

**AMENDMENT TO THE RULES AND REGULATIONS BY FORMAL ACTION OF
THE BOARD OF DIRECTORS OF THE BROOKSIDE EAST OF TINLEY PARK
CONDOMINIUM ASSOCIATION**

PREAMBLE

WHEREAS, the meeting of the Board of Directors of the Brookside East of Tinley Park Condominium Association (the "Association") was duly called and held pursuant to the Illinois Condominium Property Act and the Association's Declaration, and proper notice was duly served on the members of the Association, a quorum of the Board of Directors being present at the meeting as identified below, and the meeting being properly convened and proceeding with Association business including resolutions and amendments and specifically the amendment set forth herein; and

WHEREAS, the Association is administered by a duly elected Board of Directors in accordance with the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for Brookside East of Tinley Park Condominiums and Declaration of Bylaws for the Brookside East of Tinley Park Condominium Association an Illinois Not-for-Profit Corporation ("Declaration"); and

WHEREAS, the Board of Directors is charged with the responsibility of maintaining and administering the property and acting in the best interests of the members of the Association; and

WHEREAS, Article XIV, Section H(23) of the Declaration, as well as Section 18.4(h) of the Illinois Condominium Property Act, gives the Board of Directors the authority to adopt reasonable rules and regulations; and

WHEREAS, the Board of Directors has determined it to be in the best interests of the Association to adopt certain rules regarding the cleaning of dryer vents appurtenant to the Units; and

WHEREAS, pursuant to Article VIII, Section A of the Declaration, Unit Owners are responsible for the maintenance, repairs and replacement of appliances, fixtures, equipment, etc. located within their Units and/or serving only their Units; and

WHEREAS, the Board of Directors has determined it to be in the best interest of the Association that all Unit Owners and other residents on the Property adhere to the rules adopted pursuant to this Resolution.

NOW THEREFORE, in furtherance of the above stated determinations, objectives and goals, the Board of Directors, on behalf of the Association, adopts the Amendment to the Rules and Regulations which follows by adding a new Section "Dryer Vents" to the Rules and Regulations as follows:

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“Dryer Vents

1. All Unit Owners are responsible to have the dryer vents serving the Unit Owner's Unit cleaned at least once each calendar year for purposes including, but not limited to, removing any blockages within the dryer vents such as lint, bird's nests and other debris. This requirement is for safety purposes due to the risk of potential fire if dryer vents are not regularly cleaned.
2. Unit Owners are required to supply the Association (through Management) with a copy of a receipt from the contractor who performed the cleaning when this is completed each year. Proof of dryer vent cleaning must be provided to the Association by December 31st of each year.
3. In the event a Unit Owner fails to have the dryer vents cleaned during a calendar year and/or fails to provide proof of the cleaning to the Association during a calendar year, then the Board may determine that the Unit Owner has not complied with the requirements of this Section and may proceed to arrange for the dryer vents in the Unit Owner's Unit to be cleaned by a contractor of the Board's choosing. If the Association exercises its right to clean a Unit Owner's dryer vents, the Unit Owner shall be responsible for all charges and expenses incurred by the Association in connection therewith.
4. Additionally, Unit Owners failing to have the dryer vents cleaned during a calendar year and/or failing to provide proof of the cleaning to the Association by December 31st of a calendar year may be subject to a fine of five hundred dollars (\$500.00). Any such fine would be in addition to any and all charges and expenses incurred by the Association to have the Unit Owner's dryer vents cleaned.”

END OF TEXT OF AMENDMENT TO THE RULES

Thereupon, on motion duly made and seconded, the above determinations, objectives, goals, and resolutions were adopted and acknowledged this 11th day of MAY, 2026, at TINLEY PARK, Illinois, by the following roll call vote:

Ayes

✓
✓
✓
✓

Nays

Abstaining

Directors Voting

Merrily Reiff
Donna Balto
Barbara A. Reiff
Mary Breier

CERTIFICATE

I, the undersigned, hereby certify that I am the duly elected, qualified and acting Secretary of Brookside East of Tinley Park Condominium Association ("Association") an Illinois not-for-profit corporation; that I am the custodian of the records of the corporation and that the attached is a true, correct, and accurate copy of the Amendment to the Rules and Regulations of the Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of MAY, 2026.

BROOKSIDE EAST OF TINLEY PARK
CONDOMINIUM ASSOCIATION

By: Mary Breier
Its Secretary