



## **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 10<sup>th</sup> day of each month will be assessed a late fee of \$10.00 through the end of calendar year 2020, and thereafter twenty-five dollars (\$25.00). No reminder notice will be sent
- 1.3 If the delinquent unit owner has still not paid his assessments by the 15<sup>th</sup> day of the following month in which the assessments were originally due, a thirty (30) day notice will be served to the unit owner by 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 Typically, the Court will 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, although this grace period is subject to judicial discretion.
- 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 garage unit owners or lessees only.



### **3. CAR WASH**

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

### **4. COMMON AREAS**

- 4.1 Fire Department regulations require that aisles and stairwells be kept clear of obstructions at all times.
- 4.2 Neither unit owners nor lessees are 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 Garage unit owners or lessees may not perform any mechanical, repair or other work on a vehicle of any kind (including oil changes), and no painting, spraying or any other type of fume-producing work may be done in the garage (other than by the Garage Association and its authorized contractors). Exceptions to this are: (a) use of the Car Wash Bay for washing and vacuuming your vehicle; (b) drying and waxing your vehicle in your space; (c) battery charging or jump starting a vehicle with a dead battery; or (d) changing a flat tire.
- 4.4 Smoking is prohibited in the garage.
- 4.5 The garage may not be used as a dog run. Dogs and other pets are allowed in the garage only en route to or from a vehicle. When walking between your car and the elevator lobby or stairs or pedestrian doors your pet must be on a leash or otherwise secured.
- 4.6 Unit owners or lessees that wish to have a protective covering on the concrete pillar next to their space must contact Management to have the building staff install an approved fire resistant protective covering on their side of the concrete pillar. Unit owners or lessees should not tape cardboard, blankets or other coverings on the concrete pillar themselves. Unit owners or lessees will be charged a fee to cover the cost of an approved fire resistant protective covering. There will be allowed a



reasonable transition period (at least thirty (30) days) after the effective date of this new rule in 2020 and after notice to affected unit owners or lessees before existing taped cardboard or blankets will be removed by building staff.

## **5. AUTOMOTIVE FLUIDS**

- 5.1 Any unit owner or lessee found to have disposed of motor oil or any other petroleum-based liquid will be fined \$250.00 plus the cost of cleaning the affected waste lines and catch basins as established by the Board of Directors.
- 5.2 A unit owner or lessee who has a vehicle leaking oil, transmission or other fluids will be advised by Management to repair their vehicle, and if it not taken care by the unit owner within thirty (30) days will be fined and charged for the cost of cleaning up the surface.

## **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 Management Company has primary responsibility for management of the 801 South Plymouth Court Garage. Employees of the 801 S. Plymouth Court Garage Condominium Association are under the supervision of the Property Manager and Management Company. Suggestions or comments regarding any employee should be made directly to Management.

## **8. RESALES AND LEASES**

- 8.1 Written notice of the sale of any unit must be provided to Management within thirty (30) days of closing. Such notice shall include a copy of the sales contract and closing statement. (Article IX, 9.01)



- 8.2 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. Unit owners are responsible for violations of these Rules and Regulations by their lessee and informing their lessee about the specifics of the Garage Rules & Regulations. 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 Management using a Vehicle Registration Form provided by Management. All vehicle owners must provide proof of vehicle insurance.
- 9.2 It is the responsibility of the occupant to notify Management in writing of any changes to information originally provided on their Vehicle Registration Form, including changes in contact information, authorized drivers license plate number, or vehicle.

## **10. SECURITY**

- 10.1 Vehicles should be locked with windows, sunroofs and convertible tops closed when parked in the garage.
- 10.2 Report any suspicious persons or activities in the garage to (1) Dearborn Park Security (312) 287-8306; (2) Management Office: (312) 663-3783 and (3) the Chicago Police Department (911) in cases involving suspected criminal activity
- 10.3 Verify that all common area doors are closed and locked after entering and exiting. *Immediately report non-functioning locks and doors to Management:* (312) 663-3783.
- 10.4 Keycards and fobs are for the use of garage occupants only and should not be given or loaned to non-occupants. Only one keycard is allowed per parking space, and the number of pedestrian door key fobs is limited to the number of registered drivers as provided on the Vehicle Registration Form filed with Management. Any requests for additional key cards and/or



pedestrian door key fobs must go through Management and approved by the Board of Directors of the 801 S. Plymouth Court Garage Condominium Association. The Property Manager may handle such requests between Board meetings using guidelines established by the Board, but they shall be reported to the Board and ratified at the next Board meeting.

- 10.5 When entering or exiting the garage behind another vehicle, allow the doors to close completely before inserting keycard.
- 10.6 Walking into or out of the garage through the driveway entrance and exit doors is strictly prohibited. Please use the pedestrian doors to the Garage instead.

## **11. DRIVING RULES**

All occupants must observe a maximum speed limit of 5 mph in the garage and follow the posted directional arrows (all traffic is one-way except for the ramp to/from the lower level). Occupants must enter the garage through the entrance door on the south end of the building and exit through the exit door on the Polk Street side. Occupants should have their lights on when driving in the garage. Security cameras are operative throughout the garage and violators are subject to fines as determined by the Board of Directors of the 801 S. Plymouth Court Garage Condominium Association (but not less than \$25.00 per violation).

## **12. STORAGE OF ITEMS**

Storage of materials within the demised parking spaces is prohibited. The 801 S. Plymouth Court Garage Condominium is not liable for the theft or damage of any such items stored in violation of this rule. The Association will remove such items after written notice to the occupant. (Article VI, 6.01 n) Occupants who use a vehicle cover when their vehicle is not in use may leave the vehicle cover at the back of their space while driving, for a limited period of time (not to exceed seven (7) days).

## **13. TIRES**



Studded snow tires or tire chains of any type are strictly prohibited in the garage. Any vehicle that is found in the garage with such tires or chains will be reported to Management 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 Dearborn Park Security or Management to have an illegally parked vehicle towed from their space. Occupants may not call the towing firm directly.

#### **15. USE OF PARKING SPACE**

- 15.1 The demised parking space 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.). All stored vehicles must be in working order and able to be driven in and out of the Garage.
- 15.2 Vehicles must be parked in a manner to allow at least four inches (4") between the outer most edge of your vehicle and the edge of the strip between your space and the space next to yours, to enable you and your neighbor to get in and out of your vehicles. Complaints about an alleged violation of this rule shall be submitted in writing to the Property Manager, and if not resolved at that level, shall be submitted to the Board for resolution. Occupants are encouraged to park so that the driver's door is on the pillar side of their space (except for spaces that have a solid concrete wall on one side).