

VALLEY LO TOWERS I CONDOMINIUMS
RULES AND REGULATIONS
REVISED OCTOBER 2023

INTRODUCTION

The Valley Lo Towers I Condominium Association, the Board of Directors, and your neighbors welcome you to your new home.

Valley Lo Towers I (VLT I) consists of 118 condominium units in two separate buildings, on more than 9.25 acres of land. VLT I is a smoke-free property.

Because of the size of our community, rules and regulations are needed to keep things running smoothly, to ensure pleasant, comfortable, and enjoyable living in our homes, as well as to maintain standards that will result in appreciation of our homes in the future.

The information found in this booklet is for the purpose of achieving and maintaining this goal, as well as to comply with the Valley Lo Towers I Condominium Association Declaration and By-Laws and the Illinois Condominium Property Act. (A copy of this act is available from our management company.)

Owners are expected to be familiar with the regulations in the Declaration and Act since they are binding on everyone. These Rules and Regulations apply to all Unit Owners, occupants, tenants, and their guests.

We are glad you have chosen to make Valley Lo Towers I Condominiums your home.

CONTENTS	PAGE
ASSESSMENTS AND DELINQUENT PAYMENTS	3
BICYCLES	3
BICYCLE ROOMS	3
COMMON AREAS	3
ELEVATORS	4
EMERGENCY AND SAFETY	4
EXERCISE FACILITY	6
EXTERIOR APPEARANCE	7
FINES AND ENFORCEMENT	8
GARAGES	9
GAZEBO	11
INSURANCE	11
MAIL AND DELIVERIES	11
MISCELLANEOUS	11
MOVING	12
NOISE	13
OUTSIDE PARKING	13
PET POLICY	14
REFUSE REMOVAL	14
RECYCLING	14
RENTALS	15
SMOKING POLICY	15
SOLICITING	15
UNIT MAINTENANCE	15

ASSESSMENTS & DELINQUENT PAYMENTS

Assessments are due on the 1st of each month. Late payments will incur a fee of \$75.00. Late fees will incur after the 10th day of the month. Unpaid assessments which are delinquent over 60 days will be referred to the Association's attorney for collection. Please note that collection action may include filing a Forcible Detainer Action (eviction). In accordance with the Illinois Condominium Act, the delinquent Unit Owner will pay all costs and fees incurred in the process of collection.

BICYCLES

- Bicycles may not be kept on any balcony.
- Bicycles are not allowed to be chained to the outside stair railings or to any fixture on the grounds area.
- Bicycles may not be parked on the grass or block stairwells.
- Bicycles must be brought in and out of the building through the garage.
- Bicycles may not be ridden on the grass.

BICYCLE ROOMS

- Bicycle rooms are in both the east and the west sides of the garage. Only residents' bicycles with the owner's identification displayed shall be stored in these rooms.
- Only one bicycle per resident may be stored in the bicycle rooms.
- No electric bicycles are allowed in the bicycle rooms. (See ELECTRIC BICYCLES page 10.)
- Bicycles must be stored in the vertical wall racks, not on the floor.
- Owners are to provide your own chain and lock.
- VLTi does not accept responsibility for the loss or damage of any bicycle.

COMMON AREAS

Personal property may not be left in common areas. No supplies, footwear, umbrellas, waste receptacles or other articles shall be placed in the halls, doorways or on the staircase landings. No items shall be hung, shaken, or thrown from the windows or balconies, or placed on the exterior windowsills.

The following areas are strictly off limits to all Unit Owners, tenants, guests, and contractors without the expressed written permission of the Management:

- Antennas common to the buildings
- Electrical rooms
- Exhaust fans
- Intercom systems
- Main pipes
- Mechanical rooms
- Roofs

Anyone found guilty of trespassing or tampering with any of the above-mentioned items will be subject to paying for all damages incurred and may also be fined.

ELEVATORS

The south elevators must be padded and used for moves, contractor work and deliveries of appliances and other large items. Owners should contact Management beforehand to arrange for the installation of padding by the custodial staff.

Guidelines for using the elevators and reducing their malfunction:

- If the elevator door starts to close while you are outside the elevator, press the hallway elevator button again or use the elevator key again in the garage lobby to reopen the elevator door.
- If the elevator door starts to close while you are inside the elevator, press the elevator open button to reopen the door.
- Do not impede the closing of the elevator door with a body part (hand or foot) or an object.

