



*Lake Forrest Homeowners Association
Rules and Regulations*

Revised 2.12.15

Purpose ~ Mission Statement

A successful Association is a community of Owners who exhibit a pride of ownership and share a common vision as to what constitutes a desirable neighborhood. The following Rules and Regulations have been prepared with the intent of maintaining the Lake Forrest Homeowners Association as a first-class Association and to guarantee safety, enhance property value, and insure a pleasant living environment within the community.

It is important that Owners and residents understand that these Rules and Regulations are not intended as a restriction on any owner or resident's rights, but rather as a guarantee of an equal right limited only by the rights of each and every other resident. It is in this spirit that the Association Board has implemented the following Rules and Regulations.

The Board urges you to carefully read this very important document, as it contains information vital to each and every member of the Association.

Section I ~ Introduction

Membership in the Lake Forrest Homeowners Association runs with the property. Each Owner of property within the Lake Forrest Homeowners Association is bound by the governing documents of the Association, which exist for the benefit of the community and help to maintain the property values. Due to the privilege extended to Owners who rent their property in accordance with the Declaration, it should be understood that these Rules and Regulations are binding on all Tenants as well as on all Owners.

The following Rules and Regulations flow from the Declaration and the By-Laws of the Association, as may have been amended from time to time. It is not the intent of the Board that these Rules and Regulations be a substitute for the Declarations and By-Laws. Rather, all Rules, Regulations, Covenants, and Restrictions contained in the Declaration and By-Laws are incorporated as part of the Rules and Regulations and are subject to the enforcement policies as set forth in the final section of these Rules and Regulations.

The Rules and Regulations contained herein shall be effective upon adoption by the Board. The specific information contained herein will be continuously reviewed by the Board of Directors.

Section II – Rules

AIR CONDITIONING UNITS – Shall only be located in the side or rear yard of any residence. No window or sleeve type air conditioning units of any kind shall be permitted.

ANIMALS – No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that not more than two (2) dogs, cats or other bona fide household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes and provided they do not make any objectionable noises and do not otherwise create a nuisance or inconvenience to any of the residents.

ARCHITECTURAL REVIEW COMMITTEE – Approval is required for all initial construction and subsequent exterior changes. This includes, but is not limited to: Decks, Balconies, Trellises, Gardens, Swing Sets, Play Equipment, Landscaping, Fences, Flags, Fountains, Statues, Lighting, Pools, Patios, Sidewalks, and Satellite Dishes. Architectural Review Forms are available from the property management company.

ARCHITECTURAL REVIEW FEES - In accordance with Section 7.9 of the Declaration, the following fee schedule shall apply to all plan reviews: House Plan Review Fee - \$450.00; Re-submittal for house plans not approved - \$100.00; Fence/Pool/Play Set/Deck Plan Review Fee - \$25.00; New Construction Landscape Plan Review Fee - \$100.00; Re-submittal for Landscape Plans not approved - \$50.00. Landscape improvements with only plantings and no hardscape: N/C. No reviews will be made unless the resident is current in assessment payments.

BASKETBALL HOOPS – Basketball hoops may not be used on the public sidewalks or streets and must be kept on driveways. Effective July 1, 2011 permanent poles may not be used. Semi-permanent hoops are allowed. No acrylic or vinyl backboards are allowed. All new installations shall be subject to ARC review and approval. All hoops must be maintained in good condition, with no peeling paint or rust. All rims must have nets which are intact.

BUSINESSES – No business or profession of any nature shall be conducted on any lot or in any residence constructed on any lot in the Subdivision.

FENCES – Fences shall be ornamental wrought iron style not exceeding five (5') feet in height. No privacy fencing shall be permitted. No fencing shall be permitted closer to the street than the rear of the home. Lake Forrest Estates shall allow PVC maintenance free fences in addition to the ornamental wrought iron style fence allowed in Lake Forrest Pointe. No fences shall be permitted to be constructed on any lot located on a lake, water course or pond area. All fencing is subject to approval of the Architectural Review Committee.

