

# MUSEUM PARK EAST UMBRELLA ASSOCIATION

## RULES & REGULATIONS

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### Table of Contents

I. Rules Regarding Common Outdoor Areas.....	2
II. Rules Regarding Pets.....	4
III. Swimming Pool Rules .....	5
IV. Banquet Facility Rules.....	8
V. Game Room / Lounge Rules .....	10
VI. Violations.....	12

## I. Rules Regarding Common Outdoor Areas

*This section concerns the private driveways, sidewalks and landscaped areas at Museum Park under control of the Umbrella Association.*

- 1) No parking of any vehicles is allowed on the driveway approaches from 13th or 14th Streets nor at any location along South Prairie Avenue between 13<sup>th</sup> and 14<sup>th</sup> Streets. No parking is allowed in the asphalt driveway areas adjacent to 1322 South Prairie. It must be kept clear as a fire lane. Vehicles found in violation will be towed at the owner's expense.
- 2) **It is not permitted to park overnight in the driveway behind any townhome residence. Vehicles found in violation will be towed.** Townhome residents and guests may park behind a townhome garage for short periods to load or unload vehicles. Contractors, vendors and others who perform service for a townhome owner may park for a short time (30 minutes or less) behind a residence to facilitate loading and unloading materials. In the case of services performed utilizing a standing vehicle, such as carpet cleaning, parking for an extended period is permissible.
- 3) Parking behind townhome garages is not allowed following a snowfall since this impedes efforts to remove the snow. Vehicles found in violation will be towed.
- 4) Short term parking is available in the 30 minute zones across from 1322 South Prairie, 233 East 13<sup>th</sup> St. and adjacent to 1335 South Prairie. Vehicles parked in the 30 minute standing zones must use flashers and report their presence to the doorman at the nearest building. Vehicles found in violation of this requirement will be towed at the owner's expense.
- 5) Commercial vehicles may from time to time park along Prairie Avenue, 13<sup>th</sup> St. near 233 East 13<sup>th</sup>, and the asphalt driveway surrounding 1322 South Prairie to perform work, maintenance or make deliveries. Any resident who is blocked or inconvenienced should contact the Tower Door Staff nearest the incident or contact the Museum Park East Umbrella Association (MPEUA) office.
- 6) The Association and Management Company do not assume responsibility for damage, losses or vandalism to any vehicles left outside of private garages or elsewhere on the property. Damage alleged to be caused by towing and disputes over towing expenses must be taken up with whatever company is responsible.
- 7) All townhome trash bins must be secured if left in the driveway behind units. No trash bins may be placed in front of emergency exits. All recycle bins must be kept in garages except on Thursday pick up day. There should be no loose trash outside of the bin. All trash must be bagged and tied.

- 8) No car washing maintenance or repairs are permitted in the driveways.
- 9) Driveways must be kept clear of any property belonging to residents. Recreation is not permitted in the driveways nor is the erection of any device (such as a basketball hoop or gaming table) whether permanent or temporary, whether on wheels or fixed in place to be used for recreation or sports.
- 10) Residents are urged to use the street entrance/exit nearest to their home. Speed should be held to ten miles per hour throughout the community.
- 11) No resident is permitted to make any changes or additions to the common landscaped areas. This includes the parkways, tree rings and planting beds along South Prairie Avenue, 14th Street, Indiana Avenue, 13th Street and the areas adjacent to the asphalt driveway around 1322 South Prairie. The MPEUA Board has the sole authority to maintain the landscape and may, at its discretion, retain outside firms to perform landscape maintenance and to install any plantings deemed necessary to beautify and keep up the area.
- 12) No signs of any kind may be erected in the common areas. Various signs concerning parking, pets and other issues may be installed from time to time by the MPEUA Board at its sole discretion. Owners who would like to address signage issues may do so at regularly scheduled Board meetings.