EMERGENCY AND SAFETY

DISABILITIES

Residents having a handicap or disability and unable to evacuate on their own should notify the Glenview Fire Department in writing of their condition and their needs.

Complete the **Premise Alert Program Notification Form** online or at the Glenview Public Safety Dispatch Center.

***Glenview Public Safety Dispatch Center
2500 East Lake Avenue
Glenview IL 60026
(847) 901-6111***

ELEVATOR PHONE

An Emergency Telephone System is located inside each elevator cab for security purposes only. When the help button is pressed, it calls the elevator repair company. When the fire helmet button is pressed it calls 911. A red light will indicate that your call was received. If there is an emergency, the fire department will respond in person after being given the location and address of the malfunctioning elevator.

FIRE EXTINGUISHERS

There are three fire extinguishers on each floor, one located near the elevator and two are located near the stairwells. These may be used by residents in case of emergency. Residents are encouraged to have a fire extinguisher in their unit.

FIRE PLAN

In case of fire, DO NOT use the elevator.

According to the Glenview Fire Department, all residents are to stay in their units until fire department personnel come to get them out of the building, provided the unit is not filling with smoke or fire.

GARAGE-LEVEL Wi-Fi

2000 building Log in: Wi-fi2000 Password: Chestnut2000\$
2020 building Log in: Wi-fi2020 Password: Chestnut2020\$

KNOX BOX

A Knox box allows residents to store a key to their unit in a locked box that the resident and the fire department have keys to. This box may be hung from the top of the unit front door, but not permanently mounted to the outside of the door.

SMART 911

Residents are encouraged to sign up for Smart 911 with Village of Glenview. Smart 911 provides specific emergency information about the resident needed by first responders and is a free service.

SMOKE DETECTORS

A smoke detector, located in the hallway ceiling of each unit, is hard-wired and does not have batteries that need to be changed. Smoke detectors are inspected annually.

Guidelines for residents

- Under no conditions should you remove the cover of your smoke detector as this sends a trouble signal to the Glenview Fire Department.

- If your smoke detector should emit a piercing sound, look at the detector. If the light is solid red and there is no fire, call the fire department at (847-724-2141) with your name, address, and phone number.
- If it is not your smoke detector that sets off the alarm, stay in your unit until otherwise notified.
- Steam generated from the shower in the hall bath may trip the alarm. Therefore, DO NOT leave the bathroom door open and use the exhaust fan when showering.

TORNADOS

The Glenview Fire Department recommends the following:

- The garage level is the preferred place to go during a tornado. Stay either in the elevator lobby or your non-running car.
- Exit via interior stairwells. DO NOT use the kitchen stairwells.
- Residents on the first, second, third, or fourth floors should take refuge in the hallway. Fifth floor owners should go down at least one floor.
- Avoid entrance lobbies. There may be broken glass.
- If you are unable to leave your unit, move to an area as far away as possible from the windows.

EXERCISE FACILITY

The exercise room, located on the first floor of the 2000 building is for the express use of exercise equipment and is not to be used as a TV room.

Entrance to the exercise facility requires a special key and a \$40.00 refundable key deposit. No key will be issued to any owner until a signed release is on file with the management for their unit. Every resident of that unit must sign the release. In the event a unit is being sold, the seller MUST return the key to the management company. Keys shall not be duplicated or loaned. There is no additional charge for use of this facility. Use of the facility is limited to residents only.

THE FOLLOWING RULES APPLY TO THE EXCERCISE FACILITY

- The exercise facility will be open every day from 6:30 AM to 9:00 PM.
- No one under 18 years of age is permitted to operate any equipment without adult supervision.
- All lights and equipment must be turned off, the blinds closed, and the door locked if you are the last person to leave.
- Keep this area neat and do not leave personal items in the room. The Association is not responsible for personal property.
- Limit your workout to 30 minutes when others are waiting.
-

- The exercise facility is unsupervised. Always take precautions when operating machines. Keep noise as reasonable as possible. When using weight stacks, for example, gently lower the weights to the resting position to reduce noise level and use the television at the lowest audible volume.
- The telephone located in the exercise room is for emergency use only. When the telephone receiver is lifted, it will automatically dial the Glenview Fire Department. If you have an emergency, the fire department will respond when told of the location of the emergency.
- Only dry athletic shoes shall be worn when using the equipment in the exercise room.

EXTERIOR APPEARANCE

AWNINGS / SCREENS

No awnings or other projections (including air conditioners, television or radio antennas, or wiring) shall be attached to or extended from or beyond the outside walls of the building.

