

**Country Homes North at Cobbler's Crossing  
Homeowners' Association**

***Rules and Regulation***

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**Country Homes North at Cobbler's Crossing  
Homeowners' (Condominium) Association**

***Rules and Regulations***

ADOPTED IN A REGULAR MEETING OF THE BOARD OF DIRECTORS OF COUNTRY HOMES NORTH AT COBBLER'S CROSSING HOMEOWNERS' ASSOCIATION ON April 16, 1998.

The undersigned, being all of the Directors of the above corporation duly organized and legally existing under the laws of the State of Illinois (the "Association"), do hereby, pursuant to the by-laws of the corporation, give this consent to the taking of the following action:

WHEREAS, the Board of Directors of Country Homes North at Cobbler's Crossing Condominium Association has the power under Article 5.14, Section 3.13(a) of the Declaration of Condo Ownership by-laws and is also granted by statutory law under Section 18.4 of the Illinois Condo Act to adopt rules and regulations for the administration, management, operation and use of the Property and for the health, comfort, safety and general welfare of the Unit Owners and Occupants of the Property, and

WHEREAS, the Board has determined that the creation of the following resolutions would be beneficial to the health, safety and welfare of the Unit Owners and Occupants, as well as, to the administration, management, operation and use of the property.

NOW, THEREFORE, LET IT BE RESOLVED that the following regulations be adopted:

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Rick Rischall, President

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Judy Herbert, Treasuer

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Particia Arendt, Secretary

## PREAMBLE

These Rules and Regulations have been adopted with the intent of providing the residents of Country Homes North at Cobbler's Crossing with a practical plan for day-to-day living at Country Homes North, extracted from the technical language of the Declaration, by-laws, Illinois law and the Elgin City Ordinance.

Its goal is to maintain the property as a first-class Association and to provide the residents with specific information that will be reviewed on an on-going basis by the Board of Directors.

However, the Board is not a police department and in order to have effective Rules and Regulations, it requires the cooperation of all of the residents of the Association.

Unless the Board, through its managing agent, is notified in writing of rule infractions by the people that witness them, the Rules cannot be enforced. Each resident's cooperation and participation is encouraged.

These Rules and Regulations are binding on all unit owners, residents, their families and guests under <insert article #> of the Association's Declaration, as amended from time to time.

Respectfully submitted,

The Board of Directors  
Country Homes North at Cobbler's Crossing

## SECTION I

### Assessments

- A. Assessments are due by the first day of each month.
- B. Accounts not paid in full by the 15th of the month will be assigned a fifteen (\$15.00) dollar late fee.  
Homeowners more than sixty (60) days delinquent in their assessment accounts shall be forwarded to the Association's attorney. The attorney will initiate collection procedures. Costs to collect delinquent accounts shall be assigned to the homeowner's assessment account. All actions occur automatically.
- C. "All payments received will be applied in such a manner as determined by the Board, unless specially identified by the homeowner."
- D. "Under appropriate circumstances, the Board shall have the authority to credit back any late charges which may have been added to an owner's account".

## SECTION II

### Architectural Control

- A. One of the primary responsibilities of a homeowner's association is to maintain control over aesthetic and appearance of the property. The Board, or its duly authorized committee, shall maintain uniform and standardized specifications for all improvements or structural repairs. The forms attached to these rules must be filed by the homeowner and approved by the Board of Directors prior to the commencement of any exterior changes or modifications by a homeowner. [CHNCC Declaration 3.03]

### B. Architectural Guidelines

1. The Owner must submit to the Board of Directors an "Alterations & Additions Application" form which must be approved by the Board prior to any changes or modifications a homeowner may wish to make to a building exterior or common grounds.
2. Owner, his successors in title, assignees, agents or heirs are solely and individually responsible for the repair, maintenance and restoration of their improvements so long as it remains on the property.
3. Procedures for Approval:
  - a. Items specifically listed in "Acceptable Alterations" as acceptable -- "Alterations & Additions" form must be submitted to the Property Management company for authorization prior to any changes/modifications being made by the homeowner. Formal Board approval is not needed.
  - b. Items specifically listed in Prohibitions are not acceptable.
  - c. Items not specifically covered as "Acceptable Alterations" must be reviewed and approved by the board a meeting.
  - d. Review process:
    1. Provide descriptions, plans, or drawings of proposed additions or alterations to the management company and board for review.
    2. Board members will review, and majority vote controls.
5. Upon transference of ownership of his/her unit, Owner shall inform successor in title, including any tenant, or purchaser by Articles of Agreement for Warranty items, of the existence of the architectural improvement and the obligations set forth in the agreement. The obligations shall pass to any successor in interest.

