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## Amendment To Declaration of Condominium Ownership And Of Easements, Restrictions, And Covenants For Chelsea Place of Country Club Hills Condominiums

This amendment is attached to Document No. 95186060, Filed March 20, 1995.

The Property known as CHELSEA PLACE OF COUNTRY CLUB HILLS  
CONDOMINIUMS shall be known as CHELSEA PLACE OF CCH  
CONDOMINIUMS from and after the date of the recording of this Amendment.

LOT 6 (EXCEPT THE EAST 142.50 FEET OF THE NORTH 129.50 FEET) IN  
COUNTRY CLUB ESTATES BEING A RESUBDIVISION OF PART OF  
COUNTRY CLUB MANOR SUBDIVISION UNIT NUMBER 3 BEING A  
SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTON 10,  
TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

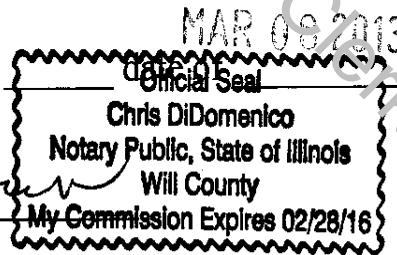
PERMANENT INDEX NUMBER: 31-10-200-090-0000

Description. All Units listed on Exhibit "E" attached in Declaration.

Ownership of Common Elements. Each Unit Owner shall be entitled to the  
percentage of ownership interests set forth in Exhibit "B" computed and  
determined in accordance with the Act.

Witness the hands and seals, this

Mary D Brown  
Mary D Brown - President



Dr Lolita Wilburn  
Dr Lolita Wilburn - Treasurer

Kenyana Burton  
Kenyana Burton - Secretary

RECORDING FEE 66-

DATE 3-11-13 COPIES 6x

OK BY RHSP



THIS PERSON HAS SUBSCRIBED AND  
SWORN TO ME ON THIS DATE.

MAR 08 2013

DATE

SIGNATURE

Doc#: 1307022071 Fee: \$112.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/11/2013 02:11 PM Pg: 1 of 15

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## Chelsea Place Of CCH Condominium Association



## RULES and REGULATIONS

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## CHELSEA PLACE OE CCH CONDOMINIUM ASSOCIATION

Dear Resident:

Living in a Condominium Townhouse environment is unlike living in a private home. It is communal living. As such, a resident (owner) has an obligation not only to the Association, but to their neighbors as well.

The Board of Directors will endeavor to manage Chelsea Place Condominium for the general welfare of all owners and residents. Always uppermost is the desire to maintain the high standards of dignity and quality for which we can all be proud.

The Rules and Regulations as set down here are reasonable guidelines under which people of goodwill can live in harmony.

The fact that it is the resident's legal obligation to comply with the rules and regulations is not as important as their willingness to conform voluntarily.

Sincerely,

The Board of Directors  
Chelsea Place Condominium Association

Office of Cook County Clerk's Office

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## CHELSEA PLACE OF CCH CONDOMINIUM ASSOCIATION

### **PAYMENT OF MONTHLY ASSESSMENT:**

Your monthly Association Assessment of \$125.00 is due on the first day of the month. Payment must be paid by check or money order.

Your first payment as a new resident is due on the first day of the month following your closing.

Send Payment To:

Cheisea Place of CCH  
Condominium Association  
PO Box 887  
Flossmoor, IL 60422

Assessments are due on the first of the month, and should be mailed to the above address or given to a Board Member.

If your assessment is not paid by the 10th day of the month a \$ 25.00 late charge will be added to your account.

Please be aware that after a third payment is missed, your account will be turned over to our Attorney for collection. Should this become necessary, all attorney fees will be levied against your account.

Should the collection process extend beyond this point, you will be in danger of being taken to court. All court costs will be paid by the Unit Owner.

The penalty for N.S.F. Checks is \$25.00 per occurrence.