BALCONIES

- The **American Flag** may be flown in compliance with the State of Illinois Condominium Property Act and Section 4-10, chapter 1 of Title 4 of the United States Code and the Executive Orders entered in connection with that section.
- Wind chimes, decorations, etc., are not allowed on the balcony or in the trees on the property. No windsocks, baskets, flowerpots, or other items shall be hung from the balcony, railings, walls, balcony ceiling or from the light fixture on the balcony.
- No balcony floor covering is to be applied by a resident.
- Flower boxes and pots on the balcony must be completely on the balcony and not on the railing. Window-type flower boxes must be installed on the inside of the balcony railing, not on the top. Free standing flower boxes and pots should have saucers to collect water drainage to prevent damage to the balcony.
- Feeding wildlife is prohibited. No bird feeders are allowed.
- Lighting is a limited common element. The Valley Lo Towers I Condo Association maintains the size and type of balcony light bulbs and supplies replacements when needed.
- No balcony shall be screened, glassed-in or otherwise enclosed.
- No balcony shall be used for storage. Only patio furniture, grills, flowerpots, and flower stands may be kept on the balcony.
- The propane tank used for grilling must be stored in the grill and nowhere else in the building.
- Charcoal grills and charcoal are prohibited.

SATELLITE DISHES

To maintain and ensure safety at Valley Lo Towers I Condominium Association, the Board of Directors adopted Rules and Regulations concerning satellite dishes. The rules are on file with the management company, and approval of installation is required by the Board of Directors.

SIGNS

No sign, signal, illumination, advertisement, notice, or any other lettering or equipment shall be exhibited, distributed, inscribed, painted, affixed to, or exposed on or at any window or on any part of the outside of a condominium unit or building or in any common areas.

WINDOW COVERINGS

All window coverings facing the exterior of the buildings shall be of similar color (white, ecru, cream, off-white, etc.) for uniform appearance on the outside of the buildings.

FINES AND ENFORCEMENT

WRITTEN COMPLAINT

In accordance with the Illinois Condominium Property Act, Chapter 765 ILCS 605/18.4(l), if someone is believed to be in violation of any of the provisions of the Declaration and By Laws, or Rules and Regulations, a signed and written complaint must be submitted to the management company by an owner, the management agent, or a resident.

WRITTEN NOTIFICATION OF COMPLAINT

The person charged with a violation, shall be given ten days written notice of the complaint, informing him/her of a time and place where the Board of Directors or its duly authorized committee will conduct a hearing to review the complaint, at which time they will have an opportunity to defend his/her actions.

All hearings will proceed with or without the person or designated representative charged with the violation, if reasonable and proper notice has been submitted in advance.

The findings of the hearing will be given to the Board of Directors for their disposition at the next board meeting.

WRITTEN NOTIFICATION OF DECISION

If any resident is found guilty of a violation, the Board of Directors will notify that party in writing, and a fine will be charged to the assessment account of the Owner of the unit involved and will be collected with the next monthly assessment.

ENFORCEMENT

The Board reserves the right to pursue all legal remedies to compel legal and equitable enforcement in the event of any violation of the Rules and Regulations, Declaration, or By Laws. All costs and attorney fees shall be assessed to the account of the offending owner at the time they are incurred.

FINES

The Board will determine the appropriate fine amount.

PARKING VIOLATIONS

In the event of a parking violation, the management company will notify an authorized company to remove any vehicle in violation. All involved costs will be charged to the Unit Owner, whether it is the owner's, tenant's, or guest's vehicle.

GARAGES

BULLETIN BOARDS (Located in the garage lobbies)

Residents may post notices on the bulletin board located in the garage area in each building. Notices must not be larger than 8 ½ x 11 inches, preferably smaller, and must have the resident's name and be dated.

Except for notices authorized by the VLTI board, notices may remain on the board for a maximum of 14 days. Unnamed or undated notices and notices older than 14 days will be removed. Notices are to be removed only by authorized personnel or the resident posting the notice.

The Board reserves the right to remove any notice deemed inappropriate. The owner posting the notice shall be informed of the reason for its removal.

ELECTRIC BICYCLES

A maximum of two electric bicycles may be parked at the front of the resident's parking space. An electric bicycle may be chained and locked to an eye bolt in the wall. The eye bolt must be installed by VLTi at the resident's expense.

ELECTRIC CARS

Any Unit Owner who requires an electric car charging station will provide it at their own expense, including installation, electricity usage, and any maintenance and upkeep.

