

Marine Drive  
Condominium Association

5100 MARINE DRIVE  
CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS

Dear Residents of the 5100 Marine Drive Condominium:

Notice is hereby given that the Board of Directors of the 5100 Marine Drive Condominium Association on January 13, 1986, adopted the current Rules and Regulations, a copy of which is enclosed.

Pursuant to Section 11 of Article 1V of the By-laws, these Rules and Regulations will be effective 60 days after the date they were adopted, or March 13, 1986.

These Rules and Regulations have been formulated to guide the residents of the 5100 Marine Drive Condominium, to a more secure and comfortable way of life.

Our condominium must be governed, as is the society in which we live, by laws that allow the vast majority to live in happiness and comfort for the common good.

Our beautiful building is located in a vital and attractive area. If we all work together diligently and lawfully, we will have homes of which we can and should be proud of.

Board of Directors

5100 MARINE DRIVE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

***(Note from Rick: Many of these rules are obsolete but are the last known published rules except for construction hours which were changed, but I don't have them so check with Management, and the Pool regulations are changed by the Board every summer.)***

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*\* Rick added these revised regulations here for your convenience.*

## BUILDING SECURITY

1. Building security is very important. Each resident must take every precaution to maintain security within the building.
2. The doorman shall not be requested by any resident to leave his assigned station, except for emergency purposes.
3. Any suspicious persons or activities should be immediately reported to the Management Office and to the doorman.
4. The outside doors to the building, and the entrance door by the doorman require a key card. Should you lose your card, there will be a \$25.00 service charge to replace it. Cards can be replaced thru the Management office.
5. After office hours, and you are locked out of your unit, and when building personnel are not on the premises, should you request entry to your unit, a cash fee of \$25.00 must be paid at that time, to the person assisting you.
6. The entry of any visitor must be approved by resident via the Telephone Entry System.
7. When residents plan to be away for some period of time, the Management Office should be informed.
8. All outside doors must be closed firmly at all times.
9. Unit owners may supplement existing locks with additional locks, but they should provide the Management Office with duplicate copies of All keys.
10. If duplicate keys are withheld, then the Unit Owner accepts full responsibility for Any damage incurred in an emergency requiring access to the unit.
11. The North and South doors are locked at 11pm and reopened at 6am. Should you require entry, the doorman must recognize you to be able to assist you for entry. Garage doors are locked at 11pm and reopened at 6am.

## UNIT ALTERATIONS AND CERTAIN APPLIANCES

1. All plans for altering, combining or dividing Units must be submitted 21 days in advance for any proposed construction date to the Management Office for approval by the Board of Directors; this includes any changes to plumbing or electrical systems, walls and other structural elements.

2. Construction is permitted between the hours of 8:00 a.m. and 8:00p.m. weekdays and 10:00 a.m. and 5:00 p.m. weekends and holidays. The Management Office must be notified of proposed construction dates.
3. Owners shall obtain all necessary permits and licenses and further shall obtain from contractors a Certificate of Insurance to be submitted to the Management Office prior to commencement of construction.
4. The Unit Owner is responsible for any damage to the common or limited common elements or to another unit as a direct or indirect result of work performed within the owner s unit.
5. Removal of construction debris from the building premises is the responsibility of the Unit Owner.
6. Unit Owners will be charged for any extra cleaning of the common areas and for any additional scavenger expenses necessitated by such construction clean up.
7. No Unit Owner shall overload the electric wiring in the building, or operate any machines, appliances, accessories or equipment in such manner as to cause, in the judgement of the Association, an unreasonable disturbance to others. Nor shall any Unit Owner connect any machine, appliance, accessory or equipment to the heating system or plumbing system, without prior written consent of the Association.

#### HALLWAYS

1. Obstructions or storage of property is prohibited in hallways and stairwells.
2. Decorative articles or other fixtures are not permitted on corridor walls, exit and elevator doors.
3. Hallways are not to be used as play areas.
4. For security purposes, it is suggested that apartment doors be closed at all times.