The Board of Directors – Mary D Brown – President  
Dr. Lolita Wilburn – Treasurer and Kenya Burton - Secretary

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## CHELSEA PLACE of CCH CONDOMINIUM ASSOCIATION

### **Amendments to ByLaws effective January 01, 2013 by Board of Directors:**

The amendments are in accordance to the Illinois Condominium Property Act and Declaration on file at the County Cook Recorder of Deeds.

For the purpose of clarity of certain words and terms used in the Bylaws:

**Association** means the Chelsea Place of CCH Condominium Association.

**By-Laws** means the By-Laws of the Association which are set forth in the Declaration, as may be amended from time to time.

**Common Elements** means all portions of the Property except the Units, including the Limited Common Elements.

**Declaration** means the instrument, by which the Property is submitted to the provisions of the Act, and all Exhibits attached to the instrument and all amendments to the instrument made from time to time pursuant to the provisions of the instrument.

**Limited Common Elements** means a portion of the Common Elements so designated in the Declaration as being reserved for the use of a certain Unit or Units to the exclusion of other units.

**Unit Owner** means the Person or Person who estates or interest individually or collectively, aggregate fee simple absolute ownership of a Unit.

### **CHANGES:**

The Association installed "No Parking" signs around the Common Elements and Limited Common Elements. Vehicles will be towed by E&R Towing at the expense of the owners.

Item #8 of Garages, Driveways & Street changed from "The City of Country Club Hills prohibits overnight parking on Oakwood Avenue without prior permission".

Parking in driveways of Units with turnarounds rules and regulations added to By-Laws

Insurance responsibility of Association added to By-Laws

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## CHELSEA PLACE OF CCH CONDOMINIUM ASSOCIATION

*A condominium association is unlike an apartment. You own your unit and thus, most everything that could go wrong in your unit.*

### UNIT OWNERS RESPONSIBILITIES

#### **PLUMBING:**

Unless there is a main line problem that is common to all four units in your building, it is your responsibility to maintain and repair promptly at your expense. This would include hot water heaters, toilets, sinks, bathtubs, air conditioners, and improperly maintained outside hose spigots. Hose spigots are freeze resistant plastic, so there is no winter maintenance required. Should another unit be involved in water damage, which originated at your unit, it will be your responsibility to pay for the repairs to the other units.

#### **WIRING REPAIR:**

Should you have an inside problem with your wiring, circuit breaker panel, or furnace, it will be your responsibility to pay for these repairs. A repair from the meter to your unit is your responsibility.

#### **WINDOWS & SCREENS:**

All windows and screens are your responsibility to repair and replace. The Association requires that they be kept in good condition at all times. We expect the windows and patio door to present a pleasant, neat appearance to your neighbors. **We expect windows to be properly covered within 6 weeks of residency. We do not permit newspapers, blankets, or sheets on windows at any time.**

#### **STORM DOORS:**

The Association does not provide storm doors. If and when you install storm doors they must conform to the color code of the Association, which is currently **WHITE**.

#### **HOME OWNERS INSURANCE:**

The Association carries insurance on the outside of the units, and for the common areas. Unit owners are required to obtain a Condominium Homeowners policy for the interior of their units.

#### **OUTSIDE:**

Homeowners should be aware of keeping all leaves, paper, and other debris picked up between lawn care services. Homeowners should also be aware of keeping all such debris away from your basement window well. A cover at the expense of the homeowners should be purchased to prevent collection of debris in your window well.

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## CHELSEA PLACE OF CCH CONDOMINIUM ASSOCIATION

### ASSOCIATION RESPONSIBILITY

#### **GROUND MAINTENANCE:**

Maintenance will mow the lawns, cut bushes, trim trees, and fertilize the lawn as necessary. During the winter months, Ground Maintenance will plow streets, sidewalks, and driveways when snow is 2 inches or more. When there is a freezing rain, they will salt the streets and driveways.

#### **LIGHTING:**

The Association maintains outside lighting.