## Restrictive Covenants

### Acceptable Alterations

1. Storm Doors/Side Light Storms - All storm doors and sidelight storms installed by homeowners must be approved by the Board of Directors and must meet specifications outlined in exhibit B.
2. Malibu Lights - All malibu lights shall meet specifications outlined in exhibit B.

### Prohibitions

1. Telephone & Cable Lines - Telephone and cable lines may enter a home only through the entry point created for lines installed at the time of construction. No new entry point may be created. No wire may be attached to the exterior of the building.
2. Satellite Dishes - One satellite dish no larger than 18" may be attached to the freeze board above the patio door or...
3. No storage sheds temporary or permanent may be installed on common areas.
4. No pools or children's play equipment may be installed on common areas.

## Restrictive Covenants -- "Additional Guidelines"

1. Firewood - Homeowners shall store firewood only on the patio and stack it so that no more than two pieces of wood rest on the patio at any one time. Firewood may not be stored on the balcony, in the planting beds or against the building.
2. Holiday Decorations - Holiday decorations must be removed within thirty (30) days of the holiday.
3. Signs - "For Sale" and "For Rent" signs may be displayed from the interior of a unit only. No more than two (2) signs may be displayed. The size of each sign shall be limited to 24" x 36". "Open House" signs may be displayed on Saturday and Sunday during the hours of the open house. No other signs may be displayed.
4. Garbage - may not be placed out before dusk on the day before pickup.
  - a. All garbage must be enclosed in sealed plastic bags or appropriate garbage containers.
  - b. All recycle items should be placed in recycling bins or paper bags as specified by waste removal company.
  - c. In the event that a garbage collection day falls on a national holiday, garbage should be placed out after dusk the following business day.
5. There shall be no maintenance or repair of vehicles outside any unit, in any driveway or any parking areas, excluding washing or oil change.
6. Units are to be used for residential purposes only. No business commerce or trade may be transacted out of a unit. A resident may maintain professional records, receive mail or conduct telephone communications only. [CHNCC Declaration 3.05]
7. No unlicensed vehicles are permitted anywhere on the property except in a garage.

## **Rules Regarding Use and Appearance of the Common Elements and the Lots**

### **Common Area**

The term "Common Element" is defined in the Declaration and includes all property except for the dwelling units that are owned by the Association for the common use and enjoyment of the Owners.

1. The owner responsible for damages to the Common Area shall be charged with any and all costs incurred in correcting, repairing or replacing any Common Area.
2. All damage to the Common Area shall be professionally repaired. No Owner or resident shall interfere with the Association's repair and maintenance responsibilities of the Common Area.
3. There shall be no obstruction of the Common Area. Nothing shall be left on the Common Area. Nothing shall be placed, left located or stored at any location which obstructs personal passage, vehicular passage or ingress or egress from lots of the Common Area.
4. Storage of any kind is expressly prohibited in the Common Area. All toys, basketball hoops, furniture, etc. must be removed from the common areas and placed in garages or inside homeowner's residence while not in use.
5. Any games or other activity which create a nuisance, damages the Common Area or disrupts the peace are prohibited in the Common Area or on any Lot.
6. Nothing shall be done in any Lot, or in, on or to the Common Area which would impair the structural integrity of any Building or which would structurally change the Building or cause inconvenience to the residents, without the prior written consent of the Board.
7. Nothing shall be altered, constructed on or removed from the Common Area without prior written consent of the Board.
8. No noise, music or other sounds will be permitted at any time in such a manner as to disturb or annoy other residents at the Property.
9. No industry, trade, business or profession of any kind shall be permitted on any part of the Common Area.



10. Any sod or planting ruined by an Owner or tenant through neglect or abuse will be replaced by the Association at the Owner's expense.
11. The owner shall be responsible for damages to the common area caused by occupants of the lot, the occupants' guests or the pets of the occupants or their guests.
12. It is each resident's responsibility to help to keep the Common Area and Lots clean by not dropping litter and waste in any portion of the Common Area or Lots. Automobile ash trays, cigarette packages, cigarette and cigar stubs, and other wastes are to be disposed of properly and not in the Common Area or Lots. Emptying garbage or trash in the Common Area or Lots is prohibited.