#### ELEVATORS

1. You must use the service elevators for bicycles, pets, carts, laundry, baby carriages , and similar articles. ONLY IF the service elevator is on reserve or out of order, may you use the passenger elevators for such items.
2. Do not post notices or signs in the elevators, or outside the elevator doors. Official Association notices are posted by the Building Manager. All other notices may be posted on the bulletin boards provided for this purpose in the laundry room and near the receiving room.

3. Smoking in the elevators is prohibited.
4. It is Everyone's responsibility to keep the elevator clean.
5. Only the service elevator has an outlet to the North loading area or can be called to the basement.
6. Proper attire must be worn in the elevators at all times. Barefeet or bathing suits are not permitted.

#### LOBBY

1. Loud talking, yelling, and boisterous behavior are not allowed. Children are not allowed to play or loiter in the lobby and hallways, or other common areas.
2. Politicing, soliciting, game playing, roller skating, skateboarding, eating or drinking are prohibited in the lobby and hallways.
3. Pets, bicycles, grocery carts, furniture, or other large objects must be brought in or taken from the building only through the service doors on the North or South side of the building.
4. Walking barefoot or in bathing suits is not permitted in the lobby.

#### RECEIVING ROOM

1. Receiving Room hours are posted.
2. Advance notification and proper arrangements must be made with the receiving room attendant and Management Office if large appliances or furniture are to be delivered.
3. Shopping carts are available for use of residents within the building and are to be returned to the receiving room area immediately after use ( See doorman for use of cart).
4. An entry permit must be signed for all outside deliveries, or it will be refused.
5. Receiving room attendant will only open door for delivery. He will not stay for set-up of furniture, etc. All utilities service require tenant to be home.
6. For large or numerous packages, you must be home to receive them. Our receiving room is not large enough for storage.
7. Flowers or other perishable items can only be accepted by the unit residents.

## MOVING

1. You may reserve, on a first come first serve basis, the service elevator for moving from 9:00 a.m. to 5:00 p.m. on Monday through Friday, and from 10:00 a.m. to 5:00 p.m. on Saturday or Sunday (9:00 a.m. to 5:00 p.m. during peak season ).
2. To reserve the service elevator, call the Management Office at 275-5100 in advance.
3. Only one resident may reserve the service elevator for a particular time.
4. For all move-ins and move-outs, a cash security deposit of \$100.00 must be given with your elevator reservation, refundable within 7 days after the move.
5. Any damages caused by the move to the common elements will first be deducted from the cash security deposit and the excess charged to the unit owner.

## LAUNDRY

1. The laundry room is opened 24 hours a day, 7 days a week and is for the use of residents only.
2. Clothes must be promptly removed at the end of the cycle and lint removed from dryers after use. Place all debris in garbage containers provided. Laundry should not be left unattended.
3. Individuals waiting for machines may remove laundry from unattended washing machines or dryers, if the owner of the laundry does not retrieve it within 10 minutes of the cycle.
4. Washers may not be used for dyeing clothes or other materials.
5. Pets are not allowed in the laundry room.
6. Ironing is not permitted in the laundry room.
7. NO INDIVIDUAL MAY USE MORE THAN 3 MACHINES (WASHERS OR DRYERS) AT ANY ONE TIME.
8. For security reasons the door to the laundry room should be closed at all times.
9. Neither Management nor the Association is responsible for any lost, stolen or damaged laundry.

### REFUSE ROOM

1. The garbage chutes may only be used between the hours of 8:00 a.m. and 10:00 p.m.
2. Objects or boxes which cannot be accommodated by the chute should be placed on the floor of the refuse room for pick-up by the maintenance staff.
3. All trash placed in the chutes must be bagged and tied.
4. For disposal of Christmas trees, call the Management Office.
5. Proper disposal of all large objects is the resident's responsibility.

### LOCKERS RESIDENT STORAGE

1. A storage locker is provided on the second floor for each unit.
2. Lockers are assigned by the Management Office upon request.
3. Any items not contained within a storage locker will be deemed to be abandoned and will be discarded.
4. Flammable or combustible materials may not be stored in the locker room or lockers.
5. Only one locker per unit is permitted.
6. Items stored in the locker rooms are the responsibility of the resident.
7. Lockers should be locked in order to avoid theft.
8. Neither Management nor the Association is responsible for articles stored in the locker storage area or in the lockers.