#### **PLUMBING:**

The Association maintains all outside sewers and problems common to all units in a building.

#### **EXTERIOR PAINTING:**

The Association maintains the exterior of all buildings. The building will be power washed every one or two years, and painted on a five year schedule.

#### **INSURANCE:**

The Association shall be responsible in an event any insurance is canceled to serve notice of such cancellation to the unit owners.

#### **ASSESSMENTS:**

Your monthly assessment includes the cost of garbage pickup, landscape maintenance, snow removal, salting, blacktop/seal coating of driveways and maintenance of the Common Elements.



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## CHELSEA PLACE OF CCH CONDOMINIUM ASSOCIATION

### Rules Regarding The Use and Appearance of the Common Element

#### COMMON AREAS:

1. Homeowners are responsible for keeping their immediate lawn area clean and free of debris between scheduled maintenance.
2. Storage of any kind is prohibited on common areas.
3. **Garage cans must be kept in your garage.** They can be placed at the end of your street on the P. M. Prior to trash day, or on the morning of trash day. The garbage cans must be put back into your garage on the evening after pickup.
4. Any games or other play activities must be stored in your garage or basement at all times when not in use. **Baseball is not allowed to be played in the complex**, the danger of broken windows or damaged cars must be considered. Cypress Park is available for ball playing; the park is located north of the complex at 193RD Street.
5. Any damage caused by a unit owner or their visitors to the common ground will be repaired at the expense of the unit owner responsible.

#### LANDSCAPING

1. The unit owners are requested not to plant flowers in the common areas.
2. Vegetable gardens or fruit plants are not permitted.
3. Flower planting must be positioned on porches and/or decks only.
4. Any sod ruined by a unit owner's neglect or abuse shall be replaced by the Association at the unit owner's expense.
5. During spring cleanup by our landscape contractor, the contractors have the right to clean and spray for weeds.
6. Water hoses must be kept on reels or positioned behind the bushes so as not to interfere with grass cutting, maintenance, and cleanup. During the winter months water hoses must be kept in garages.



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## CHELSEA PLACE OF CCH CONDOMINIUM ASSOCIATION

### GARAGES, DRIVEWAYS & STREETS:

1. No Barbecuing is allowed in garages.
2. No major car repairs which caused any type of nuisance, fire hazard or annoyance are permitted.
3. No exterior alterations may be made to garage or garages doors.
4. Garages are to be used primarily for storage of vehicles and household items. Care and consideration for neighbors must be exercised if the garage is used for minor vehicle repairs. Gasoline and other solvents which create harmful and offensive fumes or cause safety hazards may not be stored in garages. All driveways must be kept free of oil and other liquids caused by leaking cars.
5. You must turn down your car radio when entering and exiting the complex.
6. Each unit owner has at least two assigned parking spaces; one in your garage and one in front of your garage.
7. Please ensure that your guests park their cars on 194<sup>th</sup> Street and that they do not interfere with other cars entering and exiting the complex.
8. The Association prohibits parking on Oakwood Avenue and all vehicles will be towed at owner's expense.
9. There is No Parking in the driveways of Units that have the turnaround unless prior authorization is given by the Unit Owners.
10. Washing of vehicles is permitted in the complex.

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## **DECKS AND PORCHES:**

1. The unit owner is responsible for keeping decks and porches clean and free of clutter and debris.
2. Decks may not be altered in any way. Size and shape must comply with specifications of original plans.
3. Decks may not be used for storage other than for barbecue grills or patio furniture. Hanging towels or clothing out to dry on deck railing is strictly prohibited.
4. The unit owner is responsible for the upkeep and maintenance of the natural state of his or her deck.
5. The fence is part of the common area, and it must be kept in its natural state.

## **GARAGE SALES:**

Individual wishing to hold a garage sale must follow all Village of Country Club Hills ordinances.

