

RULES AND REGULATIONS  
AMERICANA TOWERS CONDOMINIUM ASSOCIATION

REVISED

March 1, 2011

## TABLE OF CONTENTS

<u>SUBJECT</u>	<u>PAGE NO.</u>
Administrative Charges	4
Appliances	4
Balconies and Terraces	5
Bicycles	5
Bulletin Boards	5
Children	6
Commercial Activities in the Units	6
Common Areas	7
Construction	8
Doormen/Front Desk	9
Doors	9
Driveways	9
Elevators	9
Floor Coverings	10
Garage (handbook attached)	
Harassment/Abuse	10
Hospitality Room	10
Keys	12
Laundry Room	13
Leasing Units	14
Moving	15
Noise	16
Noxious Activities	16
Noxious Odors	16
Pest Control	17
Pets	17
Pool/Sun Deck	18
Receiving Room	20
Refuse/Recycling	21
Repairs	21
Sales	22
Sauna	22
Smoking	23
Storage Lockers	23
Water Beds	24
Windows	25

RULES AND REGULATIONS  
OF  
AMERICANA TOWERS CONDOMINIUM ASSOCIATION

In accordance with its responsibilities as set forth in the Declaration of Condominium Ownership for Americana Towers Condominium Association, the Board of Managers of the Americana Towers Condominium Association has adopted the following rules and regulations. These rules and regulations are intended to provide a safe, comfortable, clean and harmonious environment for all residents of Americana Towers. All residents, whether owners or tenants, are expected to comply with these rules and regulations so as to minimize the difficulties inherent in hi-rise living and in order to promote the general welfare of their fellow residents.

**CERTAIN DEFINITIONS**

When used in these rules and regulations, the following terms will have the following meaning:

**"AMERICANA TOWERS"** will mean American Towers Condominium Association

**"ASSOCIATION"** will mean the Americana Towers Condominium Association, of which each owner of a Unit is a member.

**"BOARD"** will mean the Board of Managers of the Association.

**"BUILDING"** will mean the 33-story residential tower containing all of the Units of the Americana Towers together with certain commercial space.

**"CLASS CODE"** will mean a classification scheme used by the Rules and Regulations Committee when performing its administrative functions.

**"COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNITS"** will mean those areas so defined by the Board in their interpretation of the Declaration of Condominium Ownership.

**"DECLARATION"** will mean the Declaration of Condominium Ownership for Americana Towers Condominium.

**"MANAGEMENT"** will mean the management agent designated by the Board to manage the day-to-day affairs of Americana Towers.

**"UNIT OR UNITS"** will usually mean one or more residential apartments of Americana Towers.

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**ADMINISTRATIVE CHARGES**

1. Administrative Charges are those fees assessed by the Association for special services performed for Unit Owners or tenants or as penalty for non-compliance with Association policies. These charges include but are not limited to the following: assessments, late payment of monies owed the Association, usage of the Hospitality Room and swimming pool, assistance with access to Units, storage locker fees, lease or sales, credit reports, security during moves, cost to repair damage to Common Elements and Limited Common Elements, and Association maintenance activities within Units. 8
2. Any Unit Owner who pays assessment charges after the 10th (tenth) day of the month is deemed to be delinquent and will be charged a late fee which presently is \$30 per month. The Board reserves the right to modify all fees from time to time. 8
3. Partial payments will be credited first against any outstanding assessment balance and next to any open balances from prior months. 8
4. Unit Owners who lease to tenants will be accountable for payment of all fees assessed against their Unit. 8

**APPLIANCES**

1. The following appliances must not be installed in any Units: clothes washers, clothes dryers and garbage disposal units. Installation of any of these appliances can be detrimental to the health, safety and welfare of residents and can cause damage to the building's infrastructure. 2
2. Installation of any major appliance such as a dishwasher, range, or refrigerator in a Unit requires the prior written consent of Management, to insure proper installation of such appliances, use of freight elevator and proper disposal of discarded appliances and cartons. 7

