE: _____
DATE REQUESTED: _____ TIME: From _____ To _____

RENTAL FEE: \$150.00 SECURITY DEPOSIT: \$250.00

Clubhouse Hours: 10:00 a.m. to 12:00 a.m. Capacity: 50 People

TERMS OF RENTAL AGREEMENT

1. King's Walk Leases to Lessee and Lessee leases from King's Walk Homeowner's Association the Clubhouse ONLY on the Date of Use and during the Clubhouse Use Hours. Only King's Walk unit owners are permitted to rent the clubhouse.
2. In order to be eligible to rent the clubhouse, the unit owner must be current in assessments. Delinquent unit owners shall be denied their privilege to rent the clubhouse until such time as their account is brought current.
3. Upon the signing of this Agreement, Lessee shall pay to King's Walk Homeowner's Association, c/o the management company, the following:
 - A. \$150.00 Rental Fee (non-refundable)
 - B. \$250.00 Security Deposit (refundable, minus cost to repair any damages, fines for rules violations, or failure to return the key by close of the next business day)

Note: The Rental Fee and Security Deposit are to be two separate certified checks.
4. Lessee agrees to abide by the following rules and regulations ("Rules and Regulations") with respect to the leasing of the Clubhouse:
 - 4.1 Possession of the Clubhouse shall be returned to King's Walk Homeowner's Association by Lessee in clean condition and with out any damages of any kind or nature promptly at the expiration of the Use Hours. The cost to clean the clubhouse or repair any damages shall be deducted from the Security Deposit.
 - 4.2 Lessee shall be obligated to inspect the Clubhouse and to report all damages in writing to the management company PRIOR to the Use Hours. Repair or restoration of any unreported damage will be deducted from the Security Deposit.
 - 4.3 The unit owner is required to return the Clubhouse key to the management office the next business day following a clubhouse rental. In the event possession of the clubhouse key is not

returned to King's Walk Homeowner's Association by the end of the next business day following the rental, the security deposit shall be forfeited.

- 4.4 The Security Deposit will be returned to Lessee within fourteen (14) days after the Date of Use, but not prior to seven (7) days. If the Security Deposit is insufficient to cover damages, the excess charges shall be payable by Lessee to King's Walk Homeowner's Association on demand and shall be considered as additional rent.
 - 4.5 **All vehicles visiting the Premises shall display the Clubhouse Rental tag and park in either the A, F, E lot behind the gas station or the K lot on the East side of the premises facing Euclid Avenue, in the visitor marked spaces only. Any vehicle not displaying the tag and/or parked outside of the visitor spaces will be towed.**
 - 4.6 All guests must remain IN the clubhouse at all times. The outside deck of the pool area is off limits. With the exception of emergency phone calls from the pay phone, no entry is allowed.
 - 4.7 Guests are not authorized to swim in the pool, even during pool hours. No entry from the clubhouse to the pool is allowed.
 - 4.8 The volleyball court may be used in conjunction with the clubhouse rental; however, **it is not a reserved feature** in the Clubhouse Rental Agreement. Therefore, it is a first-come, first-serve facility. Please exercise courtesy to your neighbors.
 - 4.9 All persons will conduct themselves at all times while in the Clubhouse or on the premises in an orderly and proper manner.
 - 4.10 While alcohol may be served at parties held in the clubhouse, the sale of alcohol on clubhouse premises is STRICTLY PROHIBITED. Any unruliness stemming from the use of alcohol will not be tolerated.
 - 4.11 All Clubhouse renters and guests are required to abide by the Village of Rolling Meadows noise ordinance, which is in effect from 11:00 p.m. to 7:00 a.m., seven days a week. The police will issue fines for violators of this noise ordinance, which will be the unit owner's responsibility. In addition, the Board of Directors requires clubhouse renters and their guests to curtail excessive noise after 9:45 p.m. on Sunday through Thursday evenings.
 - 4.12 If the Clubhouse is to be used primarily for minors, the Lessee shall have in attendance at all times during the Use Hours at least two (2) adult chaperones for every twenty (20) persons in attendance.
 - 4.13 The Clubhouse shall not be used for any illegal or immoral purposes.
 - 4.14 All Rules and Regulations in effect with respect to the Premises are incorporated herein and made a part hereof and shall apply to the usage of the Clubhouse.
 - 4.15 Abuse or disregard of the Rules & Regulations and/or this policy shall result in permanent revocation of clubhouse privileges.
 - 4.16 Owners shall indemnify and hold the Association harmless from any and all claims, damages, injuries, lawsuits, liability, including reasonable attorneys' fees and costs, which may arise out of or result from the use or presence of alcohol while on the Association's property. The indemnification shall specifically extend to any claims made under the Dram Shop Act of Illinois. Owners shall be solely responsible for the conduct of their guests relating to the use or presence of alcohol on the property, and shall be responsible for any damages or costs arising out of such use or presence of alcohol on the property.
5. Lessee hereby agrees to forever defend, save, indemnify, and hold harmless the King's Walk

