

Linden Tree Lane Homeowner's Association

Common area Rules, Reservation & Responsibility/Waiver form

WHEREAS, the Association is governed by provisions of the Illinois General Not for Profit Corporation Act, the Illinois Common Interest Community Association Act, and the Association's Declaration and By-Laws; and

WHEREAS, the Association's Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements (hereafter "Declaration") provides that the direction and administration of the Property and the affairs of the Association shall be vested in the Board of Directors ("Board"); and

WHEREAS, pursuant to Section 3.7(a) of the Declaration, the Board has authority to adopt rules and regulations governing the use, maintenance, and administration of the Common Areas, Common Area Improvements, Buildings, and Dwelling Units for the health, comfort, safety, and general welfare of the Owners and occupants thereof; and

NOW THEREFORE, in furtherance of the foregoing, the Board does hereby adopt the following Rules regarding Reservation and Responsibility for the common area.

The homeowner who resides at _____ Linden Tree Lane wishes to reserve the common area near the pump house (herein to be called the Field Area) on ____/____/____ for a private party. The homeowner has read and agrees to the following rules and conditions:

1) The Field Area may only be reserved for Saturday, Sunday or Holidays and all activity must end with the area cleaned and vacated no later than 9pm.

2) Arrangements must be made in advance with the Board Secretary if the homeowner wishes to use the HOA tents and tables. The Secretary or another Board member will make the tents and tables available to the homeowner and instruct/assist in their assembly. If a Board member is not available at the end of the event, the homeowner will be responsible for storing the items until they can be returned to a Board member. The homeowner bears sole responsibility for any damage to the tents and tables.

3) The use of alcoholic beverages and tobacco are at the homeowners discretion. All beverage containers and smoking materials must be disposed of properly. It is the homeowners responsibility to make sure these items are not used by minors, and that all adults are using them responsibly. Any complaints by other LTL residents could be grounds for termination of your event.

4) Music will be allowed, but only from a portable radio, at acceptable volume levels. No stereo systems, DJ's or live music will be allowed.

5) It is the responsibility of the homeowner to make sure all LTL parking regulations are followed. Parking on the north side of the lane only. All alleys and access to the alleys must be kept clear. Any overflow of cars must be parked off the property (possibly at the Ice Center or Brookview parking lots) at owners own risk.

6) The homeowner is solely responsible for all cleanup of the Field Area. All personal belongings, grills, trash etc. must be removed immediately after the event. All tables and tents must be disassembled and returned or stored. The Field area must be returned to its original condition. The Field area must be returned to its original condition. The homeowner will be held liable for any damages of the landscaping, the building and the surrounding area.

7) The LTL Homeowners association, it's Board members and residents will not be held liable for any injuries, damages, loss or theft of any persons or property of the homeowner or their guests.

Homeowner - signature & date

Board Secretary - signature & date

Effective: August 8, 2010

Revised: June 8, 2016