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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2022 04:35 PM PG: 1 OF 7

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**Amendments to the By-Laws for
Bella Voce Condominiums**

PIN 14-30-214-030-0000

UNIT LEGAL DESCRIPTIONS:

PARCEL 1: UNITS 1F, 1R, 2F, 2R, 3F, 3R, AND C IN BELLA VOCE CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 193 IN SAMUEL BROWN, JR.'S BELMONT AVENUE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TOP THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED JUNE 11, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT # 07 622037, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-1, S-2, S-3, S-4, S-5, S-6, AND S-7, AND R-1, AS LIMITED COMMON ELEMENTS, ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE UNITS AS ARE SET FORTH IN THE DECLARATION.

COMMONLY KNOWN AS:

1816-18 WEST WELLINGTON AND 3004 AND 3012 NORTH HONORE, CHICAGO, IL 60657

RETURN MAIL ADDRESS:

3012 N HONORE ST, CHICAGO, IL, 60657

RECORDING FEE 88.⁰⁰
DATE 5/03/2022 COPIES 6x
OK BY [Signature]

PREPARED BY MERIAM ANNIS

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Amendments to the Bella Voce Condominium By-laws

According to the following By-Laws, the Board, with majority approval from the Association, is able to create amendments to the By-Laws.

- 1.04 BY-LAWS.
 - Those provisions governing the administration of the Association which are set forth in Articles V, VI and VII of this Declaration, as hereafter amended from time to time.
- 5.06 GENERAL POWERS OF THE BOARD. E
 - To adopt administrative rules and regulations governing the administration, management, operation and use of the Condominium Property and the Common Elements, and to amend such rules and regulations from time to time.
- 5.07 SPECIFIC POWERS OF THE BOARD. L
 - USER CHARGES. "The board... may establish and each owner shall thereafter pay user charges to defray the expense of providing services, facilities or benefits which... should not be charged to every owner."

The following are amendments to the bylaws that have majority approval from the Association.

#1. Bella Voce Condominium Deck rules:

- a. RESPECT THE NEIGHBORS
- b. Max of 12 people (20 sf per person - City of Chicago Code)
- c. No music or amplified sound which includes loud talking, yelling or large groups congregating from 10 p.m. - 8 a.m. (Noise ordinance - City of Chicago)
- d. Roof deck is closed from 12 a.m. – 7 a.m.
- e. No open flames, charcoal grills or fryers permitted
- f. No smoking permitted
- g. All garbage related to person(s) must be cleaned up and removed when leaving the deck
- h. No throwing of anything off of the deck
- i. No fireworks or similar entertainment will be permitted
- j. Return umbrella and/or seat cushions back to the building after using, turn off lights and lock the sliding door
- k. Furniture Best Practices
 - i. The lounge furniture is maintained by the HOA - please be respectful with EACH USE
 - ii. When finished using the furniture, put all cushions inside and replace the furniture covers
 - iii. Damage to the HOA's furniture will be noted and cost of any damage by tenant or guest will be the responsibility of the unit owner
- l. Violations / Damage

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- i. The cost of any damage by tenant or guest will be the responsibility of the unit owner.
- ii. Violations of the rules may subject the owner to fines or other actions, including lease termination of tenant.

#2. Approval Date: 12/3/20

2. Pet Waste Fines

- a. No pet waste (urine or feces) in common areas, specifically the back gated area - violators will be fined
- b. Article 7.01e - Pets: "Dogs, cats or other household pets may be kept in units subject to rules and regulations adopted by the board"

#3. Approval Date: 12/3/20

3. Overflow garbage fees

- a. Garbage left outside the collection bin that can be traced back to a unit (generally furniture, large boxes with mailing labels, recent moves in/out, etc) will be the responsibility of the unit owner and violators will be fined.
- b. Overflow garbage fees incurred due to garbage left outside the collection bin or garbage filled so completely that the lid cannot close will be charged back to the unit owner.

#4. Approval Date: 12/3/20

4. Obstruction of the common elements

- a. "There shall be no obstruction of the common elements... without the prior consent of the board."
- b. Building main water shut off valve & gas meters located in 1F deeded storage unit
- c. Resolution: "1F may be allowed to keep a lock on their storage unit, however, they must provide the lock combination to all 3 board members, and any unit owners who have common elements located inside the storage unit. There must be contact info for 1F and all 3 board members posted on the door and 1F is held financially responsible for any damages to the wooden door/lock of the storage unit incurred due to emergency access of the water shut off valve or gas meter."

#5. Approval Date 12/3/20

5. Annual \$250 renters fee

- a. Annual \$250 renters fee, collected monthly with dues, for units who are not owner occupied to recover the increased costs that owners impose on the association when they rent out their units. Unit owners will be charged a fee for that month if a renter's leasing date falls on any day within that month.

#6. Approval Date: 1/19/22

6. Ban on dry/live Christmas trees

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- a. Dry/live Christmas trees can be a fire hazard. Artificial or flame-resistant Christmas trees will be much safer for the condo association.

