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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
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**AMENDMENT TO THE RULES AND REGULATIONS  
FOR THE KEYSTONE TOWERS CONDOMINIUM ASSOCIATION**

as Originally Adopted by Vote at the Semi-Annual General Meeting of All Owners on July 17, 1984

for the Keystone Towers Condominium  
4125 N. Keystone, Chicago, Illinois 60641  
PIN 13-15-418-029-1001 to 1064

This Document Prepared By:  
McJessey, Ching & Thompson, LLC  
3759 N. Ravenswood, Suite 231, Chicago, Illinois 60613

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The Rules and Regulations Adopted by Vote at the Semi-Annual General Meeting of All Owners on July 17, 1984 including all amendments thereto, are hereby amended effective this 19th day of September, 2006 to include the following additional terms:

*Section 1 is hereby amended to include the following additional language:*

1. USE AND OCCUPANCY.

\* \* \*

No construction, remodeling or renovation shall take place in any Unit on Saturdays, Sundays, legal holidays, or Monday through Friday between the hours of 4:30 p.m. and 8:00 a.m. Nothing in this provision shall prevent an owner from making any isolated emergency repair necessary to protect the safety of the owner's Unit or the Common Elements.

*Section 15 is hereby added as follows:*

15. ASSESSMENT FOR DAMAGE TO PROPERTY AND FOR VIOLATION OF THE RULES AND REGULATIONS.

- A. If any person temporarily or permanently occupying any Unit ("Occupant") or any guest of an Occupant ("Guest") either (i) damages or spoils any Unit or the Common Elements, (ii) violates the Declaration or these Rules and Regulations, or (iii) creates an unsafe or dangerous condition within the Common Elements, then the owner of the Unit where such person is an Occupant or Guest shall be subject to the assessments as set forth in this Section 15.
- B. If the owner of the Unit either (i) causes damage to any Unit or the Common Elements, or (ii) violates the Declaration or these Rules and Regulations, or (iii) creates an unsafe or dangerous condition within the Common Elements, then such Owner shall be subject to the assessments as set forth in this Section 15.
- C. Upon majority vote of the Board, the owner shall be subject to
1. an assessment of up to \$100.00 for each violation of a provision of the Declaration or the Rules and Regulations, the amount to be decided by majority vote of the Board; and
  2. an assessment of the actual fees or costs incurred by the Board to correct or repair any damage caused to any Unit or the Common Elements by an Occupant, Guest or owner; and
  3. an assessment of the actual fees or costs paid by the Board to remedy any unsafe or dangerous condition caused by any Occupant, Guest or owner.

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- D. Where a violation of the Declaration or the Rules and Regulations is of an ongoing or continuous nature, a separate violation shall be deemed to exist for (i) the date when the violation first occurred, and (ii) for each day that the violation continues to occur or exist after the owner is given written notice of the violation.
- E. If an owner does not pay any assessment rendered by the Board under this Section within thirty (30) days of the date of the Board meeting when the Board rendered the assessment, the owner shall pay the reasonable attorneys' fees and costs incurred by the Board to collect the assessment, including filing fees, service fees, and other usual and customary attorney charges.
- F. If an owner does not pay any assessment made by the Board pursuant to this Section 15 within thirty (30) days after the meeting of the Board when such assessment was rendered, then the Board may record the assessment as a lien against the title to the owner's Unit with the Cook County Recorder of Deeds.
- G. The President of the Board shall give written notice to an owner of a Board meeting to consider an assessment of the owner by sending written notice via United States mail to the owner's address on file with the Board and, if none, then to the owner at the owner's Unit. Notice shall be mailed at least fourteen (14) days prior to the date of the Board meeting where such assessment will be voted on by the Board. In addition to the notice sent by United States mail, a copy of such notice shall also be personally delivered to the owner's Unit at least fourteen (14) days prior to the date of the Board meeting, even if notice has also been sent by United States mail to the owner's Unit. Notice shall be deemed to be given to an owner upon the date of deposit in the United States mail. The notice shall be in substantially the same form as follows:

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## NOTICE OF BOARD MEETING TO CONSIDER A SECTION 15 ASSESSMENT

To: [NAME OF UNIT OWNER]  
Address: [ADDRESS OF UNIT OWNER]

As an owner, you are hereby notified that the Board will consider whether to render an assessment against you as owner of Unit \_\_\_\_\_ pursuant to Section 15 of the Rules and Regulations.