Homeowner's Association, the management company, its agents and employees of and from any and all damages (including consequential and punitive damages), costs, expenses (including attorney's fees), claims, causes, and causes of action rising out of and from Lessee, Lessee's guests, Lessee's licensees, or any other person's use of the Clubhouse. This indemnity shall be in addition to any insurance requirements of Lessee.

6. It is understood that King's Walk Homeowner's Association, the management company, its agents and employees are in no manner responsible for the activities or conduct of the persons using the Clubhouse. Lessee does hereby waive for itself, its guests, and lessees any and all rights and claims against the Association, the management company, its agents, and employees for death, personal injury or property damage suffered by Lessee, its guests, licensees or any other person using the Clubhouse, it being specifically understood that the use of the Clubhouse is the sole responsibility and liability of Lessee.
7. This agreement shall be the entire agreement of the parties hereto, and shall be binding upon Lessee and King's Walk Homeowner's Association, the management company, and their respective heirs, estates, administrators, executors, successors and assigns.

By execution of this document, unit owner agrees to all of the terms and conditions contained therein.

Signature of Lessee

Date:

EXHIBIT G

KING'S WALK

ADDITIONS AND ALTERATIONS FORM

HOMEOWNER: _____ DATE: _____

ADDRESS: _____ HOME PHONE: _____

CITY: _____ IL _____ WORK PHONE: _____

DESCRIPTION OF IMPROVEMENT: _____

DIMENSIONS: _____

SUPPLIER: _____ APPROXIMATE COST: _____

DRAWINGS OF ALL IMPROVEMENTS MUST BE ATTACHED TO THE APPLICATION TO SHOW LOCATION AND DIMENSION RELATIVE TO EXISTING STRUCTURES.

AS OF THE APPROVAL DATE OF THIS ALTERATION, I ACCEPT FULL RESPONSIBILITY FOR THE ALTERED AREA AND AGREE TO MAINTAIN IT IN A SAFE AND PRESENTABLE CONDITION.

CONDITIONS: IF DEEMED NECESSARY, I AGREE TO RESTORE THE EFFECTED AREA TO ITS ORIGINAL CONDITION PRIOR TO THE ALTERATION AT THE TIME I SELL MY HOME BEFORE I AM ISSUED A CLOSING LETTER FROM THE ASSOCIATION.

