

EXHIBIT A - VIOLATION COMPLAINT – WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all the information you know. If unknown, please state so. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION

Name of Witness Address Phone No.

Name, Address, and Phone No. of any other Witnesses

INFORMATION CONCERNING VIOLATOR

Name of Violator Address Phone No.

Name, Address, and Phone No. of unit Owner, if different

INFORMATION CONCERNING VIOLATION

Violation Date Time Location

Section(s) of Declaration, By-Laws or Rules and Regulations, which was (were) violated.

Observations of Witness:

Were any photographs taken? YES NO By Whom? _____

Attach all photographs to this form or forward as soon as possible. Include photographer's name and date and anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO ME. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEYS TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS.

Signature

Date Signed

EXHIBIT B - NOTICE OF VIOLATION

TO: _____ DATE: _____

RE: Violation of Declaration, By-Laws, or Rules and Regulations

You are hereby notified, as the Owner of the Unit at _____ that you are charged with the following violation of the Association's Governing Documents. The actions complained of occurred on or about _____, and are described as follows:

The Association is governed by its Governing Documents, which you are charged with violating. Please note that you must take the actions outlined in the Association's Policies and Procedures Regarding Enforcement, if you believe the charges are unjustified. UNDER THE GOVERNING DOCUMENTS, YOU MAY REQUEST A HEARING INTO THE MATTER. IF YOU ELECT NOT TO REQUEST A HEARING ON THESE CHARGES, YOU WILL BE FOUND GUILTY BY DEFAULT, AND ASSESSMENTS, CHARGES, COSTS, EXPENSES AND LEGAL FEES MAY BE ASSESSED AGAINST YOU AND ADDED TO YOUR ACCOUNT AS PROVIDED FOR IN THE RULES AND REGULATIONS.

IF A VIOLATION EXISTS WHICH HAS NOT ALREADY BEEN CORRECTED, AND YOU FAIL TO MAKE AN APPROPRIATE CORRECTION, YOU WILL RECEIVE A NOTICE OF VIOLATION, AFTER WHICH THE ASSOCIATION WILL CORRECT THE VIOLATION AT YOUR EXPENSE TO WHICH AN ADMINISTRATIVE CHARGE IN THE AMOUNT OF \$100.00 WILL BE ADDED. Please consult the Association's Governing Documents for further details.

CHAMBORD PROPERTY OWNERS ASSOCIATION

BY: _____

TITLE: _____

Certified Mail

ADDRESS: _____

Return Receipt Requested

Enclosure – Policies and Procedures Regarding Enforcement

cc: Regular Mail

EXHIBIT C - NOTICE OF DETERMINATION REGARDING VIOLATION

TO: _____ DATE: _____

NOTICE OF DETERMINATION REGARDING VIOLATION

On _____, 20 ____, you were notified of a violation of the Association's Governing Documents.
Pursuant to the Association Governing Documents:

- () You did not request a hearing and, therefore, you have admitted to the violation by default and waive your right to a hearing regarding the alleged violation.
- () After considering the complaint, the following determination has been made, and the following action(s) will be taken:
 - () The Board of Directors has found that a violation has occurred. However, it has voted to waive any fine in this specific instance.
 - () You were found not guilty and no action will be taken.
 - () A _____ (1st, 2nd, 3rd) violation of the Association's Declaration, By-Laws, or Rules and Regulations has occurred and the costs and expenses of enforcement in the amount of \$ _____ are now due.
 - () Damages, expenses and administrative charges in the total amount of \$ _____ have occurred and are now due.
 - () Legal expenses in the amount of \$ _____ have been incurred by the Association and are now due.
 - () Damages have occurred or an architectural violation exists, as charged in the complaint, and you are ordered to have the damages or violation corrected or repaired at your own expense within _____ days.
 - () As a result of a second or subsequent violation, we have instructed our attorneys to inform you that legal proceedings will be instituted if further violations occur, and the expenses incurred will be assessed to you.