#7. Approval Date: 4/20/22

7. Bella Voce Responsibility Matrix. Approved by the association as an amendment to the bylaws on 4/20/22

The following is an amendment to the bylaws that clarifies the Maintenance and Payment Responsibilities of the Separate Buildings as described in section 4.04f of the Bella Voce Declarations & Bylaws. The list below is not exhaustive, other items may not be specifically listed within this document.

Common Expenses – shared by all Unit (1F, 2F, 3F, 1R, 2R, 3R & C)

The percentage of contribution is determined by the ownership percentages laid out in the Declarations & Bylaws. Refer to Exhibit C.

Services & Administrative

- Administrative filing fees
- Taxes
- Insurance – liability, Directors & Officers
- Snow removal & Salt / Ice Melt
- Lawn care
- Trash
- Sewer tv scope and rodding
- Pest control for infestations originating outside the building or in the Front Building shared spaces
- Utilities for common spaces – Electric, Gas, Water (pipes, wires, conduits, ducts, flues, shafts and other facilities)
- Cleaning – Front Building common staircases and basement only
- Recycling (if added in future)
- Security cameras (if added in future)
- Security lighting (if added in future)
- Reserve study (if conducted in future)

Exterior Elements

- Sidewalks
- Courtyard fence at Western property line
- Courtyard gate & fence at sidewalk
- Courtyard concrete patio, landscaping
- Electrical service conduit attached to Rear Building
- Hose bib in courtyard
- Locks for shared main key
- Amazon secure package box
- Decks – if affecting attachment to stairs and not limited to areas designated on the Plat as Limited Common Elements, unless structural concerns

Front Building Structure

- Common interior stairs & walls (carpet & paint)
- Smoke detectors in stairwells - Front Building
- Fire extinguishers in stairwells – Front Building

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- Exterior walls masonry below grade
- Basement foundation
- Windows serving multiple units (maintenance, repair, replacement)
- Doors serving multiple units (maintenance, repair, replacement)
- Sump pump
- Underground utilities
- Gas & electric meters for shared spaces
- Electrical fixtures in shared spaces

Expenses shared by units in the Front Building (1F, 2F, 3F, 1R, 2R, 3R)

The percentage of contribution shall be in the same ratio as the Unit Owner's percentage of ownership in the Common Elements as laid out in the Declarations & Bylaws adjusted to exclude the ownership percentage of the Coach House/Unit C. Funds may be drawn via a Special Assessment or from the portion of Association Reserves allocated towards Front Building Maintenance. Refer to Exhibit D.

- Roof
- Roof deck
- Roof deck furniture & covers
- Roof gutters & downspouts
- Exterior walls masonry above grade
- Exterior caulking
- Exterior paint – Front Building
- Gutter cleaning – Front Building
- Exterior window washing - Front Building
- Roof cleaning (leaves, ice dam, etc.) – Front Building
- Mailboxes – Front Building
- Intercom system – Front Building

Expenses paid for by Rear Building / Coach House / Unit C

100% of contribution comes from the Coach House Owner either directly outside of Association dues via a special assessment or from the portion of Association Reserves allocated towards Coach House Exterior Maintenance.

- Roof
- Roof gutters & downspouts
- Exterior masonry
- Exterior caulking
- Exterior paint – Rear Building
- Gutter cleaning – Rear Building
- Exterior window washing – Rear Building
- Roof cleaning (leaves, ice dam, etc.) – Rear Building
- Mailbox
- Doorbell
- Foundation

Individual Unit Expenses

- Deck areas designated on the Plat as Limited Common Elements if not affecting attachment to the shared stairs or structure of entire deck (i.e., level of unit)
- HVAC systems and components serving an individual unit
- Water heater and exhaust vent/chimney
- Plumbing & electrical that serves an individual unit

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- Dryer vents
- Electrical fixtures
- Storage unit doors, interior walls, locks
- TV, phone, internet cables
- Hazardous material abatement
- Windows that serve an individual unit (window glass, frame, screen, lock, hardware)
- Doors that serve an individual unit (door, door frame, lock, hardware)
- Exterior lights controlled by switch inside a Unit
- Pest control for infestations originating from within a Unit
- Storm doors/screens
- Smoke detectors & fire extinguishers within a Unit
- Interior décor, furnishings, appliances, wall coverings, interior paint, floor coverings, draperies, window coverings, etc.
- Gas & electric meters serving an individual unit

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“EXHIBIT C”

Ownership Percentage for Common Spaces (1F, 2F, 3F, 1R, 2R, 3R and C)

As written in BV By Laws

UNIT	% OF OWNERSHIP
1F	15.09%
1R	11.20%
2F	13.79%
2R	12.49%
3F	14.66%
3R	13.36%
C	19.41%
TOTAL	100%

“EXHIBIT D”

Coach House is 100% Responsible for Exterior Elements of its Building

Ownership Percentage For Front Building Exterior Expenses (Excludes Coach)

UNIT	% OF OWNERSHIP
1F	18.72%
1R	13.90%
2F	17.11%
2R	15.5%
3F	18.19%
3R	16.58%
TOTAL	100%