SIGNATURE _____ DATE _____

SEND COMPLETED FORM TO THE MANAGING AGENT

FOR OFFICE USE ONLY

DATE RECEIVED: _____ BY: _____

DATE APPROVED: _____ BY: _____

REASON FOR DISAPPROVAL: _____

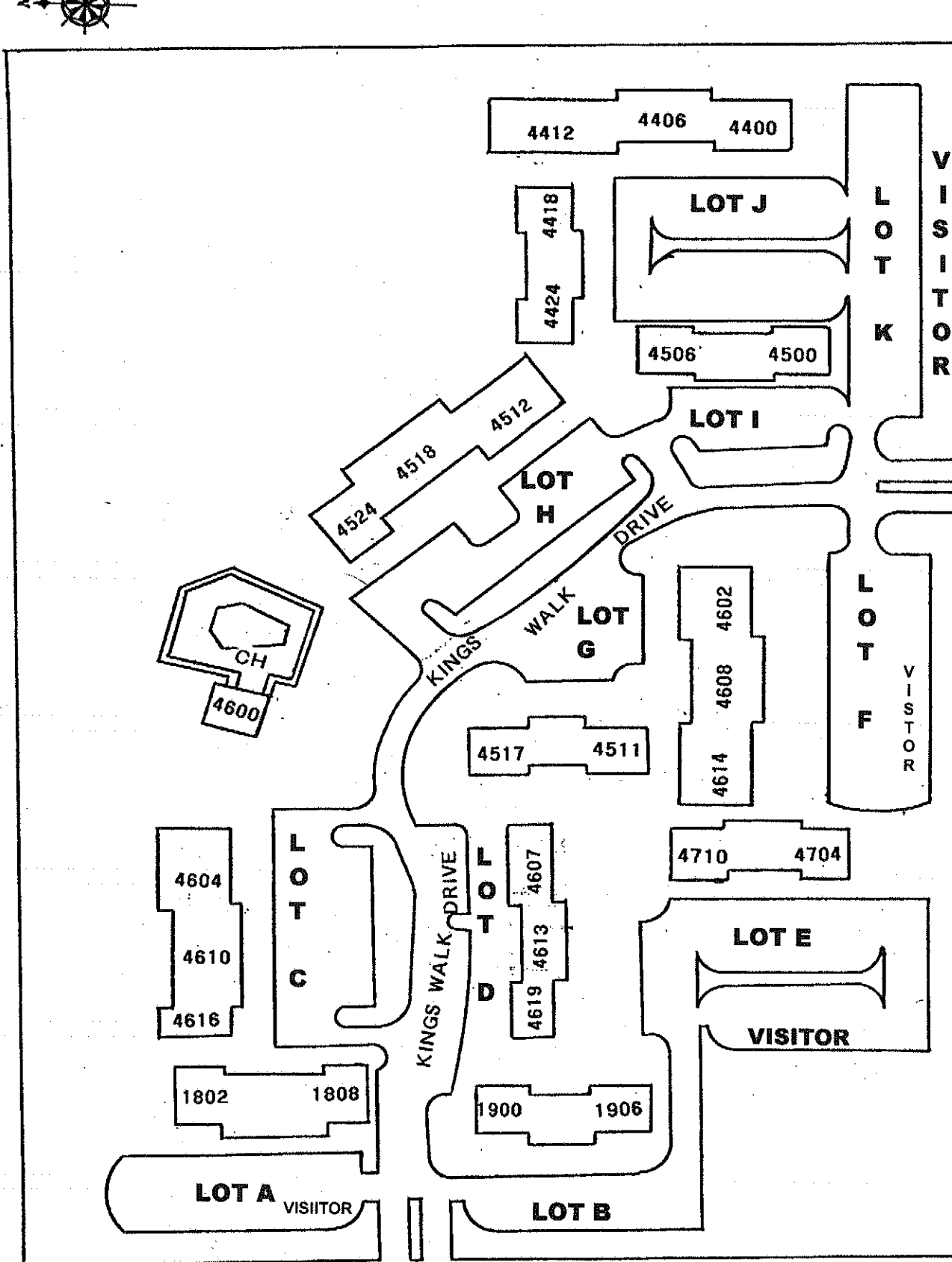
FINAL INSPECTION BY: _____ DATE: _____

COPY TO HOMEOWNER: _____ ORIGINAL TO FILE: _____

King's Walk Parking Lots



KINGS WALK



PLUM GROVE ROAD

EUCLID AVENUE

EXHIBIT I

KING'S WALK VEHICLE REGISTRATION FORM

Unit Street Address: _____ Unit # _____

Phone Numbers: _____
Home Work Cell

Homeowner Name: _____

Resident Name: _____
(if same as "Homeowner", please indicate)