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**BALCONIES AND TERRACES**

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|----|--|---|
| 1. | Each balcony and terrace is a Limited Common Element. No alteration of a balcony or terrace is permitted without the express prior written permission of the Board, including alterations affecting only their appearance, such as painting. Placement of wind screens affixed to railings or the installation of carpeting or other floor coverings is not permitted. | 5 |
| 2. | Nothing is to be thrown or positioned so as to fall from a balcony or terrace. Any object falling from a balcony or terrace can become a deadly missile likely to cause harm.  | 1 |
| 3. | No activity is to take place on balconies or terraces which may disturb Building residents.  | 6 |

**BICYCLES**

- |    |  |   |
|----|--|---|
| 1. | Racks for storage of bicycles are available to residents on the first and second floors of the garage area. Each bicycle is stored at its owner's sole risk, and the Association will not assume responsibility for bicycles stored. | 8 |
| 2. | All bicycles stored in this area are to be registered with Management. A yearly fee is charged. Locks are to be supplied by the resident.  | 6 |
| 3. | Within the Building, bicycles are to be transported exclusively by means of the freight elevator and through the rear service entrance.  | 4 |
| 4. | Bicycles may never be stored or parked in hallways or other Common Areas other than those designated for this purpose.   | 7 |

**BULLETIN BOARDS**

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|----|--|---|
| 1. | The Bulletin boards are for the exclusive use of the Board and Management. | 8 |
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**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**BULLETIN BOARDS CONTINUED**

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| 2. | Resident and non-resident owners may have notices posted on the laundry room bulletin board with the prior approval of Management. Such approval will not be unreasonably withheld. Notices will be removed after 30 days. | 6 |
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**CHILDREN**

- |    |  |   |
|----|--|---|
| 1. | There shall be no playing, lounging, parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches or chairs on any part of the Common Elements, except in the sun deck area and other areas, subject to the rules and restrictions provided by the Board for such use. | 2 |
|----|--|---|

**COMMERCIAL ACTIVITIES IN THE UNITS**

- |    |   |   |
|----|---|---|
| 1. | No industry, business, trade, occupation or profession of any kind, commercial, religious, educational, or otherwise, designed for profit, altruism, exploration, or otherwise, shall be conducted, maintained, or permitted in any Unit.   | 3 |
| 2. | The Unit restrictions in Paragraph 1 of this section shall not, however, be construed in such a manner as to prohibit an Owner from: (a) maintaining his personal professional library therein; (b) keeping his personal business or professional records or accounts therein; (c) handling his personal, business or professional telephone calls or correspondence therefrom. Such uses are expressly declared customarily incident to the principal residential use and not in violation of Paragraph 1 of this section. | 8 |
| 3. | No solicitation or distribution of pamphlets, brochures, leaflets, menus, business cards, etc., on behalf of any industry, business, trade, occupation, political group or profession of any kind is permitted in any part of the building.   | 2 |

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**COMMON AREAS**

1. The hallways and stairways in the Building and the walkways about the Building are not to be obstructed in any way nor are they to be used for any purpose other than entering and exiting from Units. No items are to be left in any hallway or stairway, or stored in the trash disposal rooms. 2
2. Residents and tradesmen may not store any materials within Building Common Areas. All debris and materials are to be taken to and from Units in covered containers. Construction materials are not to be discarded in the trash disposal rooms, nor are they to be deposited in the trash chute. Tradesmen must provide for proper disposal of construction materials through their own sources. 2
3. Repair of any damage to the Building Common Areas by residents, visitors, or tradesmen will be the sole responsibility of, and charged to, the Owner of the Unit involved. 8
4. Owners shall not cause or permit anything to be placed on the outside walls of the Building, and no sign, awning, canopy, shutter, radio, or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior written consent of the Board. 3
5. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the Common Elements. Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials. 3
6. No noxious or offensive or illegal activities shall be carried on in any Unit or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or occupants. 2

