

# Princeton Condominium Association

Hoffman Estates, Illinois

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February 5, 2009

**Re: Notice Regarding Proposed Rule and Specification Changes on:**

1. Satellite Dishes
2. Commercial Vehicles

**Dear Townhomes of Princeton Association Members:**

On January 21st, 2009 at the Board of Directors meeting of the Townhomes of Princeton Homeowners Association, the Board initiated proposed rule and specification changes regarding satellite dishes and commercial vehicles.

The proposals are shown below. Words that are underlined represent new language and words that are shown in strikeover format are words being deleted from the existing rules.

**The proposed rule and specification changes will be adopted at the February 18<sup>th</sup>, 2009 Board of Directors meeting at ACM office.**

**Please note that the new rules will be effective March 7<sup>th</sup> 2009.**

Yours truly,

**Townhomes of Princeton Board of Directors**

Enclosure

*professionally managed by:*

**American Community Management, Inc.**

1908 Wright Boulevard • Schaumburg, Illinois 60193 • 847/301-1133 • Fax 847/301-7472

Web Site: [www.acmweb.com](http://www.acmweb.com) E-mail: [mail@acmweb.com](mailto:mail@acmweb.com)

## SATELLITE DISHES

### SECTION 1 — GENERAL RULES AND SPECIFICATIONS

Princeton West Board of Directors will need to review all proposed installations of a satellite dish. All roof area installation requests need to include \$75.00 for the subsequent roof inspection fee. This fee must be forwarded to the management office before the installation of this dish. This check should be made payable to Princeton Condominiums.

The guideline calls for the top of the dish to be within three (3) feet of the gutter line. The dish must be installed on the back side of the roof and within your unit's roof area. Wiring from the dish must run in a straight line towards the nearest roofline edge so that it is laid perpendicular to the roofline and then follow the roofline to the nearest gutter dropdown point and ensuring that the cable is unobtrusive as possible such that it minimizes impact on the aesthetics of the building. All additional wiring must be run internally through your Townhome and should not be exposed on the exterior of the building or visible. The owner assumes all responsibility for any damage caused due to the installation or the existence of the satellite dish attached to any portion of the building.

The satellite dish must remain with the unit after any sale unless it is not going to be used by the Buyer. In this case, the Seller must remove it prior to closing and schedule with the Association Management to have the roof inspected after removal is completed.

If the inspection or satellite dish cannot be removed prior to closing, a minimum of \$500.00 should be held in escrow for this to be completed. The new owner will be responsible for the satellite dish after closing.

The owner must notify us upon installation or removal of the dish so we can schedule the roof inspection. There is a minimum charge of \$75.00 for a roof inspection. This price is subject to change without notice.

REASON FOR SPECIFICATION: A major reason for adopting the rule above is that some homeowners are installing equipment on the exterior of their units without Board approval and do not conform to the approved installation guidelines. If left unchecked, this could lead to significant changes in the appearance of the buildings, cause problems with roof integrity, and affect the overall aesthetics of the community.

## COMMERCIAL VEHICLES

### SECTION 13 — GENERAL RULES AND REGULATIONS

(13) Commercial Vehicles. Vehicles used by a unit owner/tenant and operated for the transportation of persons or property in the furtherance of any commercial or industrial business, for-hire or not-for-hire, ~~that bear a commercial endorsement~~ must be parked in a garage with the door closed.

REASON FOR RULE: A major reason for adopting the rule above is that some homeowners are parking commercial vehicles in their driveway. If left unchecked, this could compromise the aesthetic appearance of the community and may pose a security issue when equipment is left within the vehicles. To further provide definition of a commercial vehicle and avoid any misunderstandings as to what constitutes a commercial vehicle; the board has adopted the official Illinois Vehicle Code definition.