Any unit Owner assessed hereunder shall pay any charges imposed within thirty days of this notification. Failure to make the payment on time shall subject the Unit owner to all of the legal or equitable remedies necessary for the collection thereof. All charges imposed hereunder, including late charges and reasonable attorney's fees, shall be added to the unit Owner's account, shall become a special assessment against the Unit and shall be collectible as Common Expense in the same manner as any regular or special assessment against the Unit.

CHAMBORD PROPERTY OWNERS ASSOCIATION

BY: _____

TITLE: _____

ADDRESS: _____

Exhibit C-1

EXHIBIT D - RECORD OF VEHICLE VIOLATION

DATE: _____ TIME: _____

Vehicle Information:

License Plate: _____

Make of Car: _____

Model: _____

Color: _____

CPOA Sticker #: _____

Where parked: _____

Owner's Name, Address, or Unit No., if known: _____

Were any photographs taken? YES NO

If yes, please attach to this form or forward as soon as possible. Include name of photographer and date taken.

Type of Violations:

Completed by:

(signature)

EXHIBIT E - PARKING VIOLATION NOTICE

_____ Date: _____

PARKING VIOLATION NOTICE

DATE: _____ TIME: _____

This vehicle is parked in violation of the Rules and Regulations Chambord Property Owners Association for the following reason(s):

This is your (circle one): FIRST SECOND violation of the Association's Vehicle Rules, UPON A THIRD OR SUBSEQUENT VIOLATION, YOUR VEHICLE MAY BE TOWED WITHOUT NOTICE TO YOU.

The Association is governed by its Governing Documents, which you are charged with violating. Please note that you must take the actions outlined in the Association's Policies and Procedures Regarding Enforcement, if you believe the charges are unjustified. UNDER THE GOVERNING DOCUMENTS, YOU MAY REQUEST A HEARING ON THE MATTER. IF YOU ELECT NOT TO REQUEST A HEARING ON THESE CHARGES, YOU WILL BE FOUND GUILTY BY DEFAULT, AND ASSESSMENTS, CHARGES, COSTS, EXPENSES AND LEGAL FEES MAY BE ASSESSED AGAINST YOU AND ADDED TO YOUR ACCOUNT AS PROVIDED FOR IN THE GOVERNING DOCUMENTS.

Please consult the Association's Governing Documents for further details.

Signature of Managing Agent

EXHIBIT F - SATELLITE DISH AGREEMENT

This Agreement is entered into on _____, by and between _____ (“Owner”) and the **Chambord Property Owners Association**, an Illinois not-for-profit corporation (“Association”).

The following recitals of fact are a material part of this Agreement:

1. The Owner resides at _____, Oak Brook, Illinois, and is the owner of the property within the Association commonly known as Chambord Property Owners Association.
2. Pursuant to Article VIII, Section 8.03 of the Declaration for the Association (“Declaration”), no Owner may install a satellite dish on the property without the written approval of the Association’s Board of Directors.
3. Section 207 of the Telecommunications Act of 1996 titled *Restrictions on Over the Air Reception Devices* (“FCC Regulations”) prohibits the Board members from restricting an Owner from placing a satellite dish that is one meter or less in diameter on portions of the property in which the owner has a direct or indirect ownership interest and where the owner has exclusive use or control.
4. FCC Regulations do permit the Board the right to adopt rules governing the placement, screening, color, etc., of these dishes, provided these rules do not (a) substantially increase the cost of installation, maintenance or use of the dish; (b) unreasonably delay the installation of the dish and (c) preclude reception of an acceptable quality signal.
5. The Owner desires to install a satellite dish on the property one meter or less in diameter, and to comply with all other requirements of the Declaration and policies adopted by the Association’s Board of Directors.