FLAGS – The display of flags shall be limited to the United States flag and one (1) tasteful ornamental flag. Only two (2) flag displays per site is permitted. The maximum flag size permitted is three (3') feet by five (5') feet. The maximum ground mounted pole size is twenty (20') feet in heights. One bracket for temporary flag display on the residence shall be permitted. Flagpole and bracket locations are subject to review and approval by the Architectural Review Committee.

FOUNTAINS AND STATUES – Must not reflect light or glare upon the street or adjacent lots. Fountain water noise must not be heard from any adjacent lot. Statues and fountains which would make a dominating, harsh or distracting impact on the site are not permitted. No fountains or statues may be located within the front yard unless otherwise approved by the Architectural Review Committee. All fountains or statues must be approved by the Architectural Review Committee prior to installation.

GARBAGE – No garbage or trash shall be kept, stored or burned on the premises. No garbage, trash or refuse cans, containers or receptacles shall be maintained or kept in any portion of the lot beyond the front of any building constructed thereon. All such garbage, trash or refuse cans, containers, and receptacles shall be concealed from public view. No trash is to be at the curb prior to sunset on the day preceding collection, and no container is to remain at the curb at sunset on the day of collection.

HOLIDAY TRIM – Holiday trim may be allowed and may not be displayed for more than six consecutive weeks including no more than 2 weeks after the date of the holiday. Holiday trim will be deemed excessive or not tasteful at the discretion of the Board.

JUNK MACHINERY AND MATERIAL – No implements, machinery, lumber or building materials shall be permitted to remain exposed upon any lot so they are visible from the streets or any neighboring lot, except as necessary during the period of construction of a building thereon.

LAKES AND PONDS – Owners are not permitted to install anything, including docks, decks, stone, planted vegetation, fish or aquatic life in any of the lakes or ponds throughout the subdivision. There shall be no swimming, fishing, boating, or skating in these areas. The addition of any of these items shall require written consent of the Architectural Review Committee.

LANDSCAPING – All home sites must be landscaped at the time each lot Owner occupies his premises except for winter months (December through April). Landscaping shall be installed pursuant to specifications noted in Section Six of the Declaration including, but not limited to sod in the front yard. Deposit, in full or in part, submitted to association will not be refunded until completed. Plans must be approved by the Architectural Review Committee. Trees which have a diameter of six (6") or more may not be removed from any lot, unless such trees exist in the foundation footprint, without the approval of the Architectural Review Committee.

Only organic materials such as shredded bark, mushroom compost, or peat moss shall be considered for planting, mulching and bedding. Decorative gravel shall be acceptable only in service areas, but not as surfacing around plants.

LAUNDRY – Drying, hanging or displaying of laundry, rugs or other material goods outside of the interior of any residence is prohibited.

LIGHTING – Exterior lighting shall be designed to produce a subdued, tranquil effect. Excessively bright, harsh or glaring lighting will not be permitted. Flood lighting of the dwelling or site shall not be permitted. Dwelling or site lighting shall not be permitted to shine into adjacent lots. Dwelling or site lighting shall be uniform in color.

MAILBOXES – All mailboxes shall be located at the street, immediately adjacent to the driveway or as the U.S. Postal Service determines. The Architectural Review Committee has selected acceptable mailbox structures for use throughout the development. Included with the mailbox structure will be the address plate which shall be affixed to only the mailbox structure. Other attachments, if any, will be permitted if approved by the Architectural Review Committee. There shall only be one mailbox structure permitted per lot.

NON-LICENSED MOTOR VEHICLES – The operation of snowmobiles, dirt bikes, four wheel drive vehicles or such motorized recreational vehicles is not permitted anywhere on Lake Forrest Homeowners Association property. Storage or parking upon any lot, dwelling, or common area is hereby prohibited unless said vehicle can be parked inside owner's garage.

OWNER ACCOUNTS – No plan review, ARC review, lot inspections or release of Lot deposit funds shall occur in the event that an Owner's assessment accounts are more than thirty (30) days in arrears.

PARKWAY SIDEWALK, TREES, AND SOD/SEED INSTALLATION -If an Owner fails to install public sidewalks, trees, and sod/seed within one year of purchase of the property, as mandated in Section 5.6 of the Declaration, the Owner shall be sent a written notice of violation and the Owner will be given a reasonable length of time to install such sidewalk, trees and sod/seed. Absent any exceptions granted by the Board, if an Owner fails to comply by the date set forth in the aforementioned written notice, the Lake Forrest Homeowners Association may elect to have the work performed and may elect to bill the expense to the Owner or may elect to deduct said amount from the Owner's performance deposit. A minimum processing fee of \$50.00 shall also be assessed for violation of this provision.