The station must be installed by a licensed and qualified technician or electrician and the electricity usage must be metered and charged directly to the Unit Owner.

A Certificate of Insurance, listing Valley Lo Towers I Condominium Association as additional insured, is required from the installation contractor.

The Association assumes no responsibility whatsoever for any problems caused by the station. The Unit Owner assumes all responsibility for any damage and repairs.

INDOOR PARKING SPACES

- No unit parking space shall be sold, given, devised, or otherwise transferred to any party other than a Unit Owner of a residential unit, nor shall same be leased to any party, other than a Unit Owner or occupant of a residential unit without the prior written consent of the Board, or the managing agent of the property acting in accordance with the Board's direction.
- Parked vehicles shall not obstruct the passage, ingress or egress of other vehicles or persons on the property. All vehicles shall be parked within the designated areas only, within the parking spaces.
- The front of each garage space shall be used only for storage of electric bicycles or a maximum of two grocery carts.
- No vehicles may be washed inside the garages.
- Unit Owners are responsible for any damage, including fluids leaking onto the garage floor.

LUGGAGE CARTS

Two luggage carts, parked in the garage lobby, are available for use in each building. Carts should be returned promptly when residents have finished using them so that other residents may use them. Carts are for the sole and exclusive use of the Unit Owners and shall not be used by contractors or vendors to haul supplies or equipment.

GAZEBO

The Gazebo is available for the enjoyment of all Valley Lo Towers I residents.

The following rules apply:

- The hours for the use of the Gazebo are 8:00 am to 10:00 pm, Monday through Friday: 9:00 am to 10:00 pm on the weekends.
- Alcoholic beverages are NOT permitted in the gazebo.
- Disturbing, loud noises are not permitted at any time.
- Users are responsible for removing all trash and leaving the gazebo and the surrounding area in clean condition.

INSURANCE

All owners are required to have homeowner's insurance. A Certificate of Insurance, listing Valley Lo Towers I Condominium Association as additional insured, is required to be sent to the management company yearly.

A Certificate of Insurance, listing Valley Lo Towers I Condominium Association as additional insured, is required from ALL contractors prior to all painting or remodeling work within a unit or common area of the Association.

A Certificate of Insurance, listing Valley Lo Towers I Condominium Association as additional insured, is required from the moving company prior to a move in or move out.

MAIL AND DELIVERIES

Other than deliveries by Amazon, Federal Express, the Post Office, UPS, and other delivery services, all furniture, supplies, and bulk goods shall be delivered through the garage. Move-ins, move-outs, furniture, and appliance deliveries may not be scheduled for the weekends. There is an automatic fine of \$100.00 per violation. Notify the management office prior to the delivery so the south elevators can be protected.

MISCELLANEOUS

- No furniture filled with liquid or semi-liquid shall be brought in or used in any condominium unit. This includes waterbeds.
- Sunbathing is only permitted on one's own balcony or on the grass north of the fire lane. Appropriate cover-ups and shoes must be worn to and from the pool.

- Residents should be considerate of their neighbors and contain any noxious odors within their own unit.
- Electric powered stand on scooters and electric powered skateboards are prohibited.
- Estate sales and garage sales are prohibited.

MOVING

DEPOSITS

- A \$750.00 deposit in the form of a certified check or money order made payable to Valley Lo Towers I Condominium Association shall be required from the owners for all move in and move outs.
- The deposits must be paid at least 14 days in advance of the move-in or move-out. Deposits will be returned promptly if no damage is incurred. If damage is incurred, the cost of the repairs will first be deducted from the deposit. All damage more than \$750.00 will be the responsibility of the individual in possession of the unit, being either the former or current owner, at the time the damage was incurred. If any rules regarding moving are not followed, deposits will be forfeited.

MOVING DATES AND TIMES

Moving is permitted Monday through Friday and must commence after 8:00 am and must be finished before 4:00 pm. If the movers arrive prior to 8:00 am or after 4:00 pm there is no one available to assist with the set up.

Saturday and Sunday moves are prohibited. Any violation of this rule will result in possible police action and forfeiture of deposit.

MOVING STORAGE CONTAINERS

When moving in and out, the use of storage containers, such as PODS, is not permitted.

NOTIFICATION OF MANAGEMENT

- Owners should notify the management office no less than four business days prior to their moving date to reserve padding of the south elevator.
- Management must approve all plans for moving in and out. When the move-in or move-out is complete, management will check to see that the common areas are left in the original condition.