NOW, THEREFORE, in consideration of the mutual covenants and obligations set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it hereby is agreed as follows:

6. The Owner agrees to submit to the Board of Directors a completed Satellite Dish Installation Application (a copy attached hereto and made a part hereof as Exhibit F-3).
7. All satellite dishes shall be constructed in strict compliance with the approved rules and regulations. Any deviation from the approved Rules and Regulations without the written consent of the Board of Directors may result in the dismantling and removal of the satellite dish by the Association without notice. All costs of removal and restoration shall be borne by Owner. The Association reserves the right to levy a continuing and daily fine for each day an unauthorized satellite dish shall remain on the premises after the Owner has been notified to remove it, or advised to re-install the dish in conformance with the Rules and Regulations. The Board of Directors shall set the fine in accordance with approved guidelines for fines.
8. The Owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents and members from any and all claims, controversies or causes of action resulting from the installation or use of this satellite dish, including the payment of any and all costs of litigation and attorneys’ fees resulting therefrom. Owner agrees to be responsible for any damage to the property or any injury to any individual because of the installation of the dish.

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9. Upon transference of the ownership or occupancy of the unit, the Owner who had the dish installed must remove the dish prior to conveyance and restore the property to its original condition upon removal of the dish.

10. Time is of the essence of this Agreement.

11. This Agreement shall be construed in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties have signed this document on the date set forth above.

Chambord Property Owners Association

Owner(s)

By: _____
Its President

ATTEST:

By: _____
Its Secretary

Chambord Property Owners Association
SATELLITE DISH INSTALLATION APPLICATION

NAME: _____ DATE: _____

ADDRESS: _____

TELEPHONE: _____

SATELLITE DISH SPECIFICATIONS:

COLOR: _____ SIZE: _____

LOCATION: _____ INSTALLATION DATE: _____

INSTALLER: _____

PROPOSED LOCATION (provide sketch): _____

A copy of the installer's Certificate of Insurance must accompany this application.

I/We, the undersigned, do hereby acknowledge that I/we have read and understand the rules concerning the proposed installation of the satellite dish. I/We agree to abide by the rules set forth by the Board of Directors and will be solely liable for upkeep maintenance on this satellite dish as more fully set forth in the Satellite Dish Agreement.

DATE: _____

SIGNED: _____
 Owner(s)

FOR OFFICE USE ONLY:

Date Received:	Received By:
Date Approved:	Date Disapproved:
Approved By:	Disapproved By:
Final Inspection Date:	By:
Reasons For Disapproval: _____	

EXHIBIT G - RIDER TO LEASE

This Rider is added to the attached lease in accordance with the Rules and Regulations of CHAMBORD PROPERTY OWNERS ASSOCIATION. By this Rider, the undersigned parties to said lease acknowledge expressly that every lease and the parties thereto shall be subject to the provisions of the Declaration, By-Laws, and Rules and Regulations of the aforesaid Association and any failure by the lessee to comply with the terms thereof shall be a default under the lease.

The Board of Directors of CHAMBORD PROPERTY OWNERS ASSOCIATION shall be entitled to pursue all available legal and equitable remedies in the event of any such default. No rights of said Board shall be deemed to have been waived or abrogated because of any previous failure to enforce the same.

Lessor (Landlord) (Seal)

Lessee (Tenant) (Seal)

Lessor (Landlord) (Seal)

Lessee (Tenant) (Seal)

Date

NOTE: A SIGNED ORIGINAL OF SAID LEASE AND THIS RIDER MUST BE GIVEN TO THE BOARD OF DIRECTORS FOR ITS FILES IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE ASSOCIATION.

EXHIBIT H - CENSUS FORM

Exhibit H-1

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EXHIBIT I - ARCHITECTURAL / LANDSCAPE CHANGE REQUEST FORM (ACR)

Chambord Property Owners Association

Architectural/Landscape Change Request Form

Subject: Architectural Control of the Chambord Townhomes and Common Ground Area.