**Note: The owner shall be responsible for damages to the common area caused by occupants of the lot, the occupants' guests or the pets of the occupants or their guests.**

## Homeowner / Association Responsibilities

Please see Exhibit C for complete listing.

### Landscaping

1. Removal or transplanting of any original landscaping is prohibited.
2. Homeowners must not extend planting beds.
3. All additional landscaping planting (except flowers) must be approved by the Board prior to installation.

### Pet Requirements

1. All visiting pets must abide by the Rules and Regulations.
2. For damage incurred in Common Areas by pets, please refer to page \_\_\_\_.
3. In accordance with city of Elgin code and for the safety of your pet and our residents, pets must be on a hand-held leash at all times they are outside the owner's unit -- NO EXCEPTIONS. The leash may not be longer than six feet in length and must provide a physical link between pet and owner.
4. No animal shall be restricted by chain, rope or any other method other than a hand held leash. Additionally, no leash/chain may be secured to any portion of a building, tree, shrubbery or stake in the ground.
5. Pet owners must IMMEDIATELY clean up after pet's defecation, 24 hours per day, no exceptions.
6. No pet shall be allowed to create a nuisance or unreasonable disturbance. If three (3) nuisance or unreasonable disturbance violations occur, the Association can require that a pet be removed upon 3 days written notice. [CHNCC Declaration 3.09]

### Garages

1. Garage doors should be kept closed at all times, except when the owner is present in or around the garage and the apron.

2. No car repairs or maintenance, except car washing/waxing or oil changes, are permitted outside any unit, in any driveway, or in any parking area. Clean-up of the area for permitted work is expected.
3. Garages are to be used primarily for storage of transportation vehicles and related items. Care and consideration for others must be exercised if the garage is used for minor repair or maintenance of vehicles.
4. Garages are not to be used as a work shop or hobby shop nor are any appliances to be permanently hooked up to electrical outlets in garage.
5. Flammable, toxic or dangerous substances may not be stored in the garage at any time.
6. Barbecuing is prohibited in garages.

### **Patios and Balconies**

1. Owners shall keep patios and balconies clean and free of clutter.
2. No drying or airing of clothes, carpeting or laundry or clothes lines are permitted on patios or balconies.
3. No awnings, sunshades, canopies, trellises, shutters, radio or television antennae shall be affixed to or placed in, upon, over or adjacent to any balcony or patio.
4. No objects of any kind are to be thrown from balconies or patios at any time.
5. Patios and balconies may not be used for storage, except that barbecue grills may be located on patios and other items, such as seasonal furniture, may be placed and located on the patios and balconies in accordance with these Rules and Regulations.
6. Parking of carriages, bicycles, motorcycles or other recreational vehicles on the patios or balconies is strictly prohibited.
7. No activity shall be conducted on a patio or balcony and nothing shall be stored or maintained on a patio or balcony which would be in violation of the fire codes or other village or county ordinances, or which would adversely affect the health, safety and welfare of the residents.

## SECTION III

### PARKING [CHNCC DECLARATION 2.13]

1. All street parking is regulated by the City of Elgin.
2. The City can and will issue citations, tow vehicles, etc., in accordance with City ordinance.
3. (A) The parking of more than one commercial vehicle is prohibited.  
(B) The parking of any boats, trailers, tractors and all other non-passenger vehicles is expressly prohibited.
4. Guest parking areas are not for the storage of vehicles. Any vehicle parked in a guest space for more than seven (7) days without being moved will be towed.