The seller of a unit should provide the buyer of the unit with the Rules and Regulations handbook and the Unit Owner Association Declaration prior to the closing.

NOISE

No noise or sounds that disturb or annoy other occupants of the building, such as loud music, TVs, or excessive running in halls and stairwells, shall be permitted. Residents who are experiencing any of these issues should contact the management company.

OUTSIDE PARKING

GENERAL POLICIES

- At no time should the fire hydrants or fire lanes be blocked.
- Vehicles shall not park to obstruct passage, ingress or egress of other vehicles or persons on the property. All vehicles shall be parked within the designated areas only.
- Any vehicle in a state of disrepair, rendering it incapable of being driven in its present condition or in a condition such that the vehicle clearly indicates it has been abandoned, is not allowed to be kept in the parking areas. It will be towed at the Unit Owner's expense.
- Only vehicles owned by residents, or their guests may be parked on the property overnight without management approval.
- In the event of a parking violation, the board or the management will notify an authorized company to remove the vehicle. All costs involved will be charged to the Unit Owner, whether it is the owner's vehicle, or belongs to a tenant or guest.
- The management company must be notified of the license plate number and make of any vehicle belonging to a non-resident or guest parked outside for a period longer than 72 hours. Failure to notify management may result in towing.
- Exterior spaces designated handicap parking spaces are primarily for visitor use only. Disabled residents may utilize the spaces for loading and unloading of vehicles, but may not park vehicles for more than four hours during the day and are not allowed to park overnight.
- Park all vehicles except automobiles on the south side of the parking lots.

VEHICLES PERMITTED

- Only licensed automobiles, mopeds, motorbikes, motorcycles, pickup trucks, scooters, and vans may be parked in the parking area.
- Commercial vehicles, when business with a resident is in progress during normal business hours, may use the parking facilities.

VEHICLES NOT PERMITTED

- Camper, RV, trailer, or boat
- Stretched vehicles or flatbed trucks
- Tractors, semis, cabs, and trailers
- All vehicles of any type with commercial license plates

PET POLICY

- Two cats are allowed per unit. No dogs are allowed, with the exception of service dogs or approved emotional support dogs. No strange or exotic pets, such as pigs, reptiles, etc., are permitted. Only those pets owned and permanently residing with a Unit Owner or renter are allowed on VLTl property.
- Food and water for pets shall not be left outside the unit or on the balconies.
- No pet may use the balcony floor, either on or off paper, for elimination.
- Owners shall keep their pets from causing any annoyance or discomfort to others. Owners will immediately remedy any complaints made to the management company.
- Breeding pets is prohibited.
- Remedy of any damage caused by pets to any of the common areas shall be the full responsibility of the owners.
- Pets shall not be tied up outside any unit or building or elsewhere in the common elements and/or left unattended.

REFUSE REMOVAL

CHUTE ROOMS

All refuse shall be placed in plastic bags with secured ties and thrown down the refuse chute, not left on the floor in the refuse room. Glass, metal, newspapers, cat litter or pet feces may not be thrown down the refuse chute.

GARBAGE DISPOSAL

Items that **should not** go down the waste lines are grease, bones (meat and poultry) coffee grounds, rice (especially uncooked), seafood, eggshells, onion and potato peelings, and all fibrous materials (corn husks, artichokes, celery, etc.) Food waste should never be put down the garbage disposal.

All plant refuse should be placed in the dumpster in the trash room. Plant refuse should never be put down the garbage disposal.

Do not leave refuse on the garage floor.

RECYCLING

Recycling bins are available in the garages. There is no need to segregate recycling items by category. Each recycling bin takes a mix of loose paper, plastic, glass, and unflattened cans. All paper bags should be empty and flattened so recyclables fall loosely into the cart. Plastic bags are not recyclable at VLTl, grocery stores and other businesses do accept plastic bags.

Designated bins to recycle large, flattened cardboard and corrugated boxes are in the trash room in the west garages. Residents should follow the posted recycling guidelines and the information found in the *VLTI Recycling Guide*.

RENTALS

- Prior to renting a unit, the Unit Owner must provide a criminal background check on the prospective tenant/applicant, and a proposed lease to the Board. The Board must receive all such documentation no later than 14 days before the beginning of the lease. Any costs incurred by the Condo Association during the term of the lease shall be the responsibility of the Unit Owners.
- The term of all leases shall be one year. A copy of each lease must be on file with the management company after Board approval. Renewal of a lease is dependent on the Board approval.
- The Unit Owner must provide a copy of the Rules and Regulations Handbook to the renter and provide the Board with written verification that they have been received. All maintenance and repair issues within the unit should be directed to the Unit Owner, and the Unit Owner should contact management when appropriate. The renter is prohibited from contacting onsite maintenance and management personnel.
- Renters will not be permitted to move in unless all the above rules are followed.
- The Board may act to require the Unit Owner to initiate eviction of the renter or to impose a fine upon the owner as the Board deems appropriate.