POOLS – In-ground exterior swimming pools shall be permitted subject to compliance with all State and Local ordinances. Any above grade exterior swimming pool with a depth exceeding twenty-four (24") inches shall not be permitted. Fencing around pools shall adhere to fence restrictions noted above as well as local codes and ordinances. All

pools and decks must be kept in a state of good repair at all times and not become unsightly as deemed by the association. All pool houses shall be approved by the Architectural Review Committee.

PROHIBITED ITEMS – No outbuildings, temporary house, campers, habitable motor vehicles, trailer, stand, recreational vehicles, recreational appurtenances, shack, shed, barn, basement or other structure or building not attached to the residence constructed on said lot, whether of a permanent or of a temporary character, shall be constructed, laced, allowed to exist or used on any lot at any time either as a residence or otherwise either temporarily or permanently. Swimming pool, and its appurtenances shall not be considered an outbuilding or structure falling within these guidelines. No detached accessory structures shall be permitted at any location upon the platter lot unless approved by the Architectural Review Committee.

PROPERTY MAINTENANCE - It shall be the responsibility of each Owner to maintain his, her or its property. This shall include, but not be limited to, lawns, curbs, sidewalks, prior to being dedicated to the Village, mailboxes or such other items listed in Section 8.3(e) or any other provisions of the Declaration. Lawns must be regularly maintained (*i.e.*: mowed and groomed) in accordance with Section 8.3(a) of the Declaration. Trees and bushes must be trimmed of dead branches and may not touch neighboring Units. Property must be regularly cleared of trash and debris. Property, including sidewalks and curbs, shall be kept in good repair and any necessary improvements shall be made promptly by the Owner.

When the Association deems a property in violation of Section 3.1(a), as set forth herein, the Owner shall be sent a written notice of violation and the Owner will be given a reasonable length of time to bring the property up to standard. If the Owner fails to bring the property up to standard, the Lake Forrest Homeowners Association may elect to perform the any of the aforementioned property maintenance work and all associated expenses shall be charged back to the Owner or, in the alternative, the Lake Forrest Homeowners Association may elect to deduct said amount from the Owner's performance deposit. In the event that written notice subsequent to the aforementioned initial written notice is required, a minimum processing fee of \$50.00 for each subsequent letter sent shall also be assessed to an Owner's account, which shall be in addition to the other incurred expenses and the fines set forth in Section 4.8 herein.

RENTING AND LEASING – Only the entire residence may be leased or rented to another party. No room or rooms in any residence or parts thereof may be rented or leased and no paying guests shall be quartered in any residence.

SATELLITE DISHES AND ANTENNAS – Television or radio antennas or towers of any kind shall not be permitted on the exterior of any dwelling or structure. Small inconspicuous satellite dishes not in excess of 18" in diameter will be permitted with size, color and location to be as approved by the Architectural Review Committee.

SIDEWALKS – Public sidewalk and parkway trees are to be installed by the Owner within forty-five (45) days of the granting of certificate of occupancy. If a home is not built on the lot within twelve (12) months after the date of the closing of the sale of the lot from the Developer to the Purchaser, a sidewalk must be installed. Deposit, in full or in part, submitted to association will not be refunded until the home is completed and a Certificate of Occupancy issued.

SIGNS – No signs shall be permitted on the property, except one “For Sale” sign not exceeding the size, type, design and appearance specified in Exhibit C of the Declaration. Sign restrictions do not apply for the Developer of the property. The failure of any Owner to comply with such requirements shall subject such Owner to a fee of fifty (\$50) dollars per week for such non-compliance. Fee may be modified by the Architectural Review Committee at its discretion.

SWING SETS AND PLAY EQUIPMENT – Swing sets and play equipment must be made of wood or vinyl and located in the rear yard only within the house side and rear yard set backs. Play equipment must be kept at least ten (10) feet from the lot line to protect the neighbor’s property and is not to be viewed from the street. Trampolines must have safety netting attached.