### MAINTENANCE ASSESSMENTS

1. Monthly statements are issued by the managing agent; payment instructions are included with the statement.
2. Special assessments may be deemed necessary from time to time and advance notification of any such assessments will be given to all unit owners.

3. The association will take legal action if assessments are not promptly paid, as set forth in condominium instruments.
4. A late fee is assigned after the 15th day of each month.
5. Fee to be set.

#### BICYCLES

1. All bicycle hooks are assigned through the Management Office.
2. NO BICYCLES ARE ALLOWED THROUGH THE LOBBY.
3. Bicycles stored in the bike room should be protected with a strong chain and secure lock.
4. For safety reasons, bicycles are not to be stored in the garage.
5. Neither Management nor the Association are responsible for loss theft.

#### TELEVISION ANTENNA

1. For connection to the master antenna, contact the Management Office.
2. There is an initial connection charge and an annual use charge of the master antenna.
3. Unauthorized hook-up to the master antenna is prohibited and may disrupt reception for others living in your tier.

#### SALES AND LEASING

The showing of units offered for sale or lease shall be by INDIVIDUAL appointment only. An "Open House" is not permitted. For information as to the procedures for sale or lease of your unit, please contact the Management Office. The initial lease and all renewal leases must be given to the Management Office at the time the lease commences.

#### NUMBER OF OCCUPANTS

At no time shall more than 2 persons reside in a unit designated by the identifying letters C or K; 3 persons reside in a unit designated by the identifying letters D, E, F, G, H or J; 4 persons in a unit designated by the identifying letters A, B, L, or M.

### WATER FURNITURE

No furniture filled with a liquid, semi-liquid or colloidal dispersion substance such as water beds, shall be used in any unit, unless all surfaces of such furniture except the top are supported and covered by a frame and a watertight liner.

### NOISE: CONSIDERATION OF OTHERS

1. Residential units shall not be used for any business, trade, professional activity except as provided in the condominium instruments and then in such a manner as not to create excessive traffic or disturb the quiet enjoyment of others.
2. Unit owners and residents shall not operate televisions, power tools, stereos, musical instruments or radios in a manner that disturbs other residents of the building.
3. Should problems arise, The Board will meet in a grievance dispute to mediate the problems with the residents in question. All complaints must be in writing to the Board and given to the Management Office.

### EXTERMINATING

In order to eliminate and control any problem with bugs or rodents, the entire building will be serviced from time to time. Therefore, it is mandatory that Management have access to all units on the date scheduled for spraying. You may also be requested to make preparations such as removing items from under the sink or cabinets. In order to be effective ALL units must be serviced at one time. Any resident who shall refuse entry to his or her unit for exterminating after prior notice having been given shall be subject to a fine as set by The Board from time to time.

### PETS

1. No animals shall be raised, bred, or kept in any unit except for household pets OTHER THAN cats or dogs.
2. Only dogs and cats owned by a grantee from the developer may be kept in a unit, but only as long as the dog or cat lives.
3. Any dogs or cats presently permitted pursuant to these Rules and Regulations or the condominium instrument may NOT be replaced when animal dies, or is no longer kept in the unit.
4. Pets must be held on a short leash or carried in the hallways and elevators.

5. There will be a fine imposed for violation of this Rule assessed by The Board of Directors as set from time to time.

#### WINDOWS

Nothing shall be displayed or hung outside of unit windows.