The Board will consider the following:

- Violation of the Rules and Regulations
- Violation of the Declaration
- Damage or Spoilage to a Unit
- Damage or Spoilage to the Common Elements

(Check all that apply. Note that a failure to accurately check the correct box will not invalidate the action taken by the Board pursuant to this notice.)

The violation, damage or spoilage occurred or commenced on or about \_\_\_\_\_.

A further description of the events giving rise to this Notice is as follows:

\_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

The Board will consider this matter at the Board meeting scheduled for \_\_\_\_\_, 2006 at \_\_\_\_\_ a.m. / p.m., which is at least two (2) weeks from the date of this Notice. The meeting will take place at the following location: \_\_\_\_\_.

You will be afforded an opportunity at that time to address the Board regarding this matter prior to a vote by the Board whether to render an assessment against you. To contest the assessment, you must appear in person. No other person may appear or address the Board on your behalf.

The Board of the Keystone Towers Condominium Association

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- H. Nothing in this Section shall be deemed to give an owner any rights whatsoever beyond those expressly stated here. The owner shall not have the right to be represented by an attorney any third party at any meeting.

*Section 16 is hereby added as follows:*

## 16. OWNERS' COMPLAINTS OF VIOLATIONS AND REQUESTS TO THE BOARD

- A. If an owner has (1) a complaint regarding a violation of the Declaration or these Rules and Regulations or (2) a request that the owner wants the Board to consider, the owner must submit the complaint or request to the Board at least ten (10) days in advance of the next scheduled meeting of the Board.
- B. If the owner is making a complaint regarding a violation of the Declaration or these Rules and Regulations, the complaint must state the name of the owner making the complaint, the date when the alleged violation occurred, the conduct complained of and either the name of the person who committed the violation or the number of the Unit where the person(s) who committed the violation resides.
- C. If the owner is making a request to the Board, the request must state the name of the owner making the request, the date of the request and a general description of the request that the owner wants the Board to consider.
- D. The complaint or request must be deposited in the suggested box located in the lobby of the Keystone Towers Condominium building and must be made in the following form which shall be available next to the suggestion box:

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## COMPLAINT / GENERAL REQUEST FORM

To: The Board  
From: \_\_\_\_\_ (This must be completed.)  
Unit No. \_\_\_\_\_  
Date: \_\_\_\_\_

THE BOARD MAY NOT CONSIDER ANY COMPLAINT OR REQUEST WHERE THE UNIT OWNER MAKING THE COMPLAINT OR REQUEST DOES NOT IDENTIFY HIMSELF OR HERSELF.

I hereby wish to submit the following to the Board in advance of its next meeting:

- A violation of the Declaration or the Rules and Regulations for the Keystone Towers Condominium Association, Damage to a Unit or Common Elements or Spoilage to a Unit or the Common Elements.
- A General Request.

(Check applicable item.)

A further description of my complaint or general request is as follows:

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This Complaint / Request must be submitted at least ten (10) days prior to the next scheduled meeting of the Board. If this is a complaint, you must include the date when the conduct complained of occurred and the name of person(s) who engaged in the conduct or the number of the Unit where such person(s) resides.

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- I. Nothing in this Section shall preclude an owner from contacting the police, any other legal authority, or any other person, including representatives of the Board, in the event that the owner is aware of a situation or conduct that is causing or may cause immediate harm or damage to any person, any Unit or the Common Elements.

