

You are being provided with a clean copy of the 175 East Delaware Place Homeowner's Association proposed Rules. The Board has approved sending these Rules to ownership for review. There will be a Special Owners' Meeting on July 20th at 7:00 P.M. in the Club 44 on the 44th floor at 175 East Delaware Place, Chicago, Illinois 60611. The purpose of the Special Owners' Meeting is to allow current Owners to provide commentary to the Board on the proposed changes to the House Rules. Below is a chart showing each proposed change with the rationale.

<u>Section</u>	<u>Proposed Change</u>	<u>Rationale</u>
1.3	To maintain a safe and comfortable environment for everyone <u>and ensure efficient operation of the Association</u> , no one—including Owners, Occupants, Guests, Management, and Staff—shall create an unreasonable disturbance, interfere with another's right to the safe and quiet enjoyment of the Property or a Unit, <u>disrupt the Association's operations, or carry out noxious or offensive activity (either willfully or negligently) that may be an annoyance or nuisance to others. No Owners, Occupants, or Guests or</u> shall cause damage to any of the Common Elements. ...	Wording of the Fundamental Rule of Conduct has been strengthened.
1.4	...The Owner may also be liable for <u>any costs, including but not limited to damage and repair costs</u> incurred to repair damage resulting from a violation. Repeated violations may result in increased fines or legal action.	Strengthened wording for damages caused from a violation.
2.1	... <u>A fob that is no longer active must be returned or a fee will be assessed.</u>	Similar to fee for unreturned Guest Passes.
3.1	... <u>Owners must comply with applicable Chicago Business Code and Fire Code requirements for the maximum number of occupants in any Unit, including Chicago Business Code Section 13-196-480 et seq.</u>	Formally documents that all Owners must comply with applicable Business Codes and Fire Requirements.
3.4	<u>Unit Care and Contents</u> <u>Any item that might interfere with the building plumbing system must be disposed of in the trash. This includes "flushable" wipes (regardless of manufacturer labeling) or any similar product. In addition to a possible fine, Unit Owners may be responsible for any and all costs or damage caused by food waste, fats, oils, grease, or other improper materials discharged into the plumbing system.</u> <u>Use of personal athletic equipment or other devices in a manner that causes a disturbance to another Unit is prohibited...</u>	These items have created costly problems with the HOAs plumbing system. Addresses noise concerns expressed by Owners.
3.5	<u>Pest Control</u> <u>Unit Owners and Residents shall report the presence of vermin or other pests to the Management Office immediately. There is no charge for general pest control or initial treatments if preparation guidelines are followed.</u>	New section to better help HOA address concerns regarding pests.

Section	Proposed Change	Rationale
3.6	<u>Quiet Hours</u> <u>Quiet Hours are designated between the hours of 11 pm and 8 am, during which time Owners, Residents and Guests must limit noise in their Units and the common areas. This includes household activity, such as loud television and music, and maintenance noise, including vacuum cleaners, tools and exercise equipment.</u>	New section that limits noise during late evening/sleeping hours.
3.10	<u>... Any disability-based accommodation is specific to the approved person and is not permission for any other person.</u> All animals, including assistance dogs, must behave properly, not create an unreasonable disturbance, and be on a leash no longer than 4 feet <u>and under control</u>, or in a fully enclosed pet carrier whenever outside a Unit. <u>Owners, Residents and Guests may not allow any animal, including an assistance dog, to relieve itself within 20 feet of the building entrance, or relieve itself on or in the landscaping planters.</u> If a disability interferes with a service dog's performance of necessary tasks, a waiver may be requested from Management.	First sentence is a clarification regarding accommodations. Second paragraph addresses concerns raised by Owners.
4.1	<u>...No one may enter restricted areas or restricted stairwells.</u> ...	Formally documents that trespassing into restricted areas is a violation.
4.3	Packages may be stored temporarily <u>for up to 10 days</u> in the Receiving Room for retrieval during regular hours. Hazardous materials are not accepted for storage or delivery under any circumstances.	Formalizes Receiving Room's policy of holding packages for up to 10 days, in an attempt manage the increasing number of packages being delivered daily.
5.1.1	<u>...Photography and video recording</u> is permitted only with the approval of those being photographed <u>or filmed</u>.	Strengthens rule to explicitly include video recording in case photography were to be interpreted as still photographs only.
5.1.2	Mobile devices must be kept on silent mode, and calls may only be made in cases of emergency; otherwise they must be made in the corridor near the library books <u>must be made or accepted outside of the Fitness Center.</u>	Strengthens wording. Addresses concerns expressed by Owners that phones in the Fitness Center continues to be a problem.
5.2.1	... Subject to availability and approval from Management, Residents may have complimentary use of Club 44 from 10:00 A.M. to 4:00 P.M. on days when the Management Office is open. <u>During these hours, Residents may request complimentary use to host Guests for social purposes (e.g. games, play dates), provided the Resident is present at all times. Hosting Guests for business meetings or business purposes is not permitted.</u> The consumption of food or beverages other than water is not permitted during complimentary use.	During Complimentary Use hours, Club 44 cannot be used to host guests for business purposes.

<u>Section</u>	<u>Proposed Change</u>	<u>Rationale</u>
9.1	Meetings of the Board of Directors of the 175 East Delaware Place Homeowners Association typically take place on a monthly basis, usually on the third Monday of each month beginning at 7 P.M. , although additional meetings may be called as needed.	Allows flexibility for the Board to set the start time of Board meetings.
9.3.6	Each Unit's votes are cast by The Voting Member is the person who is designated as the Unit's Voting Member on a Voting Member Designation form signed and submitted to the Association by the Unit's Owner(s). If a Unit is owned by a legal entity (e.g., a corporation, limited liability company, trust, land trust, etc.) a Voting Member Designation form signed by an authorized representative of the legal entity must be submitted on the entity's behalf. If no Voting Member Designation form has been submitted for a Unit, the Owner(s) of the Unit is deemed to be the Voting Member, where the Owner(s) of the Unit is the person, persons, entity or entities named as the grantee in the last deed recorded for the Unit.	Clarifies previous wording; does not change meaning.