#### HOSPITALITY ROOM

1. The Hospitality Room may be used by the residents of the building for personal functions upon reservations made in advance to the Management Office.
2. For security reasons, an alphabetical guest list must be presented in advance to the Management Office.
3. A refundable cash deposit and non-refundable cash fee must be given to the Association when a reservation is made. The amount of deposit and fee shall be set by the Board from time to time and shall be available to all through the Management Office.
4. An inspection shall be made prior to the function by the user and building manager in order that pre-existing conditions may be noted.
5. The individual reserving the Hospitality Room must be present during its use and is responsible for the actions of the guests.
6. Use of the Hospitality Room is restricted to the rooms and adjoining washroom facilities and DOES NOT include the pool, sun deck, or lobby areas.
7. No more than 65 persons will occupy the room for any private party.
8. Music must stop by 12 midnight and the room cleared by 1:00 a.m.
9. Only free standing decorations are allowed; nothing shall be attached to walls or ceilings of the room.
10. All ashtrays must be cleaned and returned to their storage place. All garbage must be put into the garbage container. If a dinner is to be served, the Management Office must be notified so that additional garbage containers can be provided.
11. All tables must be wiped cleaned and returned to their original position in the room. Any personal tables and chairs must be removed from the room the evening of the party, unless permission to do otherwise is received from the Management Office.

12. The kitchen, including but not limited to, the refrigerator, oven, countertops and cabinets must be wiped cleaned and any spillage or stains removed.
13. ALL CLEAN-UPS MUST BE PERFORMED THE NIGHT OF THE PARTY AND CANNOT BE LEFT UNTIL THE FOLLOWING MORNING.
14. After the function and clean-up, a final inspection shall be made by the user and the building manager and all damages noted.
15. The cash deposit shall be refunded after the final inspection, unless the estimated cost of any damages and clean-up required by the building personnel. If the actual damages exceed the amount retained, the user shall be liable for any excess amount which shall be due with the next monthly assessment.
16. Any user who fails to immediately pay for all damages or otherwise violates any of the above rules may be barred from further use of the room.

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GARAGE-PARKING

1. The initial assignment of all parking spaces have been assigned to the unit owners based upon date of purchase contract. Parking spaces are not assignable except to a tenant as provided in the condominium instruments. A waiting list is maintained by the Management Office and parking spaces are assigned as the same become available.
  2. Fees for indoor garage spaces and for deck parking spaces are set and subject to change from time to time by the Board of Directors.
  3. Identification stickers must be placed upon all vehicles assigned to parking spaces.
  4. Any unauthorized vehicle in a parking space may be removed at the written request of the legal occupant, at the vehicle owner's expense.
  5. Drivers must exercise extreme caution in entering and exiting garage and parking decks.
  6. Drivers must yield right of way to pedestrians.
  7. PARKING UNATTENDED VEHICLES ON FRONT DRIVEWAY IS PROHIBITED.
  8. ALL DELIVERIES, LOADING AND UN-LOADING, shall be made through the North Parking Deck Service Entrance.
  9. PARKING A VEHICLE ANYWHERE OTHER THAN IN AN ASSIGNED PARKING SPACE IS PROHIBITED.
  10. No objects of any kind shall be stored in parking areas.
  11. No car repairs or washing of cars are permitted in garage or on the parking deck areas.
- \*\* ANY ABUSE OF THESE RULES WILL BE CAUSE FOR CANCELLATION OF PARKING PRIVILEGES.

POOL AND SUNDECK RULES

1. Residents may gain access to the pool by purchase of full season membership or individual coupons, purchased in coupon books.
2. Guests of residents may use the pool only when accompanied by resident who has purchased coupon for guest.
3. All fees must be paid by residents in the form of check or money order made Payable to Draper and Kramer.
4. No fees are to be paid to the life guard.
5. Each member, or guest accompanying a member, must sign a log upon entering the pool area and must present a membership tag or coupon, to the life guard.
6. All those using the pool are required to take a shower before swimming and must walk through the foot-bath to enter the pool area. Suntan oil must be removed before entering the pool.
7. All persons with long hair are required to wear bathing caps.
8. Children under 12 must be accompanied by an adult at all times.
9. Non-swimmers must remain in the shallow end of the pool.
10. All persons are cautioned not to run around the pool or the sun-deck area.
11. Floatation devices are not permitted in the pool area or on the sundeck.
12. Pets are not permitted in the pool area or on the sundeck.
13. Food and beverages are prohibited in the pool area. Non- alcoholic beverages and food are permitted on the sundeck, provided they are in non-glass containers.
14. The service elevator should be used when going to the pool and sundeck.
15. The life guard is at the pool to protect and help you and is responsible for proper pool procedures. His or her directions shall be followed at all times. Report any accident or injury to the life guard on duty immediately.