## SECTION IV

### Leasing of Unit by Homeowner

[CHNCC Declaration 2.12]

1. Owner must notify the Association's Board of Directors or its managing agent of all current occupants of the unit.
2. All leases must be in writing and in conformance with and subject to the governing documents of the Association. A copy of all documents must be sent to the Board of the management company prior to occupancy. The property owner is ultimately responsible to abide by all provisions and restrictions imposed by the Association's governing documents, whether he resides in the unit or not. If a tenant violates the Declaration, by-laws or rules and regulations, it is the Owner that will be held responsible and liable.
3. All tenants should be given a copy of the Declaration, by-laws and rules and regulations that may have been adopted by the Association. Tenants should be informed that this information is being provided to them because they are a part of the Association by virtue of their residence and are obligated to observe the rules.
4. Even though a tenant has no vote on Association matters, by virtue of their residence they are a part of the community and may be allowed and encouraged to participate in the Association's activities.
5. The Owner is obligated to pay all of the Association fees: the fees, all special assessments, maintenance costs, or any special fees or charges imposed by the Association.
6. All leases must include provisions for the tenant obeying the Declaration, by-laws and rules and regulations of the community, however the owner is responsible for payment of fines.
7. Violations of the Declaration, by-laws or rules and regulations may result in a fine, or in serious situations, eviction proceedings. All fines, costs and fees will be charged back to the Owner.
8. Tenants who repeatedly violate the rules and regulations of the Association may be subject to an Action in Forcible Entry and Detainer and be evicted from the unit.

## SECTION V

### Rules & Regulation Enforcement

1. If someone is believed to be in violation of any rule of the provisions of the Declaration and by-laws or Rules and Regulations, a signed, written complaint must be submitted by an Owner, resident or a member of the Board of Directors.
2. The person, via the management firm, charged with the violation will be given written notice of the complaint, informing them of a time and place where the Board of Directors or its duly authorized committee will conduct a hearing to review the complaint. At that time, they will have the opportunity to defend themselves. All hearings will proceed with or without the presence of the accused Owner, so long as notice has been sent in advance. The findings of the hearing, if held by a committee, will be submitted to the Board of Directors, for disposition at its next regularly scheduled meeting.
3. If any resident is found guilty of a violation, the Board will notify the guilty party in writing and a fine may be charged to the assessment account of the Owner of the unit in which the guilty party resides and collected with the monthly assessments.
4. If found guilty, the Board has the right to impose fines as it sees fit, or as scheduled below:
  - 1st violation - \$50.00
  - 2nd violation - \$75.00
  - 3rd violation - \$100.00
5. In the event of any violation of the Rules and Regulations, Declaration or by-laws of the Association, the Board of Directors reserves the right to pursue any and all legal remedies to compel legal enforcement. Any and all costs and attorney's fees shall be assessed back to the account of the offending Owner at the time they are incurred.



# COBBLERS CROSSING

EXHIBIT A

## ALTERATIONS & ADDITIONS APPLICATION

Homeowner: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_

Description of Improvement: \_\_\_\_\_

Location: \_\_\_\_\_

Dimensions: \_\_\_\_\_

Supplier: \_\_\_\_\_ Approximate Cost: \_\_\_\_\_

A sketch of all improvements must be attached to the application to show location and dimension relative to existing structures.

As of the approval date of this alteration, I accept full responsibility for the altered area and will maintain it in a safe and presentable condition.

Signature \_\_\_\_\_ Date \_\_\_\_\_

.....  
FOR INTERNAL USE ONLY

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Approved On: \_\_\_\_\_ By: \_\_\_\_\_

Reason for Disapproval: \_\_\_\_\_

Final Inspection By: \_\_\_\_\_ Date: \_\_\_\_\_

Original to File: \_\_\_\_\_



### Storm Doors and Sidelight Storms

Storm doors and sidelight storms may not be installed until an Additions and Alterations Form has been completed, submitted to the Board and approved by it. Storm doors and sidelight storms must meet the following restrictions.

#### Storm Doors

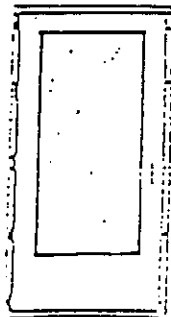
1. Navaho White to match the trim of the associated front or rear door.
2. Double hung or full view/full glass (see below).
3. If the storm door is of the full view style, it may be decorated with a brass kick plate located at the bottom of the door.
4. Permanent installation.
5. Sears Best storm door.