## II. Rules Regarding Pets

*This policy relates to the common outdoor areas of the Museum Park East Umbrella Association (MPEUA) neighborhood. In general, these areas include from 13th Street on the north to 14th Street on the south (excluding the city park), and from Indiana Avenue on the west to the railroad tracks on the east.*

- 1) Unit owners and their renters must abide by the Declaration, Bylaws and Rules of their individual condo or townhome association as it relates to pets.
- 2) Pets are the responsibility of their owners (and consequently unit owners if leasing). Dog walkers and pet sitters are held to these rules as well and as such, pet/unit owners should make them aware of these policies.
- 3) All pets must have documentation of rabies and other mandatory vaccines and comply with all municipal, state and federal laws.

**Licensing information:**

<http://www.chicityclerk.com/licenses/dogs.html>

**Vaccination information:**

<http://pets.webmd.com/dogs/guide/core-dog-vaccinations>

- 4) Dogs will be kept on a short leash while on the premises; being considerate of others who may be allergic or afraid. Dogs must be restrained from jumping on, rushing at, growling at, acting aggressively towards, or otherwise intimidating other residents and their pets.
- 5) Dog owners/walkers must walk their dogs in designated areas.
- 6) Grassed areas around the neighborhood are NOT to be used by pets.
- 7) Designated pet / dog areas have been created with mulch and bushes. See the MPEUA designated dog run area map for the locations.
- 8) All solid refuse must be picked up and disposed of in designated waste receptacles. Waste should not be placed in townhome trash bins which may be in the alleyway.

### **III. Swimming Pool Rules**

- 1) There is no lifeguard on duty. Swim at your own risk.
- 2) Umbrella Association members and guests must sign in and out when there is a pool attendant.
- 3) A phone has been installed in the pool area inside the north exit door for emergency purposes only. The door is marked with a large sign. For emergencies in the pool or pool area requiring immediate attention, use this phone which may be used to dial 911.
- 4) The pool will generally be open daily from Memorial Day through Labor Day, weather permitting, from the hours of 6:00 a.m. until 10:00 p.m. The season's length may be adjusted at the Board's discretion. The pool may not be reserved for private parties.
- 5) Use of the pool is restricted to MPEUA members and guests on a first come, first served basis. All guests must be accompanied by a Museum Park resident at all times. There is a limit of 2 guests per household on weekends and holidays and 5 guests per household on weekdays. Weekends begin at 5:00 PM on Friday to closing Sunday at 10:00 PM. The Third and Fourth of July will be considered a holiday.
- 6) During the morning hours up until 10 o'clock the pool is reserved for adult swimming. The Board may elect to adjust these hours for morning swimming lessons or other contingencies and signs will be posted accordingly. Until 10am children must use the wading pool at the north end of the Pool Deck.
- 7) It is strongly recommended that you do not swim alone in the pool at any time. Additionally, no one under the age of 16 may swim without an adult being present.
- 8) Persons who do not have swimming competency will not be allowed in the pool area unless accompanied by a responsible person capable of assistance in the event of injury or incapacity.
- 9) You must shower before entering the pool.
- 10) You must not enter the pool area with a contagious or infectious condition, open wounds or abrasions, wearing bandages or with excessive sunburn.
- 11) Persons who are ill or under the influence of alcohol or chemical substances may not use the pool. All children who are not toilet trained must wear "swimmers" when entering the pool. Diapers must be changed in the washrooms (not on the pool deck) and the diaper disposed of in a plastic bag and placed in the garbage can.
- 12) No drinking, eating, or chewing gum while in the pool.