VEHICLE #1: Make: _____ Model: _____
Year: _____ Color: _____
License Plate Number: _____ State: _____
Title Owner: _____
(If not homeowner, please indicate relationship to homeowner)

VEHICLE #2: Make: _____ Model: _____
Year: _____ Color: _____
License Plate Number: _____ State: _____
Title Owner: _____
(If not homeowner, please indicate relationship to homeowner)

REPLACEMENT VEHICLE DATE: _____ This vehicle replaces VEHICLE # _____
Make: _____ Model: _____
Year: _____ Color: _____
License Plate Number: _____ State: _____
Title Owner: _____
(If not homeowner, please indicate relationship to homeowner)

EMERGENCY CONTACT:

Full Name: _____ Phone Number: _____

Relationship to Homeowner: _____

I have read the King's Walk Homeowner's Association Vehicle Rules and Regulations and agree to abide by its terms. Should my vehicle be found in violation of the Rules and Regulations, I agree to pay all costs incurred, including towing, and to hold the Association harmless for any and all claims. I understand that should I replace a vehicle, it is my responsibility to update the Vehicle Registration Form and provide appropriate documentation to receive a new sticker.

Signature: _____
HOMEOWNER

Signature: _____
RESIDENT

For Office Use Only:

Vehicle #1: _____ Proof of Residency _____ Vehicle Registration _____
Date Issued Lot Spot # Issued By
Vehicle #2: _____ Proof of Residency _____ Vehicle Registration _____
Date Issued Lot Spot # Issued By
Replacement: _____ Proof of Sale _____ Vehicle Registration _____
Date Issued Lot Spot # Issued By

EXHIBIT J
**City of
Rolling Meadows**

3600 KIRCHOFF ROAD

ROLLING MEADOWS, ILLINOIS 60008

847-394-8500

LICENSES

- ALL DOGS OVER FOUR MONTHS OLD MUST BE LICENSED.
- AS A PREREQUISITE FOR LICENSING, ALL DOGS MUST BE INNOCULATED AGAINST RABIES.
- THERE IS AN ANNUAL FEE FOR CITY LICENSE.
- DOG LICENSES MUST BE RENEWED EACH JULY 1ST.
- APPLICATIONS MUST BE FILED IN PERSON AT CITY HALL.
- EACH APPLICATION MUST BE ACCOMPANIED BY A CURRENT RABIES INOCULATION CERTIFICATE. EACH LICENSED DOG MUST WEAR A LICENSE TAG WHEN OFF THE PREMISES OF THE OWNER.
- LICENSES MUST BE PURCHASED WITHIN 30 DAYS OF MOVING INTO THE CITY OR ACQUIRING A NEW ANIMAL.
- LICENSES AVAILABLE MAY 1, BUT MUST BE DISPLAYED BY JULY 1. JULY 1, DOG LICENSES ARE \$8.00. DOG LICENSES PURCHASED AFTER JANUARY 1 ARE \$1.50.
- PET DOOR STICKERS AVAILABLE.

IMPOUNDING

- ALL ANIMALS RUNNING AT LARGE AND ALL ANIMALS IMPROPERLY MAINTAINED ARE SUBJECT TO BEING PICKED UP AND IMPOUNDED.
- ALL IMPOUNDED DOGS LACKING A LICENSE AND RABIES INOCULATION SHALL BE LICENSED AND INOCULATED AS A CONDITION OF REDEMPTION.
- OWNER OR KEEPER OF THE IMPOUNDED ANIMAL SHALL BE LIABLE FOR ALL FEES AND EXPENSES.
- OWNER MUST PAY A REDEMPTION FEE OF \$10.00 PRIOR TO RELEASE OF ANIMAL.

