

This Instrument was prepared by  
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Paul A. Krieg  
226 WE. Judd Street  
Woodstock, IL 60098



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Fee: \$82.00  
IL Rental Housing Fund: \$10.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder

File **6924234**

**REVISED RULES AND REGULATIONS**

**OF**

**TANNERON BAY TOWNHOMES CONDOMINIUM ASSOCIATION**

WHEREAS, the Declaration of Condominium Ownership and Bylaws for Tanneron Bay Townhomes Condominium was duly recorded on August 13, 1997 in the Official Records Book of the Public Records of Lake County, Illinois as Document #4005686; and

WHEREAS, Tanneron Bay Townhomes Condominium Association is the entity responsible for the operation of the aforementioned condominium and for the management of that portion of the property described on the attached Exhibit "A" that was submitted to the provisions of the Declarations; and

WHEREAS, at a duly called and convened meeting of the Board of Directors held on November 13, 2012, the RULES AND REGULATIONS as attached hereto was duly approved by a vote of the Board of Directors in excess of that required by the pertinent provisions of said By-Laws.

NOW THEREFORE, the undersigned hereby certifies that the attached RULES AND REGULATIONS is a true copy of the document approved by the requisite percentage of the Board of Directors of the Association.

WITNESS my signature hereto this 13 day of November, 2012, at Ingleside, Illinois.

TANNERON BAY TOWNHOMES CONDOMINIUM ASSOCIATION

BY: Alta A. Pajodus  
President

ATTEST: Maureen Klein

ATTEST: B. Bellina

277 SPA

**X. Doors and Windows**

1. All replacement doors and windows must be approved, in writing, by the Board.
2. Storm doors must be white in color, as approved by the Board, and full clear glass view.
3. Doors and windows must be maintained in good repair by the Unit Owner. Once a door or window is installed, maintenance becomes the responsibility of the Unit Owner.
4. All screens are the responsibility of the Owner.
5. Broken windows and/or screens must be repaired immediately by Unit Owner.
6. Temporary coverings such as sheets, bedspreads, etc. must be removed within a thirty (30) day period after occupancy. Temporary coverings for other purposes require prior approval from the Property Manager. Torn or unsightly window coverings are not permitted.
7. Under no circumstances is any fogging, white washing, etc. to any window or door glass allowed.

**Y. Wooster Lake Area and Ponds**

1. Dumping or refuse in any form in or around the lake and/or ponds is not allowed. This includes dumping fish guts and dog feces into the trash container down by the boat dock area.
2. Boaters shall not exceed speeds of fifteen (15) miles per hour or operate their boats in any manner that would jeopardize the safety of others or cause excessive wakes.
3. The use of Wave-Runners or Jet-Skis is expressly prohibited.
4. Parents are requested to caution their children to observe and obey the rules and regulations regarding the use of the lake and/or ponds.
5. Children must be supervised and continuously monitored by an adult resident while in the lake and/or ponds areas.
6. The Association assumes no liability for any accidents occurring in or about the lake and/or ponds.