Procedure:

- All requests are to be processed using page three Architectural/Landscape Change Request Form (“ACR”).
- Upon receipt of your ACR, the Managing Agent shall forward all information to the Board who may request the Ward Supervisor to participate in the activity/inspection if so required.
- Upon Completion, the Architectural Chairman shall submit the completed application to the Managing Agent who will then forward it to the Board of Directors for final decision. The applicant will be notified of the Board’s determination using page four as soon thereafter as practical and after approval at the next Board meeting.

Note: Please review the following excerpts from the Rules and Regulations, which shall be consulted and applied, in all cases.

ARCHITECTURAL CONTROL

1. Architectural Control is deemed necessary to preserve the architectural, structural, and cosmetic integrity of the Units. Prior to any type of exterior installation on a Unit property or on the Common Ground areas, an Owner is required to submit an ACR, to the Association’s management company for review by the Architectural Committee and written approval by the Board of Directors. All approvals must be in writing.
 - a. Attach a copy of a plat of survey, if change affects owner’s lot line.
 - b. On the architectural drawing indicate the end of property and the beginning of Common Area (as defined in the Declaration) and insert a compass rose indicating North at the top of the architectural drawing.
2. No building, fence, wall, antenna, awning, or other structure shall be commenced, erected or maintained upon a Unit, nor shall any replacement, addition to or change or alteration including color, visible from the exterior, therein be made, except such as were originally installed by the builder or later approved by the Board. Written plans and specifications, showing the proposed nature, kind, shape, heights, materials and location, shall be submitted to and approved in writing by the Board. Such approval is required to maintain harmony of external design and location in relation to surrounding structures and topography.
3. Fences and shingles shall not be stained or painted except upon request of all Owners and approval of the Architectural Committee and the Board.

4. The cost of installation, maintenance, or replacement of a privacy fence or landscape retaining wall shall be born by an Owner, or if shared, born equally by the two Units involved.
5. No changes shall be made in the color of the exterior of Units including, but not limited to, windows, doors, eaves, gutters, downspouts or metal cladding.
6. A unit Owner's garage area is primarily for storage of their vehicle(s). At no time shall the garage area be used for a business workshop or storage of materials for any business.
7. No exterior radio or television antenna shall be attached to or hung from any exterior of any Unit. Satellite dishes are covered under item eleven.
8. All requests for any architectural modifications to details, color, materials or features visible from the exterior of any Unit must first be submitted to the Board for their approval on an ACR. The Owner must complete the form and supply all the requested information and complying with all the requirements contained in the Form. The Board shall have thirty days after the next monthly meeting following receipt of the form with complete information by the Management Company to review and mail a written decision to the Owner.
9. Any Owner erecting or responsible for the erection of a structure or modification of a Unit in violation of these provisions, shall be required to remove said structure, and/or restore the Unit to its original as-built (not necessarily as-purchased) condition.
10. The Schedule of Fines applies to violations of Architectural Control.
11. TV Satellite Dishes (less than one meter in diameter) are permitted only in accordance with Association specifications available from the Management Company office and after written approval of a submitted ACR. The Association will not be held responsible for any damage or maintenance resulting from installation of a satellite dish. Under no circumstances may a tree or shrub on the Common Area be removed or trimmed to gain access to satellite signals.

Chambord Property Owners Association
Architectural/Landscape Change Request Form

Date: _____

Requested by: Name: _____

Street Address: _____

Email Address: _____

Phone: _____

Requested Change: I/We are requesting to make the following change that we have thoroughly described below and have attached sketches, specification, catalog cuts, and our plat of survey when property lines are involved.

Note: All ACRs must be received no later than the last Tuesday of the month in order to allow the Committee and the Board ample time to review the application prior to their Board meeting. Requests received after this date will be presented at the next month's Board meeting. Mail completed form and supporting documents to: CPOA, P.O. Box 417, Winfield, IL 60190, or send such documents by facsimile to 630-653-6894 or by e-mail to associationmanagement@associationpartnersinc.com.