SMOKING POLICY

- VLTI is a **NO SMOKING** community. Smoking is not allowed anywhere on the property including in any unit, on a balcony, in any garages, in any common areas, or on any of our outside grounds. This includes cigarettes, cigars, pipes, e-cigarettes, marijuana, and other products.

SOLICITING

No door-to-door soliciting of any kind is permitted on the premises. No messages, announcements and/or notices of any sort are to be placed by or under any door or other areas on the premises without prior approval and/or authorization of the Board of Directors.

UNIT MAINTENANCE

CONTRACTORS

Any repair or maintenance work likely to disturb another resident and done by a privately hired contractor or Unit Owner shall not begin before 8:00 am and be concluded by 6:00 pm Monday through Friday. **Work is not permitted on weekends or holidays.**

All contractors and workers, along with their tools, equipment and supplies **must** enter through the garage. The Unit Owner is responsible for any rule violations by their contractors.

DOOR LOCKS AND HARDWARE

Residents shall not alter any doorknob, lever, or trim or install an additional lock, knocker, or other attachment to the common area side of any door leading to a common area.

If door hardware needs to be replaced for functional reasons, the new hardware must match the existing hardware in finish as closely as possible. Security chains may be added to the interior of these doors. If an emergency entry into the unit is required, the door may be forcibly opened. All costs incurred in the repair and/or replacement of any door or door component damaged due to such forced entry will be the responsibility of the Unit Owner.

HARD SURFACE FLOORING

Board approval is required for the installation of all hard surface flooring, including but not limited to engineered hardwood, laminate, ceramic tile, stone, marble, within a unit. Solid hardwood is **NOT** allowed. All such flooring shall have an underlayment with a Field Impact **Insulation Class (FIIC) of 54 or higher** and an Impact **Insulation Class (IIC) of 70 or higher**.

Unit Owners shall submit a written request along with a copy of the Manufacturer's specification sheets indicating the soundproof rating of the underlayment and flooring system to be installed. Proof of insurance, listing Valley Lo Towers I Condominiums Association as additional insured, is required from the installers.

In the event unauthorized flooring is installed, removal of said flooring will be required at the Unit Owner's expense, and a fine may also be incurred.

PLUMBING AND RODDING

In the event of any water/sewer/drain line obstructions, the Unit Owner shall promptly notify management of the obstruction.

If the obstruction is in the **horizontal lines**, unless otherwise advised by the Association's plumbers, it shall be the Unit Owner's responsibility for the cost of the plumber.

If the obstruction is in the **vertical lines**, unless otherwise notified by the Association's plumbers, it is the Association's responsibility for the cost of the plumber.

When a Unit Owner experiences a waste line back-up in their unit, that Unit Owner is responsible for rodding from his/her unit down to the main sewer drain in the garage: the Association would assume cost only if the clog is in the vertical main drain (not the horizontal drain leading from the unit sink to the main) and only if the plumber is assigned by the Association.

Unit Owners are prohibited from using any product that is a drain cleaner such as Drano or Liquid Plumber.

RECESSED LIGHTING

All recessed lighting fixtures must be IC rated and have an integrated thermal protector.

SLIDING GLASS DOORS AND WINDOWS REPAIR AND REPLACEMENT

The entire sliding glass doors and windows structure is a limited common element. As such, it is the Unit Owner's responsibility to maintain, repair, and replace glass and surrounding frames. Since all exterior windows and sliding doors must conform to architectural standards, Board of Directors' approval must be obtained prior to any installation. A Construction Rules Rider is available from current management to assist a Unit Owner with sliding glass door and window replacement. Sources for repair and replacement can be obtained from current management.

WATER SHUT OFF

Three days notification of intent by a Unit Owner to have the water in their building, and particularly in their tier, turned off must be given to the other residents of the building by notifying the management company. The notice shall state the date and approximate time of the water shut off and the anticipated length of time the water will remain off. The water cannot be turned off before 9:00 am and must be turned back on by 3:30 pm. Emergency repairs are exempt from the three-day rule.