16. All persons using the pool are entitled to equal enjoyment and should give one another due consideration. Therefore, violators of pool rules will be required to leave the pool area.  
REPEAT: VIOLATORS WILL BE RESTRICTED FROM THE POOL AREA.
17. (A) A membership tag may be obtained from the Management Office upon registration and payment of membership dues as set by the Board of Directors from time to time.  
  
(B) All membership tags must be returned within 30 days of official pool closing for tag refund.
18. Non-members may use the sundeck provided there is sufficient space available for members, but may not use the swimming pool<sup>1</sup> area. All non-members must register with the life guard or Management Office.
19. Persons using portable radios or other sound equipment in the pool or sundeck areas must use earphones.
20. Pool and sundeck hours and fees shall be set from time to time by the Association.
21. No baby carriages are permitted in the pool area.

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IMPORTANT TELEPHONE NUMBERS

MANAGEMENT

Draper and Kramer, Inc.  
33 W. Monroe St.  
Chicago, Illinois 60603  
346-8600

BUILDING OFFICE

275-5100 - 10A.M. to 6P.M.  
Monday thru Friday except  
Holidays

5100 MARINE BUILDING PERSONNEL

JOAN FARRELL  
Building Manager

Joe Bosma

Chief Engineer

Doorman  
275-5100

COMMONWEALTH EDISON

588-9000

RECEIVING ROOM

784-9064 - 8 A.M. to 4:30 P.M.  
Monday thru Friday except  
Holidays

AREA HOSPITALS

St. Joseph's Hospital  
975-3000

Columbus Hospital  
883-7300

Grant Hospital  
883-2000

Weiss Memorial Hospital  
878-8700

Children's Memorial Hospital  
649-4000

UPTOWN POST OFFICE

4850 N. Broadway  
Chicago, Illinois 60640  
561-8916  
Weekdays 8:30 A.M. to 5:00  
P.M.  
Saturdays 8:30 A.M. to Noon

EMERGENCY

911

Police, Fire, Ambulance

DISCLAIMER

THE 5100 MARINE DRIVE CONDOMINIUM ASSOCIATION,  
THE BOARD OF DIRECTORS, IT'S MANAGING AGENT,  
AND THE BUILDING PERSONNEL ASSUME NO RESPONSIBILITY  
FOR ANY PERSONAL LOSS OR INJURY.

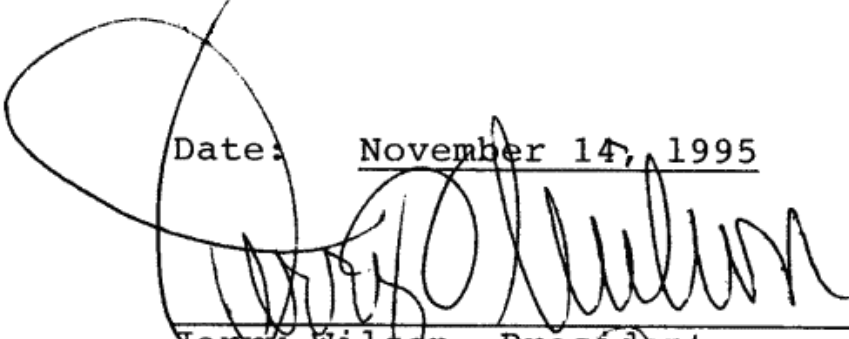
VIOLATORS

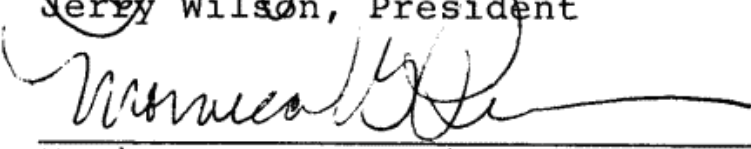
REPEATED VIOLATORS OF ANY OF THESE RULES AND  
REGULATIONS WILL RESULT IN APPROPRIATE ACTION  
BEING TAKEN BY THE BOARD OF DIRECTORS.


