

**GRAUE MILL COUNTRY CONDOMINIUM IV ASSOCIATION
MAINTENANCE RESPONSIBILITIES**

Item	Common Area (Graue Mill Homeowners Association)	Common Elements (Graue Mill Country Condominium IV Association)	Unit (Individual Unit Owners)	Limited Common Elements (either Graue Mill Condominium IV maintains, repairs and replaces, with individual Owners charged for the cost, or individual unit owners may maintain, repair and replace with prior approval of Condominium IV Board)
APPLIANCES				
All home appliances including disposers, dishwashers, etc.			Condominium Declaration Article VI, Section 1	
Air conditioner			Condominium Declaration Article VI, Section 1	
BUILDING INTERIOR/EXTERIOR				
Back patios				Condominium Declaration Article VI, Section 1
Front courtyard planting areas contiguous to the courtyard (Owner to maintain, repair and replace)				Condominium Declaration Article VI, Section 1
Doorways and doors - exterior - including exterior faces of garage doors and patio gates				Condominium Declaration Article VI, Section 1

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Gutters and downspout system		Condominium Declaration Article VI, Section 1; also Article X, Section 15 of Homeowners Declaration		
Painting, caulking and tuckpointing of exterior		Condominium Declaration Article VI, Sections 1 and 2; also Article X, Section 15 of Homeowners Declaration		
Painting and decorating of all interior surface work, including ceilings, walls and floors			Condominium Declaration Article VI, Section 3	
Roofs		Condominium Declaration Article VI, Section 1		
Chimneys		Condominium Declaration Article VI, Section 1		

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Building exterior, excluding doors and windows		Condominium Declaration Article VI, Section 1		
Second floor decks and balconies located above living areas or garages		Plats and Condominium Declaration Article VI, Section 1		
Ground floor decks and patios and second floor decks located above non-living areas				Plats and Condominium Declaration Article VI, Section 1
Skylights		Condominium Declaration Article VI, Section 1		
Exterior light fixtures				Condominium Declaration Article VI, Section 1
Exterior light bulbs			Condominium Declaration Article VI, Section 1	
Window glass and frames				Condominium Declaration Article VI, Section 1

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COMMON AREA/ELEMENTS				
Landscape of common areas	Plats and Article VII(f) of Homeowners Association By-Laws			
Sidewalks	Condominium Declaration Article V, Section 1 and Homeowners Association Declaration Article VII(f)			
Fences, gates and walls dividing courtyards		Condominium Declaration Article VI, Section 1		
Free standing mail boxes	Plats and Article VII(f) of Homeowners Association By-Laws			

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Pebbled concrete sidewalks in the individual courtyards	Plats and Article VII(f) of Homeowners Association By-Laws			
Snow removal from walkways, sidewalks, streets and roads	Condominium Declaration Article V, Section 1 Homeowners Association By-Laws Article VII(f)			
Stairways leading to units - inside boundary of building				Condominium Declaration Article VI, Section 1
Stairways leading to units - outside building boundaries	Article VII(f) of Homeowners Association By-Laws			
Walkways or paths located within courtyards	Article VII(f) of Homeowners Association By-Laws			

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Driveways	Condominium Declaration Article V, Section 1			
WIRING AND UTILITIES				
Gas service		Up to shut off valve in the unit, including the shut off valve - Condominium Declaration Article VI, Section 1, Illinois Condo. Prop. Act. Section 4.1	From shut off valve in - Condominium Declaration Article VI, Section 1, Illinois Condo. Prop. Act. Section 4.1	
Electrical service		Up to, but not including, the circuit breaker box in each unit - Condominium Declaration Article VI, Section 1, Illinois Condo. Prop. Act. Section 4.1	Circuit breaker box and any switches - Condominium Declaration Article VI, Section 1, Illinois Condo. Prop. Act. Section 4.1	

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Water service		Up to and including the shut off valve - Condominium Declaration Article VI, Section 1, Illinois Condo. Prop. Act. Section 4.1	From shut off valve in - Condominium Declaration Article VI, Section 1, Illinois Condo. Prop. Act. Section 4.1	
Telephone and cable TV lines			Condominium Declaration Article VI, Section 1, Illinois Condo. Prop. Act. Section 4.1	
Sump pumps			Condominium Declaration Article VI, Section 1	

Graue Mill Country Condominium IV Association

August 15, 1997

TO: All Owners at
Graue Mill Country Condominium IV Association

FROM: Board of Directors

Dear Owners:

As many of you know, we have been working for some time on clarifying the Association's rights and responsibilities with regard to maintenance of the buildings and open spaces at our Association. The project has been undertaken with the consultation of the Association's management company and attorney.