TRUCKS, CAMPERS, BOATS, ETC.- No trucks, truck mounted campers, trailers, house trailers, buses, boats, boat trailers, campers, junk automobiles, dilapidated or disabled vehicles of any kind shall be maintained, stored or parked on a dedicated or undedicated street or right-of-way in the Subdivision. These items shall not be maintained, stored or parked on any of the lots unless housed or garaged completely in a structure that complies with the Declaration and has been approved by the Architectural Review Committee, so as to fully screen them from view from the streets and neighboring yards. This includes any pickup truck or other vehicle with commercial signage, logos or advertisement, and vehicles with ladders, ladder racks, dump beds or snow plows.

WEED CUTTING – Each Lot shall at all times be kept in a clean and uncluttered condition. If weeds are not kept mowed pursuant to the requirements, ordinances and regulations of the village of Shorewood, Illinois (weeds shall not exceed 15” in height), the association will mow the lot , and the owner of the lot shall be responsible for the cost of the mowing. This charge will be added to the assessment account for that lot.

Section III ~ Violation Policy and Procedures

Effective application of the Rules and Regulations requires the cooperation of all Owners and residents of the Association. Each Owner and resident's full cooperation and full participation is encouraged.

Upon receipt of an official complaint that is filed with the Board a violation notice shall be sent by the Management Company on behalf of the Board of Directors to the Owner, the Tenant or both, if necessary. If you are found in violation and are fined, this action is taken because the Owners of the Lake Forrest Homeowners Association consider it to be just and proper and in the best interests of the Association.

4.1 Any complaint which alleges a violation of the Association's governing documents shall be made in writing and shall contain, at a minimum, the following:

- The name, address and phone number of the complaining witness;
- The alleged offending Owner's name and address or property location, if known;
- The specific details or description of the violation, including the location where the violation occurred, and any other witnesses to the alleged violation;
- A statement by the complaining witness that he or she will cooperate in the enforcement procedures and will provide testimony at any hearings which may be necessary;
- The signature and address of the complaining witness and the date on which the complaint is made.
- The Association recommends that photographs be taken, if possible, to illustrate the nature of the violation. Any such photographs should be sent with the complaint or forwarded as soon as possible. The name of the person who took the photograph and the date on which it was taken or made should be included.
- When a complaint is made pursuant to the above, the Association or its duly authorized agents shall notify the Owner of the alleged violation. The notification shall be in a manner prescribed by the Board. If this letter receives no response within ten days, a second letter shall be sent certified. If no correction or an attempt at correction of the violation is made, then at the Board's discretion, the complaint may be turned over to the Association's attorney.
- In the event the alleged violation is not the first violation by the Owner, or in the event that 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 Owner's account, if the Owner 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 necessary to protect the interest of the Association in accordance with the provisions of the Declarations, By-Laws or Rules and Regulations of the Association.

- 4.2 If any Owner charged with a violation either believes that no violation has occurred or that he/she/it has been wrongfully or unjustly charged hereunder, the Owner must proceed as follows:
- Within ten (10) days after the Notice of Violation has been served on the Owner pursuant to the provisions herein, the Owner must submit, in writing, a request for a hearing concerning the violation to the Association.
 - If a request for a hearing is filed, a hearing on the complaint shall be held before a 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 in the hearing. The hearing shall be conducted no later than 30 days after delivery of the written request.
 - At any such hearing, the Panel of Inquiry shall hear and consider arguments, evidence or statements regarding the alleged violation, first from any person or persons 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 Owner.
 - Payment of any assessments, charges, costs or expenses made pursuant to the provisions contained herein shall not become due and owing until the Panel of Inquiry has completed its determination. Notification of the Panel of Inquiry's determination shall be made in a manner prescribed by the Board.
- 4.3 If no request for a hearing is filed within ten (10) days, a hearing will be considered waived, the allegations in the Notice of Violation shall be deemed admitted by default, and the Panel of Inquiry shall impose appropriate sanctions. The Owner shall be notified in writing by the Association of any determination in the same manner as if the Panel of Inquiry had conducted a hearing.
- 4.4 If an Owner is found to have violated personally or is otherwise liable for a violation of any of the provisions of the Association's governing documents, the following shall occur:
- If found to be guilty of a first violation of a given provision of the Association's governing documents, the Owner shall be notified of the finding by the Association that a first violation has occurred. The Owner shall also be assessed a fine if violation is not corrected.
 - If found to be guilty of any violation, including a first violation, the notice of determination may also require the Owner to correct any damage or any unauthorized condition on the property for which the Owner has been found responsible, to pay the costs of any repairs which have previously been made, or to pay any legal expenses and costs incurred by the Association as a result of the violation.
 - In the event any violation has resulted in damage to any common property, which has not yet been repaired, or has resulted in any damage or any unauthorized condition on the property, the Owner will be given **TWO NOTICES OF VIOLATION TO CORRECT THE DAMAGE OR CONDITION**. If the damage or condition has not been corrected within ten (10) days after a finding of guilty