For questions contact the Managing Agent per the contact sheet in the Rules and Regulations.

Signed by Owner: _____

Date: _____

For Official Use Only:

Received by: _____

Date Received: _____

Control No: _____

Chambord Property Owners Association

Architectural/Landscape Change Request Form

This section for Association use only (returned to applicant with Decision or Request for re-submission) with the following information:

Name/Address of Requester

Control No.

Phone: _____

Date of filing an acceptable form with the Association: _____

Approval by Board of Directors: Yes _____ No _____

Approval Subject to:

Signed as Agent for
Chambord Property Owners Association

EXHIBIT J - SATELLITE TV DISH SPECIFICATION (TV DISH SPEC)

CHAMBORD PROPERTY OWNERS ASSOCIATION Satellite TV Dish SPECIFICATION

The location of dishes for TV reception in Chambord is restricted to areas that will **not be visible** to pedestrians on **any Chambord street** or detract from the overall uniform appearance of the entire area. In areas where other units can see the dish from across common ground, it may be necessary for the owner to provide special paint or other screening to make the Dish less obvious.

An Architectural Change Request Form must be submitted, with proposed location sketches and approved by the Board before any installation takes place. By submitting the Request no fewer than fourteen days prior to installation there will be time for the request to be distributed to the Board members and action can be taken.

The preferred locations are as follows:

Dishes shall not be mounted on chimneys. Upper Flat roof mounting on three bedroom units (see sketch pg. 2 of 2) will give excellent reception and will be hidden from the streets by placing the dish well to the rear of the roof. Mounting methods can be by either weighted plate or plumbing vent-pipe clamp mount, neither of which will interfere with the integrity of the roof. TV cable must not be visible on the exterior of the house. Wiring between floors must be run inside house. Chambord Property Owners Association is not responsible for leaks or damage to your home or structure.

