

# **Policy Prohibiting Unauthorized Unit Owner Work or Dumping Waste on Common Ground**

## **Purpose**

To ensure the safety, integrity, and consistency of maintenance within the Colony West Association property, the Board of Directors of the Colony West Homeowners Association establishes this policy prohibiting unit owners, the unit owner's tenants, the unit owner's guests, and the unit owner's contractors from performing any and all work on common elements or limited common elements of the property.

## **Authority**

This policy is enacted pursuant to the authority granted to the Board of Directors in accordance with the Illinois Common Interest Community Association Act as well as the CC&Rs, Declaration, and Policy and Procedures (rules) of the Colony West Home Owners Association.

## **Policy**

### **1. Prohibited Activities**

No unit owner, tenant, guest, or any contractor hired by a unit owner shall:

- Alter, modify, repair, replace, paint, construct upon, or otherwise perform work on any portion of the common elements or limited common elements.
- Perform any activity in the common area that the association engages contractors or other professionals to perform.
- Access utility areas, structural components, roofs, mechanical rooms, or other restricted common areas for the purpose of performing work without prior written authorization from the Board or its management agent.

### **2. Association Responsibility**

All maintenance, repairs, alterations, or improvements to the common elements and limited common elements shall be performed exclusively by or under the direction of the Association management through licensed and insured contractors approved by the Board.

### **3. Enforcement**

Unauthorized work and/or activity by a unit owner, the unit owner's tenant, the unit owner's guest, or their contractor may result in:

- Immediate cessation of work by order of the Board or management.
- Reversal or removal of unauthorized changes at the unit owner's expense.
- Fines and/or assessments (\$100 per occurrence) as permitted by Illinois governing law.
- Liability for any damage caused to the property or neighboring units.
- Removal of the owner's common area gardening privileges.
- Collection of any other costs associated with the unauthorized activity and/or work engaged in by the unit owner, the unit owner's tenant, or their contractor.

#### 4. Yard Waste and/or Inorganic Waste

It is illegal to dump yard or other organic waste on public or common property. Doing so could result in the Colony West HOA being subject to fines or other enforcement. Residents (owners, tenants), owner's guests, or an owner's contractor shall not deposit, dump, or leave any yard waste on any common areas not specifically and explicitly designated for reception of organic waste or other organic materials. In addition, residents, tenants, or guests shall not dump or leave inorganic waste in or on any common areas not designated for reception of waste. Owners are responsible for the actions of their tenants, guests, or owner's contractor. Any unauthorized dumping on common grounds may result in:

- Fines and/or assessments (\$100 per occurrence) as permitted by Illinois governing law.
- Liability for any damage caused to common area.
- Cost associated with clean-up of the affected common area.
- Removal of the owner's common area gardening privileges and other resident privileges as deemed necessary by management and/or the board.
- Collection of any other costs associated with the unauthorized dumping engaged in by the unit owner, the unit owner's tenant, the unit owner's guest or the unit owner's contractor.

#### 5. Exceptions

Any exceptions to this policy must be submitted in writing to the Board or the board's designated management team and approved in writing prior to the commencement of any work.

#### Severability

If any provision of this policy is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

#### Contact:

Colony West Property Management; IM High Maintenance, LLC  
31 Colony West Drive  
Champaign, IL 61820  
217-359-3405

Effective Date: 6/12/25

Approved By: Homeowners Association Board

For 5  
Against \_\_\_\_\_  
Abstain \_\_\_\_\_

  
\_\_\_\_\_  
HOA President