has been made on the second violation, the Association will proceed to have the violation corrected, and the Owner will be assessed for the full cost of labor and materials required.

- 4.5 Any Owner assessed hereunder shall pay any charges imposed within (30) thirty days of notification that such charges are due. Failure to make the payment on time shall subject the Owner to all of the legal or equitable remedies necessary for the collection thereof. All charges imposed hereunder shall be added to the Owner's account, shall become a special assessment and shall be collectible as a common expense in the same manner as any regular or special assessment.
- 4.6 Time is of the essence of this policy. Written Notices are deemed served either:
- By personal delivery at the time of delivery; or
 - By mail following two (2) days after deposit in the U.S. Mail, provided that the notice has been sent both by regular first class and by certified mail-return receipt requested, postage prepaid, to the Owner at the address, or to such other address as the Owner shall have previously filed with the Board, and further provided that either the return receipt has been signed and returned or that the notice sent by regular mail has not been returned to the Association undelivered.
- 4.7 The remedies hereunder are not exclusive, and the Board may, in addition, take any action provided at law or equity.
- 4.8 **FINES:**
- After an Owner has been found guilty of a violation, either through default or a hearing, being the first offense, a fine of \$100.00 will be assessed to the homeowners account.
 - If an Owner is found guilty of a second violation, either through default or a hearing, a fine of \$200.00 will be assessed to the homeowners account.
 - After an Owner has been found guilty of a third offense, the fine issued to the homeowner's account will be \$300.00
 - An Owner that has been found guilty of a fourth offense will be handled through the Association's attorney and the legal system
 - All fines are considered due and owing by (30) thirty days after notification of said sums. If any fine is not paid on the date when due, then such assessment shall become delinquent and, together with such interest thereon and cost of collection, if any, including reasonable attorney's fees and costs, thereof as hereinafter provided, thereupon become a continuing lien on the property and an equitable charge running with the land touching and concerning it, which shall bind upon property in the hands of the then owner, his heirs, devisees, personal representatives, assigns, successors and grantees. In addition to the aforementioned remedial provisions contained herein, the Board reserves the right to deduct from an Owners' lot deposit those amounts

associated with violations of the Associations, Declaration, ByLaws and Rules and Regulations that are deemed delinquent.

- The personal obligation of the then owner to pay such assessment, however, shall remain his personal obligation to his successors in title unless expressly assumed by them. If title to a lot is held by an Illinois Land Trust, the Trustee shall not have any personal liability for the assessment, but all beneficiaries of the Trust shall be jointly and severally so liable. In the event title to a lot is held by more than one owner, all owners shall be jointly and severally liable. The lien shall attach to rents due from parties in possession to the record owners, provided that it shall be subordinate to an assignment of rents held by the mortgagee, delivered in connection with the first mortgage loan to purchase the property.

LAKE FORREST HOMEOWNERS ASSOCIATION WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all the information you know. If unknown, please state so. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION

Witness' Name	Address	Phone #
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Names, Addresses, and Phone #s of any other Witnesses

INFORMATION CONCERNING VIOLATOR

Violator's Name	Address	Phone #
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Names, Addresses, and Phone #s of the Owner, if different

INFORMATION CONCERNING VIOLATION

Violation Date	Time	Location
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Observations:

Were any photographs taken? Yes No

Attach all photographs to this form or forward as soon as possible. Include photographer's name and date taken and anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY OWN PERSONAL KNOWLEDGE AND NOT BASED ON 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 THAT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS. I REALIZE THAT IF I FAIL TO TESTIFY, THE ASSOCIATION WILL BE UNABLE TO TAKE ANY ACTION TO ELIMINATE THE VIOLATION.