#### Sidelight Storms

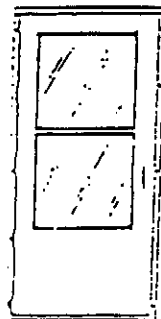
1. Navaho White or aluminum to match the trim of the sidelight.
2. Full view/full glass (see below).
3. If the sidelight storm causes the sidelight to become damaged, it shall be the homeowner's responsibility to repair the sidelight.
4. If the sidelight is scheduled to be painted by the Association, it shall be the homeowner's responsibility to remove the sidelight storm upon notification from either the Association or the paint contractor. If the homeowner does not remove the sidelight storm, it shall be the homeowner's responsibility to paint the sidelight.

UPON APPROVAL AND INSTALLATION, THE STORM DOOR AND/OR THE SIDELIGHT STORM BECOME THE RESPONSIBILITY OF THE HOMEOWNER.

Full View



Double Hung



Sidelight Storm







Country Homes North at Cobbler's Crossing  
Malibu Light Installation Standards

Homeowners may install malibu lights if the following standards are met:

1. Lights may not be placed in the planting beds between the front door and garage door. They may be placed in the planting beds located adjacent to patios.
2. Lights energized by solar cells and lights energized by the home's electrical system may be used. Lights requiring wires shall be connected to the electrical socket located closest to the patio door.
3. The wire leading from the socket to the planting bed shall be laid so that a minimum amount of wire shows against the building. The wire may not be attached to the building. The wire may not cross any part of any patio or other concrete surface.
4. Wire between lamps shall be covered with hardwood mulch. Wire shall not be buried in soil.
5. No more than eight (8) lamps may be installed. The distance between each lamp shall be even. Each lamp shall be located at least six inches (6") from the edge of the bed. Each lamp's light shall use a bulb which produces a white light. Bulbs producing non-white light may not be used. The lamp head style shall be either the tier or crystal style as shown below.
6. Ground covers, bushes and trees shall not be cut, pruned or trimmed in any way at any time to accommodate lights or wire
7. The Board of Directors retains the right to remove lights not installed to standard. The board will not be responsible for any damage to lights incurred during removal. All costs associated with removing lights will be borne by the homeowner. Neither the board nor the landscape maintenance company will be responsible for any damage to lights incurred during the course of maintaining or replacing the landscape stock.



Tier  
Lights



Crystal  
Lights

ASSOCIATION MAINTENANCE RESPONSIBILITY LIST  
1997

ITEM	COMMENTS	CCNHOA	OWNER
AIR CONDITIONERS	Includes interior & exterior components.		X
APPLIANCES, ALL	Stove, refrigerator, microwave, etc.		X
BALCONIES	All but support beams		X
DOOR BELLS	Includes exterior button		X
EXTERIOR DOORS	Repair & replace (includes locks)		X
EXTERIOR DOORS	Painting	X	
DRIVEWAYS	Includes repairs & sealcoating	X	
ELECTRICAL OUTLETS, OUTSIDE	All plugs, grounds and wiring		X
ELECTRICAL, INTERIOR	All interior, any nature		X
FACIA, EXTERIOR	Includes brick, siding and wood	X	
FENCING	Privacy and property	X	
FIREPLACE, INTERIOR	Includes interior portions of chimney		X
FIREPLACE, EXTERIOR	Exterior portions visible from outside	X	
FURNACE	(includes humidifiers)		X
GARAGE DOOR	(EXCEPT ELECTRICAL)	X	
GARAGE DOOR EXTERIOR	Trim and paint	X	
GARBAGE DISPOSAL			X
GRASS YARD AREAS		X	
GUTTERS & DOWNSPOUTS		X	
HEATING UNIT	Includes ducts, thermostats, etc.		X
INSULATION			X
LANDSCAPING	Non-owner planted items	X	
LIGHTING, EXTERIOR FIXTURES	Includes bulbs and wiring		X
MAIL BOXES		X	
MAIL BOXES	Locks and keys		X
PAINTING	Exteriors, including trim, doors, etc.	X	
PAINTING, INTERIOR	Wallpaper, paint, etc.		X
PATIO			X
PLUMBING	Fixtures, stacks, pipes, meters		X
PLUMBING, COMMON FAUCETS	Only water spigots exterior of bldgs	X	
ROOFS		X	
SCREEN & STORM DOORS			X
SECURITY SYSTEMS	Includes wiring, interior/exterior work		X
SIDEWALKS, ENTRANCE	Sidewalks to entrance and stoops	X	
SIDEWALKS, STREET	City of Elgin (includes street lights)		
SKYLIGHTS	Caulking and leaks around seams	X	
SKYLIGHTS	Repair and replacement		X
SNOWPLOWING	Driveways, entrance ways	X	
SNOWPLOWING, STREETS	City of Elgin		
STRUCTURAL	Interior walls, rafters, etc.		X
STRUCTURAL, OVER/UNDER UNITS	Cross beams	X	
TV ANTENNA SYSTEMS	Cable, standard antenna		X
VENTS	All (including dryer vents)		X
WATER HEATERS			X
WINDOWS, PATIO DOORS	Panes, frames, hardware		X
WINDOWS	Caulking only	X	

