

**RESOLUTION OF THE BOARD OF DIRECTORS OF
TANNERON BAY TOWNHOMES CONDOMINIUM ASSOCIATION**

WHEREAS, a special meeting of the Board of Directors of the Tanneron Bay Townhomes Condominium Association was held on September 24, 2011 with an appropriate quorum present and after duly delivered and/or waived notice; and

WHEREAS, there was a Resolution duly adopted and passed by the Board of Directors ; and

WHEREAS, the following is the text of said Resolution and newly enacted Rule for the Association.

1. That on March 29, 2002 a Rental Ban Amendment was enacted by the Association and was duly recorded as the Fourteenth Amendment to the Declaration of Condominium Ownership for Tanneron Bay Townhomes Condominium Association.
2. Pursuant to the provisions of the Declaration, the Amendments to the Declaration, and the Illinois Condominium Property Act, the Board is authorized and empowered to enact rules, procedures, and regulations with respect to management, control, and administration of the Association, common elements and it's units.
3. That in accordance with said powers, the Board did approve the enactment of the following Rule which provides for the application of fines and penalties for violations of the Rental Ban Amendment.
4. For any initial violation of the Rental Ban Amendment, the Board or it's managing agent shall be authorized to levy a first violation fine in the amount of \$500.00 to any unit owner who fails to supply appropriate and proper documentation after inquiry by the Board and/or it's managing agent with regard to any alleged leasing of a unit or any alleged violation of the Rental Ban Amendment. The Board and it's managing agent shall be authorized and entitled to request any and/or all of the following, but not limited to any and/or all of the following:
 - A. A true and correct copy of any Lease existing by and between a unit owner and a tenant;
 - B. A copy of any contract and/or sale documents with respect to the alleged or reported sale of the unit;
 - C. A copy of any recorded document evidencing sale and/or lease of the unit;
 - D. Documentation with respect to any familial relationship by and between the unit owner and any occupant to the unit;
 - E. The names, addresses and contact numbers for any unit owner and/or occupant of the unit.

The above documentation shall be supplied to the Board and/or its managing agent within 30 days of the date of request. Failure to supply the above documentation will result in the imposition of the initial \$500.00 fine as outlined above.

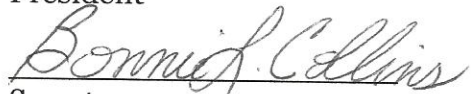
5. If a unit owner fails and/or refuses to deliver all of the requested documents, within the 30 day time period as set forth above, the Board and/or its managing agent shall be empowered to issue a fine and/or penalty in the amount of \$1,000.00 for such failure and if such failure to deliver the requested documents extends for a period exceeding 60 days, the Board shall be empowered to issue a fine and/or penalty in the amount of \$1,500.00.

6. If upon request for the required documentation, the Board and/or its managing agent determine that a unit owner has violated the terms of the Rental Ban Amendment, the Board and/or its managing agent shall be authorized and empowered to issue a fine and/or penalty in the amount of at least \$500.00, but not more than \$1,500.00 for such violation, in addition to the remedies as provided for in the Rental Ban Amendment referenced above. Those remedies shall include any fees and/or expenses incurred by the Board in connection with the prosecution of any alleged violation as well as any administrative costs that the Board and/or its managing agent may incur in connection with said violation as well as the continued right of the Board to recover possession in accordance with the Illinois Condominium Property Act and the Illinois Forcible Entry and Detainer Act.

This Resolution enacted by the Board this 4 day of OCTOBER, 2011.



President



Secretary