

Definitions

In the event that a term used in the Rules and Regulations is not defined anywhere herein, its definition shall be determined by referring to, in the following order: (a) its definitions as used either in the Amended and Restated Declaration, or (b) in the By-laws, or (c) in its common usage within the Association, or (d) in its commonly understood meaning as indicated both by the context in which it is found and by its dictionary definition, wherever it first may be found.

Abandoned Vehicle - Any vehicle that is in a state of disrepair, rendering it incapable of being driven in its present condition or inoperable; or has not been used or moved for at least ten (10) consecutive days; or does not have a current, valid vehicle license plate and municipal vehicle sticker, if required; or is such that the acts of the vehicle owner and the condition of the vehicle clearly indicate it has been abandoned.

Act - The Illinois Condominium Property Act, as amended from time to time.

Assessment - Any amount which the Board may assess or levy against a Unit Owner, either individually or collectively, including regular monthly assessments, special assessments, and charges or expenses that are levied pursuant to the Declarations, By-laws, or Rules and Regulations.

Association - Quincy Park Condominium Association, an Illinois Not-For-Profit Corporation and a Condominium organized pursuant to the Illinois Condominium Property Act.

Board - The Board of Directors of Quincy Park Condominium Association.

By-laws - The By-laws of Quincy Park Condominium Association, as properly amended from time to time.

Commercial Vehicle - Any vehicle with more than four (4) wheels; with a curb weight of more than eight thousand (8,000) pounds; an overall length of more than twenty-two (22) feet; an overall width of more than seven (7) feet; or commercial vehicles of any type or kind, including commercial vans or trucks bearing commercial advertising on the body thereof and/or ladders extending beyond the front or rear bumper.

Common Expense - Any expense shared equally by all Members of the Association.

Common Elements or Common Property - The Common Elements of the Association, as defined by the Act and the Declaration.

Declaration - The Amended and Restated Declaration of Condominium Ownership, etc., of Quincy Park Condominium Association, which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois in June 1994 and any amendments recorded to it thereafter.

Emergency Vehicles - Ambulances and hospital or medical vehicles of any type; or fire fighting vehicles of any type; or police protection vehicles of any type; or snow plowing vehicles, provided that each of the foregoing is being utilized for emergency purposes for the health, safety and welfare of the Unit Owners, Residents and other persons on the Property.

Limited Common Elements - The Limited Common Elements assigned and appurtenant to each unit, as defined by the Declaration and these Rules and Regulations.

Managing Agent or Manager - The person and/or entity, if any, which has been employed by the Association to manage the day-to-day administration of the Property, in the manner directed by the Board.

Member or Member of the Association - A Unit Owner.

Member in Good Standing - Only those Members of the Association who are current in the payment of all Assessments and have a completed, current census form on file.

Non-permitted Vehicles - All vehicles other than those defined herein as Permitted Vehicles or Emergency Vehicles; all vehicles without valid state license plates and appropriate municipal vehicle stickers, if required; and trailers which have "TA" license plates and are attached to and pulled by a vehicle.

Owner or Unit Owner - The Owner or Owners of a Unit, as revealed by the public records, including a Contract Seller and excluding a Contract Purchaser, unless expressly provided otherwise by the Declaration or by state law. Where the Owner is a trust, the beneficial owner of the trust and any person having the exclusive power of direction over the trust shall be deemed to have personal responsibility for the Unit to the same extent as if title to the property were held in the name of such person(s).

Permitted Vehicles - Passenger-type automobiles in fully operable condition, excluding limousines or hearses, whether or not used for personal purposes; lightweight recreational motor vehicles, provided, however, that such vehicles shall have a "B", "RV", or other passenger license plate, shall have no more than four (4) wheels, shall have a curb weight of eight thousand (8,000) pounds or less, shall have an overall length of twenty-two (22) feet or less, shall have an overall width of seven (7) feet or less, shall not bear ladders that extend beyond the front or rear bumpers of the vehicle and shall be of a design that, in the reasonable determination of the Board, does not impede entry and exit when parked on a driveway; or motorbikes and motorcycles, provided that each of the foregoing is registered and licensed to be ridden on public roads and highways.

Property - All the real property against which the Declaration has been recorded, including any improvements thereon.

Resident - Any person who resides on the Property, including Unit Owners and their families or tenants of Unit Owners and any person whose actions indicate intent to occupy a unit on a continual basis.

Rules or Rules and Regulations - The Rules and Regulations of the Association, as adopted pursuant to the powers granted to the Board of Directors by the Act and the Declaration.

Unit - A portion of the Property that is owned exclusively by a Unit Owner.