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UNIT NUMBER	NAME	SIGNATURE	<u>IN FAVOR</u> I hereby vote in favor of the Attached Amendment to the Rules and Regulations of the Keystone Condominium Development	<u>AGAINST</u> I hereby vote against the Amendments to the Rules and Regulations of the Keystone Condominium Development
303	J. FLOHMANN	J. Flohmann	<input checked="" type="checkbox"/>	<input type="checkbox"/>
403	VERN RABE	Vern Rabe	<input checked="" type="checkbox"/>	<input type="checkbox"/>
602	Deborah Clarke	Deborah Clarke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
205	A. ANGELOPOULOS	A. Angelopoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>
504	D. TSAI-PALKA	Diane Tsai-Palka	<input checked="" type="checkbox"/>	<input type="checkbox"/>
301	Hannah Byatt	Hannah Byatt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
406	R. STEFANSKI	R.E. Stefanski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
401	D. BUGIELSKI	D. Bugielski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
605	A. DUNGAN	A. Dungan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
306	MARIA SPRAWKA	Maria Sprawka	<input checked="" type="checkbox"/>	<input type="checkbox"/>
202	Karen Cook	Karen Cook	<input checked="" type="checkbox"/>	<input type="checkbox"/>
701	M. Santiago	M. Santiago	<input checked="" type="checkbox"/>	<input type="checkbox"/>
604	J. Spytlow	J. Spytlow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
302	M. JATEK	M. Jatek	<input type="checkbox"/>	<input checked="" type="checkbox"/>
501	SUSAN WANKA	Susan Wanka	<input checked="" type="checkbox"/>	<input type="checkbox"/>
601	Jean Seidel	Jean Seidel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
304	Agnieszka Wojcik	Agnieszka Wojcik	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>
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			<input type="checkbox"/>	<input type="checkbox"/>

it should  be amended

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## Proxy for Special Meeting of Owners September 19, 2006

### PROXY

The undersigned hereby (1) acknowledges receipt of the Notice of Special Meeting of the owners of the Keystone Towers Condominium Association to be held on September 19, 2006 at 7:30 p.m. in the lobby of the building at 4125 N. Keystone, Chicago, (2) acknowledges that on and as of September 19, 2006, the record date for such meeting, the undersigned is the owner of a unit in the Keystone Towers Condominiums and is the voting member under the terms of the Declaration of Condominium Ownership and of Easements, Restrictions, and Covenants for the Keystone Towers Condominium and (3) constitutes and appoints John C. Hohmann ("Agent"), the true and lawful attorney, agent and proxy of the undersigned, with full power of substitution and revocation, to vote upon and act in the name, place, and stead of the undersigned, with all powers which the undersigned would possess if personally present, for the purposes set forth in the notice of said meeting. The undersigned directs that this proxy be voted as follows:

A. With respect to the resolution to adopt the of Proposed Amendment to the Rules and Regulations of the Keystone Towers Condominium Association:

FOR

AGAINST

ABSTAIN

(Circle One)

B. With respect to any and all other matters that may properly come before the meeting or adjournment thereof, in the discretion of the Agent.

FRANK VIVERITO  
Name of Owner

Frank Viverito  
Signature

9 19 06  
Date

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## Proxy for Special Meeting of Owners September 19, 2006

### PROXY

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A. With respect to the resolution to adopt the Proposed Amendment to the Rules and Regulations of the Keystone Towers Condominium Association:

FOR

AGAINST

ABSTAIN

(Circle One)

B. With respect to any and all other matters that may properly come before the meeting or adjournment thereof, in the discretion of the Agent.

Michelle Lyckberg  
Name of Owner

Michelle Lyckberg  
Signature

9-13-06  
Date

**UNOFFICIAL COPY****Proxy for Special Meeting of Owners**  
September 19, 2006

## PROXY

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A. With respect to the resolution to adopt the of Proposed Amendment to the Rules and Regulations of the Keystone Towers Condominium Association:

 FOR

AGAINST

ABSTAIN

(Circle One)

B. With respect to any and all other matters that may properly come before the meeting or adjournment thereof, in the discretion of the Agent.

Robert Mendenhall

Name of Owner

Robert Mendenhall by  
Seem/Seem poa

Signature

Date

9-16-06