GENERAL INFORMATION

- CITY ORDINANCE LIMITS THE NUMBER OF ANIMALS ON PRIVATE PREMISES TO NO MORE THAN 4 DOGS OR OTHER HOUSEHOLD DOMESTIC ANIMALS. ANY NUMBER IN EXCESS OF 4 MUST HAVE A KENNEL LICENSE.
- YOU CANNOT OWN OR KEEP ANY HORSES, CATTLE, REPTILES, SPIDERS, WILD OR UNDOMESTICATED ANIMAL OTHER THAN DOMESTIC HOUSE PETS.
- ALL CATS AND DOGS MUST HAVE CURRENT RABIES INOCULATION TAG DISPLAYED ON A COLLAR WORN BY THE ANIMAL WHEN IT IS OFF THE OWNER'S PROPERTY.
- DEFINITION OF AN OWNER: ANY PERSON HAVING THE RIGHT OF PROPERTY IN ANIMAL, WHO KEEPS OR HARBORS AN ANIMAL, WHO HAS IT IN HIS CARE, ACTS AS IT'S CUSTODIAN OR WHO KNOWINGLY PERMITS AN ANIMAL TO REMAIN ON OR ABOUT ANY PREMISES OCCUPIED BY HIM.

- IF ANIMAL PICKED UP RUNNING AT LARGE DOES DISPLAY A VALID ROLLING MEADOWS DOG LICENSE, ALL ATTEMPTS WILL BE MADE TO RETURN DOG TO OWNER'S RESIDENCE BEFORE IMPOUNDING ANIMAL.

CARING FOR YOUR ANIMALS

- ANIMALS MUST BE MAINTAINED IN A HUMANE MANNER BY PROVIDING:
 - A. SUFFICIENT QUANTITY OF GOOD QUALITY, WHOLESOME FOOD AND WATER;
 - B. ADEQUATE SHELTER AND PROTECTION FROM THE WEATHER;
 - C. VETERINARY CARE WHEN NEEDED TO PREVENT SUFFERING; AND
 - D. HUMANE CARE AND TREATMENT; AS REQUIRED BY LAW.
- ALL ANIMALS SHALL BE LICENSED AND INOCULATED AS REQUIRED BY LAW.
- ALL ANIMAL BITES MUST BE REPORTED TO THE POLICE DEPARTMENT IMMEDIATELY AT 847-255-2416.
- ALL ANIMALS MUST BE ON A LEASH NOT TO EXCEED 5 FEET WHEN OFF THE OWNER'S PROPERTY.
- NO ANIMALS ARE ALLOWED IN ANY STORE, OR ON ANY PLAYGROUND OR SCHOOL PROPERTY WITHOUT WRITTEN PERMISSION OF THE PROPERTY OWNER.
- IT SHALL CONSTITUTE A NUISANCE FOR ANY ANIMAL TO MAKE EXCESSIVE OR ANNOYING NOISE, TO CREATE NOXIOUS ODORS, TO DAMAGE PROPERTY OTHER THAN THE OWNER'S, TO ATTACK OR MOLEST PASSERBY, OTHER ANIMALS, OR REPEATEDLY TO VIOLATE CITY ORDINANCES.
- THE OWNER OF ANY ANIMAL SHALL BE RESPONSIBLE FOR THE REMOVAL AND SANITARY DISPOSITION OF ANY EXCRETA DEPOSITED BY THE ANIMAL ANYWHERE IN THE CITY. WHOEVER ACCOMPANIES AN ANIMAL OUTSIDE HIS PREMISES, SHALL HAVE ON HIS PERSON SUITABLE MEANS FOR REMOVAL OF SUCH EXCRETA.
- OWNERS OF FEMALE DOGS AND CATS SHALL NOT ALLOW ANIMAL TO COME IN CONTACT WITH A MALE DOG OR CAT, EXCEPT FOR BREEDING.
- DOMESTICATED ANIMALS, CONSIDERED DANGEROUS, SHALL NOT BE ALLOWED OUTSIDE WITHOUT REQUIRED RESTRAINTS.
- FINES FOR ANY OF THE ABOVE VIOLATIONS:
 - 1ST OFFENSE: \$ 20.00
 - 2ND OFFENSE: \$ 30.00
 - 3RD OFFENSE \$ 60.00
 - 4TH OFFENSE \$250.00