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**CONSTRUCTION**

- |    |   |   |
|----|---|---|
| 1. | Management is to be given prior written notice of any construction and/or installation work to be performed in any Unit. This notice is to include a comprehensive summary of all work to be performed together with the names of any contractors and tradesmen who will be performing this work. | 3 |
|    | (A) Owners shall obtain from contractors and must submit to the Management Office prior to remodeling; signed copy of a remodeling contract, drawings and contractor's certificate of liability, and workers compensation insurance.  | 2 |
|    | (B) All work must be in compliance with all building, health and safety codes. Association approval of remodeling work is not tantamount to compliance with building, health and safety codes.  | 8 |
|    | (C) Management retains the right to inspect work and compliance with the remodeling contract while and after the work is completed.   | 8 |
|    | (D) Any damage to the Building's Common Areas, or to the other Units in the Building by the work being done, shall be repaired at the expense of the Unit Owner causing the damage upon notice from the Management Office.  | 8 |
| 2. | No construction work affecting any of the Common Elements may be performed without the express written consent of the Board.  | 2 |
| 3. | A Unit Owner is solely responsible for procuring all required building or similar permits.  | 8 |
| 4. | The freight elevator must be used by tradesmen engaged in construction work.  | 2 |
| 5. | Construction involving any disruptive noise can only be carried on from 9:00 a.m. to 5:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturdays. No such work may be undertaken on Sundays or holidays.   | 2 |

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**DOORMEN/FRONT DESK**

1. The doormen are responsible for denying access to the Building by unauthorized persons. Only residents, guests and authorized persons are permitted to enter the Building. Unless Management has been specifically advised, either verbally or in writing, of a resident's desire to authorize a person to enter the Building, the doormen will not permit entry. 8
2. Doormen may be requested to accept small items on behalf of residents only at such times as the Receiving Room is closed. The Association will not assume any responsibility for items left at the front desk. 8

**DOORS**

1. Residents may not alter, replace, or add anything which would modify the appearance of the corridor side of Unit entry doors. 2
2. No decorative articles, except those appropriate to the season, are permitted on doors. No decorative materials or fixtures of any kind are permitted on corridor walls, except for religious symbols on door frames. 7

**DRIVEWAYS**

1. Motor vehicles must not be left unattended in the Building driveways. Residents will be held accountable for the actions of their guests. All unauthorized vehicles will be towed at the owner's expense. 2

**ELEVATORS**

1. The passenger elevators are for the exclusive use of residents and their guests. 6
2. The passenger elevators must not be used to transport pets or bicycles when the freight elevator is in operation. Under no circumstances may passenger elevators be used to transport household effects. 2

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**ELEVATORS CONTINUED**

- |    |   |   |
|----|---|---|
| 3. | The freight elevator must be used to transport pets, luggage carts, laundry carts, shopping carts, bicycles, or household effects. Tradesmen must use the freight elevator. Move-ins and move-outs must use the freight elevator. | 4 |
| 4. | Smoking is strictly prohibited in all elevators by City Ordinance.  | 2 |
| 5. | All commercial deliveries are to be made via the freight elevator.  | 6 |
| 6. | Freight elevator time must be reserved in advance for all move-ins and move-outs.   | 6 |

**FLOOR COVERINGS**

- |    |   |   |
|----|---|---|
| 1. | A 1/4" thick cork or similar acoustical floor must be installed prior to laying any type of flooring other than carpeting. However, materials other than cork must be approved by Management prior to installation. | 3 |
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**HARASSMENT/ABUSE**

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| 1. | Harassment or abusive behavior (including, but not limited to, threats of any kind, personal insults, shouting or vulgar language) by any owner or resident towards any Management or Building staff member is prohibited. Threats of physical harm or actual physical harm will result in police involvement. | 2 |
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**HOSPITALITY ROOM**

- |    |   |   |
|----|---|---|
| 1. | The Hospitality Room may be leased for private, social functions by residents and Unit Owners under the terms and conditions set forth below. Residents may lease the Hospitality Room under the provision that the Unit Owner agrees to assume liability for the resident's use of said room. The Hospitality Room must not be used for any commercial, political or fund raising purpose or for events in which admission may be charged. | 2 |
| 2. | Non residents are not permitted to rent the Hospitality Room for any reason.  | 2 |

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**HOSPITALITY ROOM CONTINUED**

