

**LINDEN TREE LANE HOMEOWNERS ASSOCIATION
RULES CONCERNING
ELECTRONIC DELIVERY OF NOTICE AND OTHER COMMUNICATIONS
AND
CONSENT TO CONDUCT BUSINESS BY ACCEPTABLE TECHNOLOGICAL MEANS**

1. Pursuant to the Illinois Common Interest Community Association Act, electronic delivery of notices and other communications required or contemplated by the Illinois Common Interest Community Association Act may be delivered to each Owner who provides the Association with written authorization for electronic delivery and an electronic address to which such communications are to be electronically transmitted. A form shall be provided for this purpose.
2. Pursuant to the Illinois Common Interest Community Association Act owners may provide written authorization to conduct business by acceptable technological means. A form shall be provided for this purpose This includes any notice required to be sent or received or signature, vote, consent, or approval required to be obtained under any Association instrument or any provision of the Common Interest Community Association Act may be accomplished using acceptable technological means. This Section shall govern the use of technology in implementing the provisions of any Association instrument or any provision of this Act concerning notices, signatures, votes, consents, or approvals. *These Rules do not address voting in elections for the Board of Directors.*
3. The Association, Owners, and other persons entitled to occupy a Unit may perform any obligation or exercise any right under the Association's Declaration or any provision of the Illinois Common Interest Community Association Act by use of acceptable technological means.
4. A signature transmitted by acceptable technological means satisfies any requirement for a signature under the Association's Declaration or any provision of the Illinois Common Interest Community Association Act.
5. Voting on, consent to, and approval of any matter under the Association's Declaration or any provision of the Illinois Common Interest Community Association Act may be accomplished by any acceptable technological means, provided that a record is created as evidence thereof and maintained as long as the record would be required to be maintained in nonelectronic form.
6. A form shall be provided for owners to provide written authorization to conduct business by acceptable technological means., and it shall include information required by these Rules.
7. If any person does not provide written authorization to conduct business using acceptable technological means, the Association shall, at its expense, conduct business with the person without the use of acceptable technological means.

8. "Acceptable technological means" includes, without limitation, electronic transmission over the Internet or other network, whether by direct connection, intranet, telecopier, electronic mail, and any generally available technology that, by rule of the association, is deemed to provide reasonable security, reliability, identification, and verifiability. Reasonable security will generally describe a procedure employed for the purpose of verifying that an electronic signature and/or transmission is that of a specified person. This procedure may include, but is not limited to, codes, identifying words or numbers, encryption, callback, or other acknowledgment deemed reasonable by the Board of the Association.

"Electronic transmission" means any form of communication, not directly involving the physical transmission of paper, that creates a record that may be retained, retrieved, and reviewed by a recipient and that may be directly reproduced in paper form by the recipient through an automated process.

9. Voting on, consent to, and approval of any matter under the Association's Declaration or any provision of the Illinois Common Interest Community Association Act by owners on matters permitted by acceptable technological means by Section 1-85 of the Illinois Common Interest Community Association Act may be accomplished through, but is not limited to, the use of a secure online platform provided by a third-party vendor, and in accordance with the procedures established by said third-party vendor. The third-party vendor's system must provide a secure means to electronically transmit vote, consents, or approvals, respectively. Each Owner will be given a unique identifier and log-in criteria to ensure that each Owner authorized and cast his or her vote(s).
10. Alternatively, at the selection of the Board, voting on, consent to, and approval of any matter under the Association's Declaration or any provision of the Illinois Common Interest Community Association Act may be accomplished by any Owner electing to vote, consent, or approve by electronic transmission through the use of acceptable technological means.

The Board shall accept an Owner's vote, consent, or approval sent by electronic transmission when such a transmission contains information that will allow an objective determination that the Owner authorized the transmission. Before an Owner may send its vote, consent, or approval by electronic transmission, the Owner must provide the Board or management the following information by completing and returning the Consent Form stating the type of electronic transmission to be used (i.e.: fax, e-mail). The Owner may specify more than one type of transmission. The Board deems that this information provides reasonable security, reliability, identification, and verifiability.

The Board may determine whether the Owner authorized the electronic transmission. The Board may reject the electronic transmission if it is not from the e-mail/fax on record.

**LINDEN TREE LANE HOMEOWNERS ASSOCIATION
OWNER CONSENT TO ELECTRONIC DELIVERY OF NOTICE AND OTHER
COMMUNICATIONS**

AND

CONSENT TO CONDUCT BUSINESS BY ACCEPTABLE TECHNOLOGICAL MEANS

The undersigned, being all of the Owners of (address) _____ in Linden Tree Lane Homeowners Association, agree that the terms “mailed” and/or “delivered,” for the purpose of the giving or service of any notice, or any other document, required or permitted by the Illinois Common Interest Community Association Act (“Act”) or by the Association’s Declaration and/or By-Laws and/or rules, is deemed effective notice to such Owner(s) if and at the time such notice is transmitted by electronic means to such email address(es) as appears on the records of the Association.

The following is the e-mail address(es) where such electronic notice is to be transmitted:

This Consent can be rescinded, or the e-mail address where electronic notice can be delivered can be changed, by written notice delivered to the Association.

This designation can be changed by notice delivered to the Association.

I further provide this written authorization to conduct business using acceptable technological means, pursuant to the Act.

The e-mail address/fax number from which my vote, consent, or approval will be issued is:

E-Mail address: _____

Fax No: _____

OWNER NAME

OWNER SIGNATURE

OWNER NAME

OWNER SIGNATURE

DATE: _____, 20____