Signature

Date

**LAKE FORREST HOMEOWNERS ASSOCIATION
NOTICE OF VIOLATION**

TO: _____

DATE: _____

RE: VIOLATION OF DECLARATIONS, BY-LAWS, RULES AND REGULATIONS

You are hereby notified as the Owner of _____
that you have been charged with violating the Association Declaration, By-Laws or Rules and Regulation,
by which the Association is governed. This violation was noted on or about _____, 20____
and is described as follows:

VIOLATION: DOCUMENT NAME _____ARTICLE _____

If you wish to protest this violation, you must send a written response to the Management Company. If a written response is not received within ten (10) days from the date of this notice, we will assume you agree with the complaint and any cost, expense, fine and Association's attorneys fee will automatically be assessed against you, which will be due within 30 days after notification of said amount.

If you protest IN WRITING WITHIN 10 DAYS, the Board of Directors will review the complaint and your response in order to make a determination on the complaint.

If the Board determines a violation occurred and/or assesses a fine, you have the right to appeal the decision. To appeal the decision, you must send a WRITTEN response to the Management Company so they can include your appeal hearing on the agenda for the next scheduled meeting of the Board of Directors. If the Board finds no violation occurred, no further action is necessary.

Sincerely,

**Board of Directors
Lake Forrest Homeowners Association**

LAKE FORREST HOMEOWNERS ASSOCIATION NOTICE OF DETERMINATION

To: _____

Date: _____

On _____, 20____, you were notified of a violation of the Declarations, By-Laws or Rules and Regulations of the Association. Pursuant to the Lake Forrest Homeowners Association 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 _____ violation of the Association's Declarations, By-laws or Rules and Regulations has occurred and a fine in the amount of \$_____ is now due. A FINE FOR A CONTINUING VIOLATION WILL CONTINUE UNTIL THE VIOLATION HAS BEEN ELIMINATED AND THE ASSOCIATION HAS BEEN NOTIFIED.
 - () Damages, expenses and administrative charges in the total amount of \$_____ have been incurred by the Association and are now due.
 - () 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, and you are ordered to have the damages or violation corrected or repaired at your own expense.
 - () 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.

Lake Forrest Homeowners Association

By: _____

Title: _____

Address: _____

LAKE FORREST HOMEOWNERS ASSOCIATION REQUEST FOR A HEARING

I hereby request a hearing on the charges made against me as contained in the Notice of Violation dated _____, 20___ alleging a violation of the Declarations, By-Laws or Rules and Regulations of The Lake Forrest Homeowners Association.

Signature

Owner's Name - Printed

Address

City State Zip

Telephone

_____, 20____
Date

RESOLUTION TO ADOPT ASSOCIATION RULES

WHEREAS, the Association is governed by provisions of the Illinois General Not for Profit Corporation Act, certain provision of the Illinois Condominium Property Act, the Association's Declaration and By-Laws; and

WHEREAS, the Board, in accordance with the Association's Declaration, has the authority to adopt and amend rules and regulations the Board may deem advisable covering the details of the operation, use, maintenance, conservation and beautification of the property and for the health, comfort, safety and general welfare of the Owners and occupants of the property; and

WHEREAS, the Board is adopting Rules and Regulations pursuant to authority vested in the Board and has the authority to levy reasonable fines for violation of the Declaration, By-Laws, and Rules and Regulations of the Association; and

NOW THEREFORE, in furtherance of the above stated determinations, objectives and goals, the Board, by resolution, does hereby adopt the following Rules and Regulations and procedures for the enforcement thereof:

Adopted by the Board of Directors of the Lake Forrest Homeowners Association
at a meeting held on _____, 20__, at _____, Illinois.

Motion made by _____ and seconded by _____.

Vote Taken:

For _____
Against _____
Abstain _____