This project began initially when a number of questions were raised regarding whether the Association or the individual owners were responsible for maintaining and/or paying for individual items. In addition, a substantial issue arose over whether our Association or the Graue Mill Homeowners Association was responsible for maintaining certain exterior areas, particularly in the areas around and including the balconies and patios.

After extensive work by the Association's attorney, we have been able to come up with the attached chart, explaining who is responsible for maintaining and paying for the various items at the Association. Please note that this list is not intended to create any substantive changes in responsibilities, but is rather an attempt to "fill in the gaps" and provide interpretation for the gray areas which have existed in Association documents.

Some of the maintenance items have been effectuated through the work of the Association's attorney and the developer of the last units to convey certain property to our Association and to the Homeowners Association. By definition in the documents, this means that our Association will have control over the patios and patio areas, with the Homeowners Association responsible for maintaining all landscaping. Again, this was the intent of the original plan at Graue Mill and our role in this has merely been to effectuate that intent. In no way will any of the interpretations set forth in the attached document reduce the level of service to which you are accustomed as owners.

The following is a brief summary of the changes and clarifications set forth in this chart:

The items listed under Common Area are the responsibility of the Graue Mill Homeowners Association. Those listed as Common Elements are the responsibility of the Graue Mill IV Association, while the unit items your individual responsibility. The Limited Common Elements will either be the responsibility of the Graue Mill IV Association, or, upon Board designation, will be delegated to the individual owners.

In the Limited Common Elements section, at the present time, the Board will be maintaining, repairing and replacing these items, and charging back individual owners for the costs, with the exception of the courtyard plantings, which are delegated to the individual owners. A homeowner who wishes to undertake directly maintenance, repair or replacement of a Limited Common Element (other than the plantings in the courtyard) must contact the Condominium IV Board for prior approval.

We hope that this list will be helpful to you in determining your rights and responsibilities at the Association. As always, please do not hesitate to let us know if you have any questions.

Respectfully submitted

Board of Directors, Graue Mill Country
Condominium IV Association

LETTER OF AGREEMENT

This Letter of Agreement is entered into by and between the **Graue Mill Country Condominium IV Association** ("Condominium Association") and the **Graue Mill Homeowners Association** ("Homeowners Association").

WHEREAS, Condominium Association and Homeowners Association are Illinois not for profit corporations, responsible for maintaining, repairing and replacing certain portions of the property located in the common interest community known as Graue Mill, located in Hinsdale, Illinois; and

WHEREAS, the Associations are governed by the respective Declarations of Covenants which detail their individual responsibility; and

WHEREAS, the parties wish to clarify the responsibility for the maintenance, repair and replacement of exterior areas located in the Condominium Association.

NOW, THEREFORE, it is agreed as follows:

1. The Homeowners Association shall be responsible for maintaining, repairing and replacing all landscaping located on the exterior of the buildings and Common Elements of the Condominium Association.
2. The Homeowners Association shall be responsible for maintaining all Homeowners Association owned property adjacent to the Condominium Association.
3. The Condominium Association shall be responsible for maintaining the courtyard areas which are part of the Common Elements of the Condominium Association as set forth in the plats of the Condominium Association, attached as Exhibit C to the Declaration of Condominium for the Condominium Association, with the exception of the pebbled walks located within those courtyards, which shall be the responsibility of the Homeowners Association.
4. This Agreement shall be binding upon and shall inure to the successors and assigns of the respective parties hereto and the individual owners at the respective Associations.

DATED THIS _____ DAY OF _____, 1997.

**Graue Mill Country Condominium
IV Association**

Graue Mill Homeowners Association

By: _____
Its President

By: _____
Its President

ATTEST

ATTEST

By: _____
Its Secretary

By: _____
Its Secretary