**EXHIBIT K
SATELLITE DISH AGREEMENT**

This Agreement is entered into this _____ day of _____, 2____, by and between _____ ("Owner") and the **King's Walk Homeowner's Association**, an Illinois not-for-profit corporation ("Association").

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

1. The Owner resides at _____, Illinois, and is the owner of the property within the Association commonly known as King's Walk.
1. Pursuant to the Declaration of Condominium for the Association ("Declaration"), no Owner may install a satellite dish on the property without the written approval of the Association's Board of Directors.
2. Section 207 of the Telecommunications Act of 1996 titled *Restrictions on Over the Air Reception Devices* ("FCC Regulations") prohibits the Board members 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.
3. FCC Regulations do permit the Board 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.
4. The Owner desires to install a satellite dish on the property twenty (20) inches 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 is hereby agreed as follows:

1. This document shall serve as a Satellite Dish Agreement from the Unit Owner to the Board of Directors.
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. All costs of removal and restoration shall be borne by 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 advised to re-install 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 fines.
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 the payment of any and all costs of litigation and attorneys' fees resulting therefrom. 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 the 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 satellite dish must be removed by the owner and the property must be restored to its original condition.
5. 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.

King's Walk Homeowner's Association

Owner(s)

By: _____
Its President

ATTEST:

By: _____
Its Secretary

EXHIBIT L

**KING'S WALK ADDITIONAL AND/OR COMMERCIAL VEHICLE
APPLICATION AND REGISTRATION FORM**

This is an application for consideration of an additional and/or commercial vehicle to be parked on the King's Walk property. Upon approval from the Board of Directors, a sticker and lot assignment will be issued. This additional and/or commercial vehicle may only park in the lot it is assigned to. Please be aware that due to the limited number of parking spaces at King's Walk, this application must be submitted and approved annually.

Unit Street Address: _____ Unit # _____

Phone Numbers: _____
Home Work Cell

Homeowner Name: _____

Resident Name: _____
(if same as "Homeowner", please indicate)

VEHICLE # ____: Make: _____ Model: _____

Year: _____ Color: _____

License Plate Number: _____ State: _____

Title Owner: _____
(if not homeowner, please indicate relationship to homeowner)

Is this vehicle a commercial vehicle? _____
Yes/no

If yes, please answer the following questions, if no, you are finished, please sign and mail the form.

Who is the vehicle registered to: _____
Name of Company
Street Address
City, State, Zip
Telephone Number

Please provide a brief description of the contents and purpose of this vehicle: _____

I have read the King's Walk Homeowner's Association Vehicle Rules and Regulations and agree to abide by its terms. Should my vehicle be found in violation of the Rules and Regulations, I agree to pay all costs incurred, including towing, and to hold the Association harmless for any and all claims. I understand that should I replace a vehicle, it is my responsibility to update the Vehicle Registration Form and provide appropriate documentation to receive a new sticker. I agree to pay the monthly fees, as determined by the Board of Directors, with my monthly assessment dues.