COUNTRY HOMES NORTH OF COBBLER'S CROSSING  
SATELLITE DISH INSTALLATION  
POLICIES AND PROCEDURES

1. Homeowners wishing to install a satellite dish, must notify the Country Homes North of Cobbler's Crossing Board 14 days prior to the desired date of installation. Failure to comply with the requirement, will allow, but not require, the Association to take any legal action available to it to correct the violation including, but not limited to, removing the satellite dish and imposing a fine.
2. The enclosed Waiver of Liability (Exhibit A) must be signed by the appropriate parties and received in the management company's office 7 days prior to the desired date of installation. Failure to comply with the requirement, will allow, but not require, the Association to take any legal action available to it to correct the violation including, but not limited to, removing the satellite dish and imposing a fine.
3. The Owner will be responsible for the maintenance of the dish. Failure to complete appropriate maintenance will allow the Association to complete the repairs and/or remove the dish and charge such costs back to the defaulting Owner.
4. Satellite dishes may only be mounted on the wood trim above the patio door or on the patio or balcony of your unit. Satellite dishes **MUST** be properly grounded. The installation of a dish must be approved by the Board.
5. A copy of the Certificate of Insurance of the contractor installing the dish must be supplied to the Association 7 days prior to the desired date of installation. Both the Association and the Homeowner must be listed as additional insureds.
6. The Association reserves the right to inspect the installation and maintenance of the satellite dish and may require additional work to be done to ensure that the building remains water tight.
7. Satellite dishes to be installed must be 18" or smaller and must match the color of the building as closely as possible. Failure to comply with this requirement will allow, but not require, the Association to take any legal action available to it to correct the violation including, but not limited to, removing the satellite dish and imposing a fine.
8. All exposed wires shall be encase in wire molding which matches the color of the building and will be installed with the least disturbance to the exterior of the building. Should any damage and/or repairs be necessary due to the installation, maintenance and/or removal of the satellite dish, these costs will be paid for by the Homeowner.

**COUNTRY HOMES NORTH OF COBBLER'S CROSSING  
SATELLITE DISH  
WAIVER OF LIABILITY**

I/We, \_\_\_\_\_ of \_\_\_\_\_, Elgin, Illinois 60120, do hereby notify all interested parties, present and future, that the Country Homes North of Cobbler's Crossing is not to be held responsible for any damages caused by or any claims originating due to the installation, maintenance and removal of a satellite dish located at the above address and will indemnify the Country Homes North of Cobbler's Crossing from any and all injuries and damages caused by the installation, maintenance and repair of the satellite dish and will defend said Owners' Association for any claim or lawsuit.

I/We understand that all maintenance caused by said installation will be the sole responsibility of the Homeowner, including the removal of the satellite dish upon vacating said property.

I/We further state that, upon removal of the satellite dish, all necessary repairs due to the installation, maintenance and removal of the satellite dish will be made before vacating the premises and agree that if the satellite dish is removed and such repairs are not made, will be held liable for any and all expenses associated with the Association making said necessary repairs.

I/We hereby state that the Association will not be held liable for any damages to the dish and its associated hardware during the repair or maintenance of the Property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Signature of Homeowner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address of Satellite Location

COUNTRY HOMES NORTH AT COBBLERS CROSSING  
Proposed 2003 Operating & Reserve Budget

*12/17/02*

CATEGORY	CURRENT	PROPOSED
	2002	2003
	BUDGET	BUDGET
<b>INCOME</b>		
Homeowners	170,080.00	183,769.00
Late Fees	2,400.00	2,500.00
Legal Fees Reimbursable	0.00	0.00
Master Dues Income	22,960.00	22,960.00
Miscellaneous	0.00	0.00
Administration Fees	0.00	0.00
ACC Violations	0.00	0.00
General Maint. Reimbursable	0.00	0.00
Interest - Now Account	75.00	0.00
Interest Investment Accounts	8,000.00	5,000.00
<b>TOTAL INCOME</b>	<b>203,515.00</b>	<b>214,229.00</b>