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## CHELSEA PLACE OF CCH CONDOMINIUM ASSOCIATION

### AWNINGS AND SHUTTERS

Awnings, canopies and closings shutters are not permitted to be attached to the exterior of any building, deck or porch without permission from the Association.

### WINDOW AIR CONDITIONERS

None permitted at anytime.

### STORM DOORS

Once installed, maintenance is the responsibility of the owner. Storm doors must be kept in good condition. They must be painted white. If additional wood is added to the unit to aid in the installation of the storm door, it is the unit owners' responsibility to paint the wood.

### NOISE

All music, radios, and TVs must be at a volume that does not disturb your neighbor. This also includes parties and other unnecessarily loud noises.

### SATELLITE DISHES

Satellite dishes may be installed. **You must request approval in writing for the Association.** All installers will request an approval letter.

### HOLIDAY DECORATION

Unit owners are allowed to decorate outside of their unit as long as the common ground is not involved. Decorations should be limited to your porch, bushes, and windows. Decoration must be removed once the related season is over.

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## CHELSEA PLACE OF CCH CONDOMINIUM ASSOCIATION

### RULES REGARDING PETS

1. No unit owner shall keep more than a total of 2 dogs or cats in any unit.
2. No pets may be kept or penned in garages or allowed on decks unattended.
3. All pets must be on a leash when being walked outside of your unit. No cats are to roam unattended.
4. Pet owners must clean up after the pet immediately - - health hazard; this is the **CITY OF COUNTRY CLUB HILLS ORDINANCE.**
5. The unit owner is responsible for the actions of anyone visiting in his or her unit. The cost of any repairs caused by a pet shall be charged to the unit owner.
6. Any unit owner who observes any damage or other problems caused by a pet should report the problem to any Board Member in writing. Identification of the pet and pet owner should be included. Identity of the reporting party will be kept anonymous.
7. Any unit owner found to be in violation of any of the above rules, or having a pet that creates a nuisance or unreasonable disturbance will be given a warning. A second warning could result in a fine.
8. **All pets must be licensed by the CITY OF COUNTRY CLUB HILLS.**

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### DECK AND FENCE RULES

An application for construction of decks must be filed and submitted to the board BEFORE construction begins. A permit from the City of Country Club Hills must be obtained before construction begins. Any deck build without approval will be removed at the unit owner's expense.

No FENCES will be built. The fence in place must be kept in good conditions if at any time there is need of repair please notify the Board.

The unit owner **WILL NOT PAINT** the fences. The fences are of a preserved finish and do not need to be painted.

### BOARD OF DIRECTORS

Board of Directions shall be one of the Unit Owners and shall reside on the property.

Board of Directors shall consist of 3 people and have direction and administration of the Property.

All meetings of the Board Members shall be open to any unit owner except for the portion:

- To discuss litigation, violations of rules and regulation of the Association

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## CHELSEA PLACE OF CCH CONDOMINIUM ASSOCIATION

### SALE OR RENTAL OF A CONDOMINIUM

In order to close the sale of your unit, the title company requires two items from the Association:

1. A letter from the Association which states the status of the unit owner's monthly assessments.
2. A form from the Association called the RIGHT OF FIRST REFUSAL, waiving its right to purchase the unit.

Other items that may be required by the Mortgage Lender would be:

1. A copy of the Declaration of the Association, which you received at your own closing. Should you not have your copy, one may be obtained from the Association for \$25.00.
2. A copy of the Rules and Regulations.
3. A certificate of Insurance

#### RENTALS:

The unit owner must supply the Association with a copy of the lease and other paperwork.

NOTE: The **UNIT OWNER** is responsible for all association fees.

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EXHIBIT "B"PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS

<u>UNIT</u>	<u>% OF OWNERSHIP</u>
19400	8.33
19402	8.33
19408	8.33
19410	8.33
19420	8.33
19422	8.33
19428	8.33
19430	8.33
19421	8.33
19423	8.33
19427	8.33
19429	8.33
TOTAL:	<u>100.00</u>