

RULES AND REGULATIONS AND ABSTRACT

IN ACCORDANCE WITH ARTICLE V, SECTION 1, PARAGRAPH "B" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WHICH STATE:

"The right of the Association to establish uniform rules and regulations pertaining to the use of the common area and the recreational facilities thereof."

AND IN ACCORDANCE WITH ARTICLE VIII, SECTION 1, PARAGRAPH "A" OF THE BY-LAWS, WHICH STATE:

" The Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the common area and facilities, and the personal conduct of the members and their guests thereon;"

THE BOARD OF DIRECTORS HAVE PASSED THE FOLLOWING RULES AND REGULATIONS. THESE RULES AND REGULATIONS MAY BE AMENDED OR ADDED TO FROM TIME TO TIME WITH THE APPROVAL OF THE GREENBROOK AREA 1 HOMEOWNERS BOARD OF DIRECTORS AND WITH WRITTEN NOTICE TO ALL GREENBROOK AREA 1 HOMEOWNERS.

PARKING AND VEHICLE REGULATIONS

Motor vehicles may not be parked or operated on the common area, grass or sidewalks. No storage of vehicles on driveways permitted. All vehicles must be properly licensed through the village/state. (Rev'd 3/02)

The Homeowners are financially responsible for their tenants, guests and/or residents for replacing sidewalks, sod, trees, bushes, flowers, plant or any other foliage/sidewalk damaged or destroyed by vehicle parked or operated on the common area.

PETS

Staking or leashing of dogs, cats or household pets to any building or any part of the common area or common elements is prohibited.

Dogs, cats or household pets are not permitted to defecate on any part of the common area or common elements. In compliance with an ordinance of the Village of Hanover Park, all pet owners must immediately clean up after their pet if the pet should defecate on any part of the common area or common elements.

TOT LOT RULES

The tot lot is strictly for children who live in Greenbrook are 1 and their guests.

- a. Use of the tot lot is strictly limited to daylight hours only. No on is allowed in this area in non-daylight hours.
- b. Parents are responsible for the supervision of their children.
- c. Parents must remove their child from the Tot Lot area is he/she/they misbehave.
- d. No alcoholic beverages are permitted in the Tot Lot area.
- e. No animals, bicycles are permitted in the Tot Lot area.
- f. Vandalism to the Tot Lot equipment/area will be subject to fines and legal provisions.

LEASING

All homeowners who do not reside in the unit owned by them shall provide the Board with their permanent resident addresses and phone numbers where they may be reached in an emergency, both at home and at work. Any expenses of the Board incurred in locating a homeowner who fails to provide such information shall be assessed to the homeowner as a common expense. Unless otherwise provided by Law, any homeowner who fails to provide such information shall be deemed to have waived the right to receive notices at any address other than the address of the unit, and the board shall not be liable for any loss, damage, injury or prejudice to the rights of any such unit owner caused by a delay in receiving notice resulting there from.

DIRECTORS MEETING

In accordance with Article VII, Section 1 of the By Laws:

The regular Board of Directors meeting shall be held monthly without notice on the 1st Thursday of the month, starting at 7:30 p.m. at the Association Clubhouse. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time and same day, one week later. There will be no meeting in December.

REGULAR MEETING AGENDA

ROLL CALL (7:30 P.M.)
TOWN HALL SESSION (Homeowner Participation until 8:00 p.m.)
CALL TO ORDER
APPROVAL OF MINUTES
MANAGEMENT REPORT
PRESIDENTS REPORT
VICE PRESIDENTS REPORT
TREASURER REPORT
COMMITTEE REPORTS
Buildings
Grounds
Rental
Pools
Architectural
Recreation
Social
UNFINISHED BUSINESS
NEW BUSINESS
DISCUSSION
ADJOURNMENT

CHAIRPERSON

No committee chairperson shall authorize any expense over \$500.00 with approval of the Board of Directors

ASSESSMENT

In accordance with Article VI, Section 3, Paragraph "a" of the CC & R's and Article XII, section 3, Paragraph "a" of the By Laws:

Assessments are due on the first (1st) of the month and considered late after the fifteenth (15th). A \$5.00 late fee will be imposed on all assessment payments received after the 15th of the month.

DIRECTORS

A Board member (Director) shall be given free use of the Clubhouse four (4) times per year after serving on the Board for six (6) months. A deposit of \$200.00 shall be given to hold the room.

RENTALS

The Board of Directors has approved the rental fee for the Clubhouse at \$125.00 with a \$200.00 deposit and the pool rental at \$75.00. The pool renter must provide and pay for lifeguards that are approved by the Pool Committee (Board in absence of Committee). Pool private rental house will be from 8:00 p.m. to 11:00 p.m.

PAYMENT

All check(s) returned because of non-sufficient funds (NSF) an additional charge of \$25.00 will be added to the homeowners account.

OFFICERS

All checks must be signed by two officers or one officer one management with the exception of lifeguard payroll checks, which may be signed by the Treasurer only.

CLOSING LETTER

A fee specified by the current management company will be charged for all closing letters, which must be paid in advance of closing. Fee is determined by date of closing versus date letter was requested.