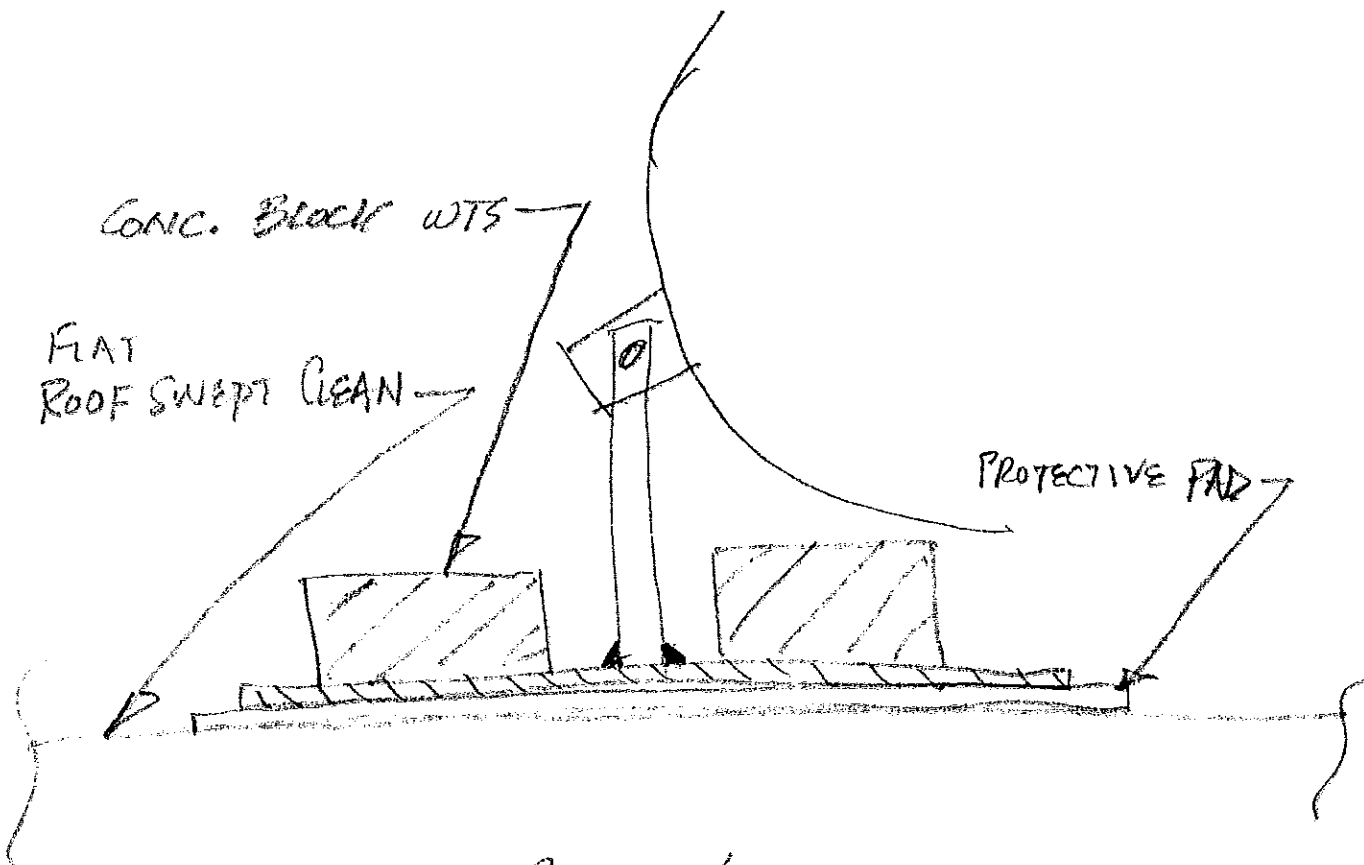
For pitched roof (two bedroom units), the dish will have to be located at the back, on the patio area in an area providing best reception with the least visibility to your neighbors from the back of their units. Pole mounted on balcony is acceptable on two bedroom models as @ 2S681 Normandy West. Again, the Dish cannot be visible to pedestrians on any Chambord Street. Chambord Property Owners Association is not responsible for leaks or damage to your home or structure.

If you are unable to receive the necessary reception by placement in the locations detailed above or if you have any questions, please call the Managing Agent at the telephone number listed on the contact sheet in the Rules and Regulations.

INSERT - SKETCH

Exhibit J-2

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FLAT ROOF MOUNT
 TV DISH
 STEEL PLATE WITH PIPE MOUNT

4-10-01
 ATZ

PAGE 2 OF
 EXHIBIT J
 TV DISH SPEC.

EXHIBIT K - LANDSCAPE EDGING AND RETAINING WALL SPECIFICATION

Chambord Landscape Guidelines and Edging / Retaining Wall Specification

1. Vinyl edging is not allowed.
2. Mulch must be double ground premium, auburn color.
3. Boulders are not allowed. Outcroppings if required should be flagstone as described below and as at 19W138 Ave. Royale.

Retaining walls are to be built using Buff color blocks and with similar details to those retaining walls already constructed at the front or rear of the Townhomes. Please walk around and view these existing walls before starting your project.

For walls less than two feet high use Windsor or Cottage Stone type blocks in Buff color.

For walls over two feet high use Versa-Lok blocks with finish cap in Buff color.

For landscaping edging – use Lannon Stone (Flagstone) or Windsor or Cottage Stone, buff color, minimum two courses high with max exposed wall 6” above grass line.

Walls are to be built per block manufacturers recommendations. See the attached Versa-Lok design chart.

Blocks, landscaping ideas and manufacturers recommended design details can be viewed at Landscape Depot at 21W450 North Avenue, Lombard, IL, 630-543-9225.