3. Any person desiring to use the Hospitality Room must register with Management and submit a completed reservation agreement in the form attached as Exhibit A to these rules and regulations together with the fees described in the following paragraphs. 4
4. The resident reserving the Hospitality Room must be present during its use and is responsible for the conduct of his or her guests. 2
5. The Hospitality Room may be used from 9:00 a.m. until 11:00 p.m. on all days except Friday and Saturday when it may be used from 9:00 a.m. until 1:00 a.m. The right of any Unit Owner or resident to use the Hospitality Room will be subject to availability. The Board has the right at any time to preempt use of the Hospitality Room if it deems such preemption necessary for purposes of conducting the official business of the Association. 6
6. A (\$50.00) non-refundable usage fee and a (\$200.00) security deposit as determined by the Board from time to time, must be submitted together with the reservation agreement. On Tuesday, the non-refundable usage fee is presently reduced to \$35.00. In the event the Hospitality Room has not been cleaned to the satisfaction of Management, Building personnel will clean the room and the user or the user's guarantor will be charged the cost of the cleaning, as well as the cost of repairing any damage to Association property resulting from use of the Hospitality Room. At Management's option, such charges may be deducted from the security deposit and/or assessed against the user's Unit or the Unit of the user's guarantor. 8
7. A prospective user of the Hospitality Room is to make an inspection of the room with a member of the Building staff not earlier than 24 hours prior to the scheduled use of the room. Any damage to the room is to be noted in writing by the building staff member making the inspection on behalf of Management. 8
8. Electronically amplified live music and excessively loud playing of phonographs, tape players, CD's, radios, etc., are strictly prohibited and will not be tolerated. 2

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**HOSPITALITY ROOM CONTINUED**

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| 9.  | The total number of persons in the Hospitality Room at any given time is not to exceed 75.  | 2 |
| 10. | In no event is the swimming pool, the swimming pool deck area, or the sun deck to be used in conjunction with the use of the Hospitality Room.  | 2 |
| 11. | No later than 48 hours prior to use of the Hospitality Room the prospective user is to submit to Management a comprehensive and specific guest list. Only persons whose names appear on the guest list will be permitted to enter the Building for the purpose of entering the Hospitality Room.  | 4 |
|     | (a) Functions held in the Hospitality Room may not be advertised to the general public.   | 2 |
|     | (b) Deliveries to and from the Hospitality Room must be made via the service elevator.  | 6 |
| 12. | A security guard will be required for the Hospitality Room during any private event to be held in the room in which more than 50 persons are to participate. Management will select the security guard and will charge the Hospitality Room user for all costs in connection with hiring such a guard. These costs will be paid in advance.   | 2 |
| 13. | The Board or Management may deny the right to use the Hospitality Room to any Unit Owner or resident who failed to comply or has previously failed to comply with these rules and regulations, or to any Unit Owner who is or has within the prior twelve (12) month period been delinquent in the payment of monthly assessment charges, administrative charges, garage fees, etc. | 2 |

**KEYS**

- |    |   |   |
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| 1. | Each resident should provide a key to each lock on the entrance door. These keys will be kept by Management for use solely in accordance with the resident's instructions or in the event of an | 8 |
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**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**KEYS CONTINUED**

- emergency. In the event of an emergency, the Management reserves the right to gain forcible access to the Unit at Owner's expense.
2. No person without a key will be permitted to enter a Unit unless Management has been given express prior written authorization to let the person in. 2
  3. When the janitorial staff is on duty, anyone who has misplaced or lost his or her Unit key may request that building personnel allow access to the Unit by so indicating to the doorman, completing a Unit access request form and submitting to the doorman not less than two pieces of identification, at least one of which contains a photograph of the resident, which indicates that the person requesting access is a resident of that particular Unit. A (\$5.00) fee established by the Board from time to time will be assessed against the resident requiring such assistance and billed to the Unit Owner. 8
  4. The Common Element keys will be issued to residents by the Management Office. A (\$25.00) deposit per key is required. The Board reserves the right to adjust the amount of deposit required from time to time. This deposit is refundable after keys are returned. 8

**LAUNDRY ROOM**

1. The laundry room located on the 3rd floor of the Building is available on a twenty-four hour per day basis for use by the Building residents only. Between the hours of 10:00 p.m. and 8:00 a.m. the laundry room will be locked and it will be necessary to use a Common Area key for access. 8
2. The laundry room facilities are intended for use by a maximum number of residents. Please be considerate and remove all laundry upon completion of a final cycle. 8
3. Smoking in the laundry room is strictly prohibited. 2