- 13) Smoking is prohibited in the pool area and all other areas of the club.
- 14) Alcohol is prohibited in the pool area.
- 15) Pets (except for certified service animals) glassware, underwater breathing apparatus, knives, dangerous equipment and illegal chemical substances are prohibited in the pool area.
- 16) No plug-in electric devices are permitted in the pool or pool area. Battery operated personal electronic devices may only be operated with head phones and in a manner that is not a nuisance to others.
- 17) Playpens, bicycles, tricycles, and other vehicles are not permitted in the pool area.
- 18) No glass containers are permitted. Any food or beverages brought into the pool area must be in sealed, plastic containers. Food must be consumed in the designated eating area on the north end of the pool deck.
- 19) All refuse must be placed in the provided bins.
- 20) Proper swimming attire should be worn at all times. No cut-off jeans or any clothing with metal buttons or zippers will be permitted. Robes and/or appropriate swimsuit coverings must be worn in all common areas.
- 21) Shoulder length or longer hair must be tied back/kept together while swimming.
- 22) Boisterous, rough, dangerous activities or behavior, or behavior that interferes with the permitted use of the facilities by others, is prohibited. No horseplay/running is allowed in the pool area. No splashing is permitted other than which occurs during normal swimming actions. NO DIVING is permitted in the pool.
  - a. **Children are not allowed to run and jump into the pool.**
- 23) Pool furniture may not be removed from the deck area.
- 24) Deck chairs cannot be reserved by placing towels or personal items on them in advance of residents or guests arriving. At busy times building staff may remove personal items from deck chairs left unattended for more than thirty (30) minutes.
- 25) Each person in the pool area is responsible for removing all personal articles and putting all refuse in the bins provided. All toys, rafts and other swim paraphernalia shall be removed from the pool and pool area at the end of each day. Personal items that are not removed may be discarded.
- 26) Umbrella Association members will direct and control the activities of themselves, their family members, and guests in order to conform to the regulations. Residents will be

responsible for all violations or damage to property caused by themselves, their family members, or guests.

27) MPEUA members and guests may be summarily ejected from the pool by Association representatives in the event of violation of these regulations. Violators may be suspended from using the facility and/or fined where a hearing regarding the violations can be conducted. Disturbances and/or inappropriate behavior may be cause to ban the individual permanently from future use of the facility and may result in additional fines.

28) Neither MPEUA nor the management company is responsible for the loss, theft, or destruction of any personal items.

## **IV. Banquet Facility Rules**

- 1) The banquet facility will be available from 10:00 AM until Midnight.
- 2) The banquet facility is available by reservation only to MPEUA members for use by them and their guests. Reservations must be made in writing to the property manager and confirmed in writing through a contract with the Association.
- 3) In season, there will be a \$400 fee for the use of the facility along with a \$500 security deposit, which will be refunded if no damage is found and the facility is appropriately cleaned. In season is from the weekend before Memorial Day through October 1 and Thanksgiving through January 2.

Off season, there will be a \$200 fee for the use of the facility along with a \$500 security deposit, which will be refunded if no damage is found and the facility is appropriately cleaned.

- 4) The facility must be thoroughly cleaned by 10:00 a.m. in the morning after the facility is used.
- 5) No more than 60 people may occupy the facility at any one time.
- 6) Parties may not make use of the pool deck area or the swimming pool.
- 7) Smoking is prohibited in the banquet facility and all other areas of the club.
- 8) Illegal chemical substances are prohibited in the banquet facility.
- 9) Pets are prohibited in the banquet facility except for certified service animals.
- 10) Anyone using the facility is responsible for removing all personal articles and properly disposing of refuse.
- 11) There is an emergency only phone in the alcove outside the north restroom. This phone can be used to dial 911.
- 12) Noise disturbances and/or inappropriate behavior may permanently prevent the individual from future use of the facility.
- 13) MPEUA members and guests may be summarily ejected from the banquet facility by Association representatives in the event of violation of these regulations. Violators may be suspended from using the facility and/or fined where a hearing regarding the violations can be conducted.
- 14) MPEUA members will direct and control the activities of themselves, their family members, and guests in order to conform to the regulations. Residents will be responsible for

all violations or damage to property caused by themselves, their family members, or guests, regardless of whether or not they are present.

15) Neither MPEUA nor the management company is responsible for the loss, theft, or destruction of any personal items.

16) All Association representatives have full authority to enforce these rules.

17) This facility may not be rented out more than 12 months in advance.

18) This facility may not be rented for July 3<sup>rd</sup> or Venetian Night.

19) Each MPEUA partner (associations that belong to the Umbrella Association) may use the Banquet Room for one holiday/social event per year Monday through Thursday at no charge.

20) This facility may not be rented for open house/commercial use.