<b>EXPENSES</b>		
<b>MAINTENANCE</b>		
Lawn Contract	32,165.00	44,496.00
Landscape Supplies/Replcmnt.	10,000.00	5,000.00
Tree Maintenance	1,000.00	2,000.00
Snow Removal Contract	23,075.00	24,720.00
Snow Contingency	3,000.00	3,000.00
Exterminating	1,700.00	1,700.00
Roof Repairs	1,000.00	1,000.00
Inspection/Maintenance	1,550.00	1,700.00
Masonry Repairs	200.00	200.00
Gutter Cleaning	1,550.00	2,000.00
Common Water Use	100.00	500.00
Sewer/Plumbing Repairs	500.00	500.00
Balcony Repairs	200.00	200.00
General Repairs	4,500.00	4,000.00
Insurable Loss	1,000.00	1,000.00
Repairs Reimbursable	0.00	0.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>81,540.00</b>	<b>92,016.00</b>

<b>ADMINISTRATIVE</b>		
Management Contract	21,943.00	22,948.00
Audit Fees	1,450.00	1,550.00
Legal Fees	500.00	300.00
Legal Fees Reimbursable	0.00	0.00
Bank Charges/Coupons	750.00	1,150.00
Printing	1,200.00	600.00
Postage	850.00	300.00
Master Association Dues	22,960.00	22,960.00
Insurance Expense	17,275.00	26,355.00
Workers Comp. Insurance	750.00	750.00
Recording Secretary	0.00	525.00
Newsletter	300.00	1,050.00
Federal Income Tax	1,600.00	300.00
Miscellaneous Expense	100.00	100.00
Bad Debt Expense	1,000.00	1,000.00
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>70,678.00</b>	<b>79,888.00</b>

<b>TOTAL OPERATING EXPENSES</b>	<b>152,218.00</b>	<b>171,904.00</b>
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**COUNTRY HOMES NORTH OF COBBLER'S CROSSING  
SATELLITE DISH  
WAIVER OF LIABILITY**

I/We, \_\_\_\_\_ of \_\_\_\_\_, Elgin, Illinois 60120, do hereby notify all interested parties, present and future, that the Country Homes North of Cobbler's Crossing is not to be held responsible for any damages caused by or any claims originating due to the installation, maintenance and removal of a satellite dish located at the above address and will indemnify the Country Homes North of Cobbler's Crossing from any and all injuries and damages caused by the installation, maintenance and repair of the satellite dish and will defend said Owners' Association for any claim or lawsuit.

I/We understand that all maintenance caused by said installation will be the sole responsibility of the Homeowner, including the removal of the satellite dish upon vacating said property.

I/We further state that, upon removal of the satellite dish, all necessary repairs due to the installation, maintenance and removal of the satellite dish will be made before vacating the premises and agree that if the satellite dish is removed and such repairs are not made, will be held liable for any and all expenses associated with the Association making said necessary repairs.

I/We hereby state that the Association will not be held liable for any damages to the dish and its associated hardware during the repair or maintenance of the Property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Signature of Homeowner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address of Satellite Location



# COBBLERS CROSSING

## ALTERATIONS & ADDITIONS APPLICATION

Homeowner: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_

Description of Improvement: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Location: \_\_\_\_\_

Dimensions: \_\_\_\_\_

Supplier: \_\_\_\_\_ Approximate Cost: \_\_\_\_\_

A sketch of all improvements must be attached to the application to show location and dimension relative to existing structures.

As of the approval date of this alteration, I accept full responsibility for the altered area and will maintain it in a safe and presentable condition.

Signature \_\_\_\_\_ Date \_\_\_\_\_

.....

### FOR INTERNAL USE ONLY

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Approved On: \_\_\_\_\_ By: \_\_\_\_\_

Reason for Disapproval: \_\_\_\_\_

\_\_\_\_\_

Final Inspection By: \_\_\_\_\_ Date: \_\_\_\_\_

Original to File: \_\_\_\_\_