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**LAUNDRY ROOM CONTINUED**

4. The Association is not responsible for loss of or damage to any laundry in the laundry room. Malfunctioning equipment should be appropriately tagged and Management notified. 8

**LEASING UNITS**

1. Pursuant to the terms of the Declaration, Unit Owners may elect to lease their homes. Any Unit Owner so leasing a Unit **MUST** notify the Management by completing a leasing information sheet (Exhibit B) and submitting the name, address, acceptable credit report, and such other information as Management may reasonably request about the proposed tenant within ten working days before entering into a lease agreement. Subsequently, within five (5) days of entering into a lease agreement, a complete signed copy of any written lease agreement or a comprehensive summary of any unwritten lease agreement is to be supplied to Management. 3
2. Each such lease agreement must include a clause pursuant to which a tenant agrees to be bound by the terms and conditions of all rules and regulations promulgated for the Building, and the current set of Building rules and regulations must be made an exhibit to such lease agreement. 3
3. Any persons purporting to be a tenant but for whom no lease agreement has been submitted to Management by a Unit Owner, or whose lease agreement fails to conform to the requirements of the previous paragraph, will be denied access to the building. 3
4. Sub-leasing is not permitted. 3
5. Each unit or adjoining units used together shall be used as a residence, or for such other uses permitted by the Declaration and for no other purpose. Transient occupants are prohibited. Accordingly, no initial lease agreement is permitted for an occupancy of less than one year. Upon application to the Board of Managers, an exception to this rule based on emergency or hardship will be considered. 3

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**MOVING** (See also "Elevators")

1. The moving in or out of household effects or major appliances is permitted only during the hours of 9:00 a.m. to 6:00 p.m. Monday through Saturday. Such activity is not permitted on Sundays, holidays or from 6:00 p.m. to 9:00 a.m. from Monday through Saturdays. Only the freight elevator and rear service entrance to the Building may be used. Unit Owners are responsible for their lessees. 2
2. (A) Any person intending to move in or out of the Building, or to move any effects requiring exclusive use of the freight elevator must contact Management not later than five (5) days prior to the date of desired use. Management will schedule use of the freight elevator for periods not to exceed three (3) hours in length on a first-come/first serve basis. A damage deposit agreement (attached as Exhibit C) to these rules and regulations must be completed. A deposit established from time to time by the Board (currently \$100) will be required before use of the freight elevator will be authorized. The deposit will be set aside to guarantee the Association for any damage to the Common Elements. Any damage attributable to that person's moving activities will be charged against the deposit. If the damage is in excess of the deposit, that person will be required to pay the excess amount. 2
- (B) The unused security deposit of any tenant will be kept by Management to further secure the move-out of said tenant. 8
- (C) Homeowners will receive their final paid assessment letter only after their non-refundable move-out fee and refundable security deposit has been received by the Management Office. 2
3. During any move, propping open of any access door is not permitted. 2
4. A non-refundable fee as established from time to time by the Board (currently \$100.00) is required to hire a security person who will be stationed at the rear service entrance/back door during all moves. 8
5. Tenants of leased Units must prepay the Association for the above security guard fees for both the move in and the move out, before the move in. 2

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**NOISE (See also "Construction")**

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| 1. | Except for permitted construction activities, there is to be no excessive noise or any disruptive sounds of any nature whatsoever in the Common Areas or in any Unit at any time.  | 2 |
| 2. | The playing of musical instruments and the operation of phonographs, tape players, CD players, radios, television or other electrical equipment in such a manner as to be a disturbance in adjoining Units or in Common Areas is prohibited. | 2 |
| 3. | Consideration for your neighbors and common courtesy is mandatory at all times.  | 2 |
| 4. | The principal source of disruptive and excessive noise is high volume bass frequency which should be kept to a minimum level at all times.   | 8 |

**NOXIOUS ACTIVITIES**

- |    |  |   |
|----|--|---|
| 1. | No noxious or offensive or illegal activities shall be carried on in any Unit or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or occupants.  | 2 |
| 2. | Tobacco smoke must not be permitted to infiltrate from a Unit or Limited Common Element into any portion of the Common Elements or enclosed workplaces in which smoking or secondhand smoke is prohibited by law, including but not limited to hallways, lobbies, stairwells, and indoor garage areas. Neither may tobacco smoke be allowed to infiltrate from a Unit or Limited Common element, so as to be or become an annoyance or nuisance, or hazard to health and welfare, to other owners or occupants. Nothing herein should be construed as conferring any rights whatsoever to smoke tobacco within Units or Limited Common Elements. | 2 |