Any questions can be directed to Keith of Midwest Nursery at 630-627-3911 or Al Zeiner at 630-258-7596.

Before contracting to perform any remodeling work or changing exterior colors, it is a requirement that the owner complete and submit to the Board for its approval an ARC. The homeowner must have the approval of the Board before any work may be started. If any work is performed without the explicit approval of the aforementioned committee, the party who violates this rule may be fined or required to remove work that does not meet the criteria of the Board and the Governing Documents.

INSERT SKETCH

Exhibit K-2

March 10, 2009 - Rules and Regulations

EXHIBIT L - NEW WINDOWS / SLIDING GLASS DOOR SPECIFICATION

The selection of new windows/sliding glass doors is limited due to the fact that they must match the look of the original windows. This means that the muntin bars (grilles), must have the same look (in size, pattern and lite openings) and the windows must be of the same style double-hung design. Also, the color of the outside of window/sliding glass doorframe must closely match or be capable of being painted to match the paint color of our Townhomes (Sherwin-Williams Chambord Tan). Existing sliding doors having a factory bronze finish can remain as is (not to be painted). Sliding doors being replaced are to match the window's Chambord tan. Divided lite window grilles (muntins) are to be painted white where visible from outside. Window grilles can be of either the "grilles-between-the-glass" type or the "interior removable grille" type, and are to be the same size/style as the existing. "Exterior mounted" and "authentic" muntin bars are not approved. Metal cladding of the wood trim adjacent to the windows or any other wood is no longer allowed as of April 10, 2007.

Some windows that meet this specification are listed below. Brand names listed are to be considered or-equal and not an endorsement of any given brand of window by your Chambord Board. Please submit an Architectural change Request with color sample for Board approval of any window not listed below:

1. Pella double-hung wood window with aluminum outside clad in Pella "tan" color. This window does not require outside painting.
2. Andersen double-hung window made of Fibrex material and coated with vinyl. These windows are available in several colors, none of which match Chambord Tan, therefore must be painted outside.
3. Pozzi Designer Choice window with aluminum outside clad in Pueblo Tan color.
4. Sunrise, Republic or Simonton Vinyl window/sliding glass doors with tan color outside. Note: white available inside on some models.
5. Marvin double-hung windows and sliders are approved in a "cashmere" color only. Submit color sample with ACR for approval.

The following provisions should be included in any window replacement contract:

1. Remove existing window, inspect window opening framing, siding and under eyebrow trim and window frame (for replacement type window) for rot. Replace parts as necessary to match original design. All new exterior trim material to be prime painted on all sides and ends by contractor. Synthetic trim material to be prime painted as recommended by manufacturer. Note: Metal cladding on the wood trim adjacent to and around the windows or on any other wood is no longer allowed as of April 10, 2007. See Wood Replacement Specification for type of window (replacement window or new construction type window) and materials to be used for window trim to maintain architectural integrity.

2. Contractor shall examine window flashing and eyebrow and fascia structure for any leaks and reasons for deterioration of original windows. The findings are to be reported to the owner before covering up with new trim.
3. Insulation to be replaced or added to, where missing around windows before covering up.

Before contracting to perform any remodeling work or changing exterior colors, it is a requirement that the owner complete and submit to the Board for its approval an ACR. The homeowner must have the approval of the Board before any work may be started. If any work is performed without the explicit approval of the aforementioned committee, the party who violates this rule may be fined or required to remove work that does not meet the criteria of the Committee, By-Laws or Rules and Regulations. **A color chip must be submitted for any window not listed above.**

EXHIBIT M - ENTRANCE DOOR AND GLASS SPECIFICATION

Original Chambord entrance doors are solid or hollow-core wood doors, with wood moldings and with or without glass. Replacement of these doors would involve buying standard flush doors in wood or steel and transferring the existing moldings, brass hardware and decoration including glass if applicable, to the new doors so that when painted they would look exactly like the original doors.