CONSENT OF THE BOARD OF DIRECTORS OF  
THE 5100 MARINE DRIVE CONDOMINIUM ASSOCIATION


The undersigned, being all of the Directors of  
the 5100 Marine Drive Condominium Association,  
an Illinois not-for-profit corporation, do  
hereby adopt the following revision of parking  
rules and regulations and to clarify the  
parking resolution that was adopted on May 1,  
1988.

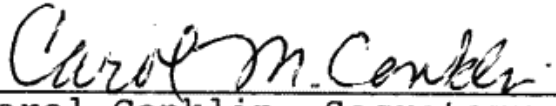
Date: November 14, 1995

  
\_\_\_\_\_  
Jerry Wilson, President

  
\_\_\_\_\_  
Monica Pearson, Vice President

  
\_\_\_\_\_  
Beverly AM Peterson, Second Vice President

  
\_\_\_\_\_  
Kathleen Macheck, Treasurer

  
\_\_\_\_\_  
Carol Conklin, Secretary

PARKING REVISIONS NOVEMBER 14, 1995

1. Parking spaces will be assigned to residents of the building based on a parking waiting list. Residents will be placed on the waiting list if they so request. A person may not be listed on the parking waiting list until they are a resident in the building. Resident names will be removed from the waiting list if they vacate the building.
2. Residents who are not unit owners must obtain the signature of the unit owner on the parking space license agreement prior to parking a vehicle.
3. Residents who move to another unit within the building may continue to lease their parking space. Residents who are not unit owners will need to obtain the signature of the unit owner of the new unit in order to continue to lease the parking space.
4. All unit owners and non-unit owner residents must relinquish their parking space on or before the date they vacate the building, when leasing or selling their unit.
5. Residents wishing to cancel their parking space agreement are required to give a 30 day written notice. This notice may be delivered or mailed to the management office of the building.
6. Unpaid parking, assessments or other condominium fees beyond 30 days will result in the cancellation of a parking space.
7. The managing agent will maintain a parking space waiting list for residents. The list shall be maintained in the management office and will be available for inspection by the residents.
8. Upon receiving an assigned parking space, the resident may request that their name remain on the parking waiting list for a more desirable space.
9. All parking will be governed by a Parking Space Agreement in the form prescribed by the Board of Directors.
10. Parking spaces are not assignable by residents.
11. Vehicle parking fees are set and subject to change by the Board of Directors.
12. Identification stickers are to be placed upon all vehicles assigned to parking spaces.
13. Any unauthorized vehicle in a parking space may be removed at the request of the legal occupant, at the vehicle owners expense.
14. Parking unattended vehicles on the front driveway is prohibited. Vehicles may be stickered and/or towed.
15. All deliveries, loading and un-loading, must be made through the north parking deck service entrance.
16. Parking a vehicle anywhere other than in an assigned parking space is prohibited. Vehicles may be stickered and/or towed.

PARKING REVISIONS NOVEMBER 14, 1995

17. No objects of any kind may be stored in any parking area. Any objects stored or left in the parking area will be disposed of, without notice.
18. No car repairs or washing of cars is permitted in the garage or any parking areas.
19. All motorcycles must be registered and a parking space agreement executed. Motorcycles may only be parked in designated areas in the garage or they will be towed.
20. Drivers are to exercise extreme caution when entering and exiting the garage and parking decks.
21. Drivers are to yield right of way to pedestrians.
22. No more than one parking space will be assigned to any resident as of the date of this agreement, other than the four "piggy-back" spaces located in the garage.
23. Garage door openers are required for those who park in the garage. A security deposit is required before a garage door opener can be obtained.
24. Residents who are listed on the parking waiting list will not be offered a parking space if there are delinquent assessments or other condominium charges for their unit.
25. Residents are responsible for cleaning up oil and other fluids that leak from their vehicles. Failure to clean up any leaks within a reasonable amount of time will result in cancellation of parking privileges.
26. Failure to abide by the parking rules will result in cancellation of a residents parking privileges.