**NOXIOUS ODORS**

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| 1. | Activities in Units, including but not limited to pet odors, refuse accumulation, or barbecues, that permit noxious or offensive odors to occur in other Units or Common Areas are not permitted. | 6 |
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**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**PEST CONTROL**

1. A resident is to notify the Management in the event insects, spiders or rodents are found in a Unit, and must authorize Management to enter the Unit to take such measures as may be necessary to exterminate the pests. 4
2. Sighting of a pest in any Unit will be deemed as an emergency pursuant to which Management will be authorized to enter a Unit and any contiguous Unit in order to fumigate the Unit. 3

**PETS**

1. No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that dogs, cats or other household pets may be kept in Units, subject to the rules and regulations adopted by the Board, provided that they are not kept, bred or maintained for any commercial purpose. Any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days' written notice from the Board. 3
2. The only permitted household pets are those which were registered 3 by April 15, 1980, or which are legitimate replacement pets for those so registered. No more than two (2) registered household pets may be kept in a Unit. A certificate of registration is not transferable from one resident to another.
3. Residents who possess a registration from 1980 must, by June 1 of each year, re-register their household pets. All dogs must be licensed by the city of Chicago and evidence of this presented to the Management. 3
4. Any pet found in the Building which is not registered with Management must be removed from the Building within three (3) days of written notice from Management. The temporary possession of someone's registered pet(s) must be brought to the attention of Management. No non-registered pets may be brought into the Building under any circumstances. 3

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**PETS CONTINUED**

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| 5. | Each authorized pet must be kept on a leash at all times when outside a Unit. A pet must be taken in and out of the Building through the rear service door only. Under no circumstances are pets to be transported through the front lobby or the side lobby entrance of the Building.  | 2 |
| 6. | No pet is allowed in the laundry room, hospitality room or lobby area, nor is any pet allowed to run freely through the hallways or on the balconies and terraces. No pet is to be transported on the passenger elevators. In the event the freight elevator is unavailable, a pet may be taken in and out of the Building by means of the passenger elevators, provided that the pet is restrained from harassing elevator passengers. | 2 |
| 7. | The Owner of the Unit in which a pet is present, whether registered or unregistered, will be held absolutely responsible for any damage to the Building or harm to a Building resident, employee, or visitor caused by that pet.  | 8 |
| 8. | The Owner of the Unit in which a pet is present, whether registered or unregistered, will be responsible for any work that the Building does to clean up after that pet.  | 4 |

**POOL/SUN DECK**

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|----|--|---|
| 1. | Use of the Americana Towers swimming pool and the adjoining sun deck area is limited to Building residents and their guests.   | 2 |
| 2. | All persons are and subject to strict compliance with all ATCA rules, and such additional rules as the Board may approve from time to time and all applicable government laws, particularly Illinois Department of Public Health rule 20.00 of the Minimum Sanitary Requirements for the Design and Operation of Swimming Pools and Bathing Beaches. | 8 |
| 3. | Violation of the Pool Rules and Regulations may, in addition to a fine, subject the Building resident to have his/her pool pass rescinded with no refund of membership fee.  | 1 |