Signature: _____ (homeowner) Signature: _____ (resident)

For Office Use Only:
Vehicle # ____: _____ Date Issued _____ Lot _____ Spot # _____ Proof of Residency _____ Vehicle Registration _____ Issued By _____

KING'S WALK HOMEOWNER'S ASSOCIATION – EXHIBIT M

Property Responsibility Checklist

Item - Exterior Components of Buildings	Association's Responsibility	Unit Owner's Responsibility
Balconies, patios		X Article 3 Section 3.3(d) and Article 4, Section 4.5(b)(3) ¹
Balcony railings or patio fences		Rules and Regulations Section III(c)(1)(e)
Decorating of the common area (includes furnishings)	X Article 5, Section 5.7(g)(3)	
Exterior surfaces of the building (general) – tuckpointing, painting, repair and maintenance	X Article 5, Section 5.7(g)(3)	
Fences and fenced-in areas serving a single unit or units		X Article 3, Section 3.3(d) and Article 4, Section 4.5(b)(3)
Fire alarm, smoke detectors, e.g., common areas	X Article 5, Section 5.7(g)(3)	
Fire alarm, smoke detectors, e.g., individual units		X Article 3, Section 3.3 and Article 4, Section 4(b)(3)
Gutters and downspouts	X Article 3, Section 3.1 and Article 4, Section 4.5(a)	
Heating ducts, cooling units, pipes, wires, cable or other facilities serving the common area	X Article 3, Section 3.1 and Article 4, Section 4.5(a)	
Landscaping Areas	X Article 5, Section 5.7(g)(3)	
Parking Area - maintenance, repair and replacement	X Article 3, Section 3.1 and Article 4, Section 4.5(a)	

¹ Declaration for the King's Walk Homeowner's Association

Item - Exterior Components of Buildings	Association's Responsibility	Unit Owner's Responsibility
Roads, sidewalks, driveways	X Article 3, Section 3.1 and Article 4, Section 4.5(a)	
Roof	X Article 3, Section 3.1 and Article 4, Section 4.5(a)	
Sewer Lines - (main)	X Article 3, Section 3.1 and Article 4, Section 4.5(a)	
Stairway and corridors within a building serving an individual unit or adjoining units.		X Article 3, Section 3.3(e) and Article 4, Section 4.5(b)(3)
Windows – serving individual units – cleaning, repair, maintenance and replacement		X Article 3, Section 3.3(b) and Article 4, Section 4.5(b)(3)
Windows – serving common areas	X Article 3, Section 3.1 and Article 4, Section 4.5(a)	
Windows – exterior washing of all common area windows	X Article 5, Section 5.7(g)(3)	

KING'S WALK HOMEOWNER'S ASSOCIATION

Property Responsibility Checklist

Item - Interior of Building	Association's Responsibility	Unit Owner's Responsibility
Appliances – kitchen and bathroom		X Article 4, Section 4.5(b)(i)
Ceilings and floors separating different levels in a multi-level unit		X Article 3, Section 3.3(f) and Article 4, Section 4.5(b)(3)
Decorating within the unit, including floor and wall coverings		X Article 4, Section 4.5(b)(2)
Doors – common areas	X Article 4, Section 4.5(a)	
Doors and Screens – perimeter doors to unit		X Article 3, Section 3.3(b) and Article 4, Section 4.5(b)(3)
Heating ducts, cooling units, ventilating systems, flues serving one unit, electrical wiring		X Article 3, Section 3.3(c) and Article 4, Section 4.5(b)(3)
Locks – doors and windows of unit		X Article 3, Section 3.3(b) and Article 4, Section 4.5(b)(3)
Plumbing, wires, conduits, ducts, and other facilities serving more than one unit	X Article 4, Section 4.5(a)	
Plumbing, wires, conduits, ducts and other facilities serving one unit		X Article 3, Section 3.3(c) and Article 4, Section 4.5(b)(3)
Storage Areas – maintenance, repair and replacement	X Article 3, Section 3.1 and Article 4, Section 4.5(a)	
Storage Areas – personal property contained within storage area		X Article 4, Section 5.8(j)
Supports – pillars, columns, beams, joists and other building supports	X Article 3, Section 3.1 and Article 4, Section 4.5(a)	
Walls, ceilings and floors (perimeter) which define the boundaries of a unit – interior surface		X Article 3, Section 3.3(c) Article 4, Section 4.5(b)(3)