



GARAGE RULES AND REGULATIONS

1. ASSESSMENTS

- 1.1 The assessments are due and payable on the first day of the month. (Article VIII, paragraph 8.03 b)
- 1.2 All unit owners whose assessments have not been posted in full by the bank at the close of business on or before the 10th day of each month will be assessed a late fee of \$10.00. No reminder notice will be sent
- 1.3 If the delinquent unit owner has still not paid his assessments by the 15th day of the following month in which the assessments were originally due, a thirty- (30) day notice will be served the Association's attorney.
- 1.4 Upon expiration of the thirty-day notice, the Association may obtain a judgement in Forcible Entry and Detainer for the amounts owed to the Association, including court and legal fees.
- 1.5 The Court shall stay the execution of the writ for a period of not less than sixty (60) days of the date of the judgement not more than 180 days in order for the unit owner to make restitution.
- 1.6 If at any time either during or after such period of stay the unit owner pays such expenses found due by the court, plus costs and attorney's fees as fixed by the court, the unit owner may file a Motion to Vacate any judgement that the Association has obtained for possession of the unit.

2. AIR HOSE

The air hose is located on the south wall of the garage and is for the use of 801 occupants only.



3. CAR WASH

The car wash is for the use of 801 garage occupants only. Cars should be removed from the wash area for drying or waxing so that it is available for other parkers who may be waiting.

4. COMMON AREAS

- 4.1 Fire Department regulations require that aisles and stairwells be kept clear of obstructions at all time.
- 4.2 Occupants are not permitted to post any signs or notices, including For Sale or For Rent signs, to any portion of the garage or garage stalls. (Article VI, 6.01 d & J)
- 4.3 No extensive mechanical work and no painting, spraying or other type of fume-producing work may be done in the garage.

5. DISPOSAL OF MOTOR OIL

Occupants who change their motor oil in the garage are prohibited from disposing of the oil down any drain in the garage. Oil should be placed in a leak-proof container and deposited into the trash dumpster at the north end of the street level of the garage or taken to a recycling facility for motor oil

Any unit owner found to have disposed of oil where prohibited will be fined \$250.00 plus the cost of cleaning the affected waste lines and catch basins as established by the Board of Directors.

6. ELEVATOR

- 6.1 Smoking in the elevator is prohibited by City Ordinance.
- 6.2 No signs or notices are to be placed in the elevator by anyone other than Management.



7. EMPLOYEES OF THE ASSOCIATION

The primary responsibility of carrying out the day to day operation of the garage is the function of the Management Company. Employees of the 801 S. Plymouth Court Garage Condominium Association are under the guidance of the Property Manager and Management Company. Any suggestions or comments regarding any employee should be made directly to the Management Office.

8. RESALES AND LEASES

Written notice of the sale of any unit must be provided to management in advance of closing and written notice of same must be provided within 30 days. Such notice shall include a copy of the sales contract or lease. (Article IX, 9.01)

Parking spaces may not be leased for a period of less than thirty (30) days. All leases of units shall be in writing and a copy provided to Management. The lessee shall be bound by the Rules & Regulations and the Declaration & By-Laws of the 801 S. Plymouth Court Garage Condominium Association.

9. REGISTRATION OF VEHICLES

9.1 All vehicles parked in the garage must be registered with the Management Office and have a parking decal displayed on the front windshield. All decals must be affixed on the inside lower left corner of the front windshield.

9.2 It is the responsibility of the occupant to notify Management in writing of any changes in address, license plate number, car make and phone numbers.

10. SECURITY

10.1 Cars should be locked when parked in the garage.



- 10.2 Report any suspicious persons or activities in the garage to (1) the Chicago Police Department 911, (2) Management Office 663-3783 or (3) Security Guards 209-7000.
- 10.3 Be sure that all common area doors are closed and locked after you use them. Report non-functioning locks and doors to the Management Office 663-3783.
- 10.4 Keycards and keys are for the use of garage occupants only and should not be given or loaned to non-occupants.
- 10.5 When entering or exiting the garage behind another vehicle, allow the doors to close completely before inserting keycard.

11. **SPEED LIMIT**

All occupants must observe a maximum speed limit of 5 mph in the garage and follow the posted directional arrows.

12. **STORAGE OF ITEMS**

Storage of materials within the space is prohibited. Such items are stored at the risk of the occupant and the 801 S. Plymouth Court Garage Condominium is not liable for the theft or damage of any such items. The Association may remove such items after written notice to the occupant. (Article VI, 6.01 n)

13. **TIRES**

Studded snow tires or tire chains of any type are strictly prohibited in the garage. Any car that is found in the garage with such tires or chains will be reported to the Management Office and the owner will be subject to a fine of \$500 plus costs of repairs to the membrane as established by the Board of Directors of the 801 S. Plymouth Court Garage Condominium Association.



In addition, the vehicle will be towed from the garage at the owner's expense.

14. TOWING

Occupants must notify Security or the Management Office to have an illegally parked car towed from their space. Occupants may not call the towing firm directly.

15. USE OF PARKING SPACE

The unit shall be used only for the parking of automobiles and other 2 or 4 wheeled motorized vehicles and for no other purpose. (Article VI, a.).