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**POOL/SUN DECK CONTINUED**

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| 4.  | All persons swim at their own risk at all times, notwithstanding the presence of a pool attendant. The Association does not accept any responsibility and will not be held liable for any injury to any person, or theft or damage of any property in the swimming pool area.  | 8 |
| 5.  | Access to the swimming pool requires either a swimming pool membership card or a guest pass. The Board will determine on an annual basis the membership fee and will establish procedures for procuring cards and passes/coupons. Each resident will be notified prior to the opening of the swimming pool of such procedures. | 2 |
| 6.  | No person is permitted in the pool area when it is closed.   | 2 |
| 7.  | Weather and other conditions permitting, the swimming pool will be made available to residents and their guests for a period beginning on Memorial Day and concluding Labor Day, from 10:00 a.m. to 8:30 p.m. daily.   | 8 |
| 8.  | Each person in the swimming pool area must obey the directions and orders of the pool attendant. Report any accident or injury to the attendant on duty immediately.   | 2 |
| 9.  | The swimming pool may not be reserved or used for private parties at any time.   | 4 |
| 10. | Places on the deck may not be reserved.  | 6 |
| 11. | Glassware is strictly prohibited at any time in the swimming pool area.  | 2 |
| 12. | Food of any kind whatsoever is strictly prohibited at any time in the swimming pool area.  | 4 |
| 13. | Mattresses, floats, balls, and other similar objects are prohibited in the swimming pool area.   | 6 |

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**POOL/SUN DECK CONTINUED**

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|-----|--|---|
| 14. | Radios, CD's, and tape players may be brought to the swimming pool area, provided they are listened to through headphones.                   | 4 |
| 15. | Children under twelve (12) years of age will not be permitted in the swimming pool area unless accompanied by an adult responsible for them. | 2 |
| 16. | Non-swimmers must remain in the shallow end of the pool.   | 2 |
| 17. | There is to be no running in the pool area.  | 2 |
| 18. | All persons with long hair are required to wear bathing caps.  | 6 |
| 19. | Pets are not permitted in the pool or sun deck areas.  | 6 |
| 20. | Baby carriages are not permitted in the pool area.   | 6 |
| 21. | The freight elevator should be used when dressed in pool attire.   | 6 |
| 22. | Smoking is prohibited within five (5) feet of the pool.  | 6 |

**RECEIVING ROOM**

- |    |  |   |
|----|--|---|
| 1. | The Receiving Room hours are: Monday through Friday from 7:30 a.m. to 6:30 p.m. and on Saturdays from 9:00 a.m. to 4:00 p.m. The Receiving Room is closed on Sundays and certain holidays. | 8 |
| 2. | The Receiving Room will accept certain deliveries for residents. When an item has been accepted by the Receiving Room clerk, a notice will be placed on the resident's mail box.           | 8 |
| 3. | The Receiving Room clerk is not responsible for unloading or unpacking any items. Furniture, and other large deliveries will not be accepted by the Receiving Room.                        | 8 |

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**RECEIVING ROOM CONTINUED**

- |    |   |   |
|----|---|---|
| 4. | No one may store any item in the Receiving Room. Items delivered to the Receiving Room will be kept for thirty (30) days and, if not retrieved by the designated recipient, will be discarded or returned to the shipper. | 5 |
|----|---|---|

**REFUSE/RECYCLING**

- |    |   |   |
|----|---|---|
| 1. | All refuse is to be bagged in small bundles and deposited in the chute in the trash disposal rooms located on each floor.   | 2 |
| 2. | Large items which might clog the refuse chute are to be left near the chute on the floor of the trash disposal room for pick up by Building personnel.  | 2 |
| 3. | Flammable material such as paraffin, wax, Benzene, gasoline, camphor flakes or moth balls, and disposable lighters must <u>never</u> be deposited in the chute. Depositing items such as lighted cigarettes, smoldering charcoal, kitty litter, carpet remnants, tack strips, construction debris and heavy metal items is also prohibited. | 1 |
| 4. | Unit Owner is responsible for labor charges to clear clogs in the trash chute by discarded construction materials, carpeting, padding, flooring material, boxes, crates, etc.   | 2 |
| 5. | Refuse is not to be deposited in the chute between 11:00 p.m. and 7:00 a. m.  | 6 |

**REPAIRS**

- |    |   |   |
|----|---|---|
| 1. | The Board has established a policy for repair of Common Elements, Limited Common Elements, and certain items in Units. Portions of this work for other than Common Elements may be done by the building's staff and may involve payment of a fee by the Unit Owner. | 8 |
| 2. | The Board will from time to time enact such fee schedules as it may deem appropriate. In the event the Unit Owner fails to pay a fee promptly, the fee will be added to the monthly assessment  | 8 |

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**REPAIRS CONTINUED**

charge for the Unit and will constitute a lien against that Unit.

