

Linden Tree Lane – Garage / Estate Sales Policy

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 Garage/Estate Sales.

For reasons which include: an increase of unnecessary traffic on the Lane, limited parking availability, lack of thru-flow traffic design, potential damage to property, potential insurance claims for accidents on "common ground", an increased opportunity for crime and aesthetic appeal;

General sales open to the public for the purpose of selling personal property owned by the resident is prohibited. The term sale shall include ALL sales referred to as yard, garage, patio, rummage, estate, moving or household.

Should one or more members of the Board learn of a garage sale planned or taking place, they will have the authority to prevent or stop the sale at once.

Written: May 24, 2016

Reviewed: June 8, 2016