## **V. Game Room / Lounge Rules**

- 1) The game room/lounge will be open daily from 9:00 a.m. until midnight. This facility is for the enjoyment of all residents. It may not be reserved for private parties. No organized events of any kind may be held in this space.
- 2) Use of the game room / lounge is restricted to MPEUA members and their guests on a first come, first served basis, maximum of 6 guests per unit. Guests must be accompanied by a MPEUA member at all times.
- 3) Children 16 years old and younger are prohibited from using the game room unless accompanied by an adult.
- 4) Smoking is prohibited in this facility and all other areas of the club.
- 5) Illegal substances are prohibited in the game room / lounge. It is not permitted to bring beer kegs or coolers into the facility.
- 6) Pets are prohibited in the game room / lounge except for certified assistance animals.
- 7) Personal electronic devices may be operated only with headphones and in a way that is not a nuisance to others.
- 8) Hanging of decorations, covering the pool tables or any other use of Game Room furnishings other than in ways for which they were intended is prohibited. Furniture may not be removed from this area nor may the general arrangement of furnishings be changed.
- 9) Anyone using this facility is responsible for removing all personal articles and properly disposing of refuse. Any personal items left unattended for more than thirty (30) minutes will be removed by Association representatives. Any food items stored in the refrigerator or in the kitchen area will be disposed of by staff.
- 10) Service employees of members such as nannies, housekeepers, babysitters, etc. are permitted to use the facility with the children for which they are responsible but may not host birthday parties or outside entertainment nor are they permitted to have non-member employees accompany them to the facility as guests.
- 10) MPEUA members and guests may be summarily ejected from the game room/lounge by Association representatives in the event of violation of these regulations. Noise, disturbances and/or other rules violations or inappropriate behavior may result in the individual being barred from the facility for up to one year and/or fined where a hearing regarding the violations can be conducted.
- 11) MPEUA members will direct and control the activities of themselves, their family members, and guests in order to conform to the regulations. Residents will be responsible for

all violations and/or damage to property caused by themselves, their family members, or guests.

12) Neither MPEUA nor the management company is responsible for the loss, theft, or destruction of any personal items.

## **VI. Violations**

Violations of any rules or regulations, disturbances, and complaints will be verified by the management company, the Board of Directors, and/or appropriate authorities. An incident report will be completed. Except as otherwise indicated, these procedures will be followed:

- Upon the first violation of any rule or regulation, the owner will receive a notice of the violation from the management company, on behalf of the Board within 15 days of the violation. \*\*
- If a second violation of any rule or regulation occurs, after written notice has been distributed for the first occurrence, a fine of up to \$250.00 will be assessed to the unit owner. The fine will be payable to Museum Park Umbrella Association and mailed or delivered to the management office in your tower.
- If a third violation of any rule or regulation occurs, after written notice has been distributed for the first occurrence, a fine of up to \$500.00 will be assessed to the unit owner. The fine will be payable to Museum Park Umbrella Association and mailed or delivered to the management office in your tower.
- If a third violation occurs, the member will be subject to loss of privileges to the Clubhouse.

If any owner feels that he/she has been wrongfully or unjustly charged with a violation hereunder, he/she must proceed as follows:

1. Within 15 days after the owner receives written notification of a violation, the owner shall submit, in writing, a protest to the Board stating the reasons the owner feels he/she has not committed a violation or shall request a hearing.
2. Should no protest be filed within 15 days, a hearing will be considered waived, and the allegations in the notice of the violation shall be deemed admitted. Should a protest or request for a hearing be filed, a hearing on the matter shall be held before the Board at a regularly scheduled Board meeting no later than 45 days after the receipt of the written protest. The Board shall hear and consider all facts and evidence regarding the alleged violation and shall issue its determination. The decision of the Board shall be final and binding by the owner.

Loss of Clubhouse privileges may be imposed when any imposed fines upon a unit owner, tenant, or guest are not paid by the deadline provided.

\*\* Severe or egregious acts will result in loss of clubhouse privileges and immediate fine of \$250 plus full financial liability for any damages at the Board of Directors discretion.