3. Any Unit Owner who fails to pay promptly a service fee assessed for a completed repair will be denied such repair service thereafter. 8

**SALES**

1. The Board of Managers has the right of first refusal on a Unit sale. Anyone wishing to sell a Unit, should leave signed copies of the sales contract, purchase agreement by the new owner and a credit report with the Management Office. The Management Office will obtain the credit report for the Unit Owner at a cost of approximately \$35.00 if requested. The Board reserves the right to adjust the fee from time to time. After receipt of the required material, the Board is allowed thirty (30) days in which to consider the waiver of right of first refusal. 8
2. A Unit Owner in good standing who is purchasing an additional Unit, or moving from one Unit to another Unit, need not provide an updated credit report. 8
3. Units for re-sale shall be shown by appointment only. What is commonly known as "Open House for Sale" is specifically prohibited. Real Estate salespeople, brokers, or unit owners showing property in the building must meet their prospective buyer(s) in the first floor doormen's lobby, sign in with the doormen, escort their potential buyer(s) back to the doormen's lobby and sign out on completion of the showing. 2

**SAUNA**

Saunas are located in the men's and women's bathrooms on the third floor and are open from 7:00 a.m. to 11:00 p.m. Anyone wishing to use the sauna during these hours is to sign in and out with the doorman. A janitor will open and close the sauna. 4

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**SMOKING**

See “Noxious Activities”, page 2

**STORAGE LOCKERS**

1. The Americana Towers Condominium Association lockers are located on the third floor. Rental and use of those lockers is limited to Americana Towers Condominium Association residents. The Management Office will maintain a waiting list and assign lockers to applicants, as available. 5
2. The Board of Managers will establish fees for rental lockers and security deposits. 8
3. Upon being assigned a locker, the resident will be responsible for supplying a padlock. Neither the Americana Towers Condominium Association nor its Board of Managers will be responsible for any property missing from or damaged in the locker room. 8
4. Residents are responsible for any damage, caused by them or their property, to the property of others in the locker room. 8
5. Storage lockers are not transferable by individuals or units. When an individual no longer occupies the Unit for which he or she was assigned a locker, the locker must be vacated. Exception: Any individual who moves from one Unit directly to another Unit may retain the storage locker. 5
6. The freight elevator should be used to transport items to and from the locker room. 6
7. Access to the locker room will be 9:00 a.m. to 9:00 p.m. every day. The key is available from the doorman, and should be returned promptly for others' use. 8
8. Lockers are for storage of household effects; the following may **NOT** be stored in them: 8

**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**STORAGE LOCKERS CONTINUED**

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|-----|---|---|
| a.  | Anything which is noxious, offensive, or which may become an annoyance or nuisance to the other locker tenants.   | 1 |
| b.  | Anything illegal.   | 1 |
| c.  | Anything flammable or explosive.  | 1 |
| d.  | Liquids, foods, or anything living.   | 1 |
| e.  | Anything which could be damaged when exterminators treat common areas.  | 8 |
| f.  | Goods exceeding the 150 lb. load limit of upper level locker "floor."   | 3 |
| 9.  | If goods are found stored in a locker not properly assigned, the lock will be cut off by the Association, and the goods stored safely for a period of 60 days, after which, if not claimed, they will be donated to charity. If the Owner requests return on the contents, or it can be determined whose goods they are, a six month rental fee will be assessed to the requestor or unit or residence. | 8 |
| 10. | Locker rental is due the first day of the month, and is delinquent after the 10th, and subject to a late fee. If not paid in full by the 25th, the lock will be cut off by the Association, and the goods stored safely for a period of 60 days, after which, if not claimed, they will be donated to charity. Management will inform the locker renter before taking such action.                      | 8 |
| 11. | The privilege of renting a storage locker may be permanently withdrawn by the Board of Managers for violation of the rules.   | 1 |

**WATER BEDS**

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|--|---|---|
|  | Water beds must not be installed in the Building. | 3 |
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**AMERICANA TOWERS CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**CLASS CODE**

**WINDOWS**

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|----|---|---|
| 1. | Window coverings made of such materials as aluminum foil, sheets, cardboard, newspaper, and the like are not permitted. All coverings are to be maintained in a neat condition. | 7 |
| 2. | No signs are to be placed in residential Unit windows.  | 7 |