Original glass is 5/32" regular clear glass (not tempered) with a plastic film on the inside. (Current codes require tempered glass in entrance doors for safety). The plastic film provides the translucent pattern and has black painted stripes to provide the diamond pattern looking like the much more expensive leaded-glass. This was expensive compared to regular glass at the time and is even more expensive to replace now.

To maintain this original look there are several options, two of the most practical are:

- A translucent glass with lead tape stripes applied on the outside (and inside optional) to original width/spacing/angles.
- A clear glass with obscure pattern Mylar film applied to the inside and with lead tape stripes applied on the outside (and inside optional) to original width/spacing/angles.

Examples of the above that have been completed recently are:

2S669 Normandy W.
2S754 Barbizon
19W042 Normandy E.
2S762 Orleans

Current cost of replacing double doors in the J model with new 1-3/4" solid core birch doors must include the cost for transferring the original glass, hardware, decoration and moldings, not including paint. If the glass is broken there likely will be an additional cost. If the existing moldings are broken and cannot be used, a setup charge will be involved to recreate the new moldings to match the old ones.

The Association has approved Superior Door in Bedford Park, IL at 708-458-3500 (Dan) to replace these doors. The homeowner will contract direct with Superior Door. The Association will cover the added cost of temporary doors while the new doors are being prepared. Please contact the Managing Agent, with a copy of any other contractor's quote you are considering for entrance door replacement.

For adding new or replacing existing storm doors on Chambord units, please make sure they are the Full View type, dark brown or bronze color, with brass hardware, Pella or equal as sold by Airetite or other supplier. Get a quote from Dan at Superior Door above if having a new storm door installed by a contractor.

Before contracting to perform any remodeling work or changing exterior colors, it is a requirement that the owner complete and submit to the Board for its approval an ACR. The homeowner must have the approval of the Board before any work may be started. If any work is

Exhibit M-1

performed without the explicit approval of the aforementioned committee, the party who violates this rule may be fined or required to remove work that does not meet the criteria of the Committee, By-Laws or Rules and Regulations.

Exhibit M-2

March 10, 2009 - Rules and Regulations

EXHIBIT N - ANNUAL UNIT INSPECTION CRITERIA AND REPORT FORM

Chambord Property Owners Association

Annual Unit Inspection Criteria

Indicated on the attached inspection form are those items that are in need of attention on the exterior of your home. If the form is blank no items were found to be in need of attention at this time. However, pursuant to the Association's governing documents it is the owner's responsibility to ensure that the exterior of their home is always in a good state of repair, preservation and cleanliness.

"CPOA" (Chambord Property Owners Association) has been noted on the form if the Association is responsible for the item's repair or replacement. It should be assumed that if CPOA is not indicated that the repair or replacement responsibility rests with the homeowner.

If "R/R" is indicated that means repair or replace. If "w/####" is indicated that means that the item in need of repair or replacement must be done with the neighbor whose address is indicated.

1. Lawn -- look for the following:
 - a. Low spots (if on HO property, HO responsible, if not CPOA responsible).
 - b. Scrapes made by snow plow (Midwest responsible).
 - c. Drainage problems.
 - d. Dead spots or any other lawn maintenance that CPOA needs to do.

2. Trees (Front, Side & Rear)

If this item is noted, the report has already been sent to Midwest for determination if the tree is located on HO property, (HO responsible), if not CPOA responsible. If you know that a tree is on your property then you should arrange for action as noted on the form. If you are unsure, Management will advise if it is on the owner's property or not.

Look for the following:

- a. Trimming needed (if requires more than maintenance, if dead or overgrown suggest replacing).
 - b. Touching or hanging over house.
 - c. Several dead branches or limbs.
 - d. Typical maintenance.
3. Flowers (Front, Side & Rear) -- look for the following:
 - a. Flower beds, larger than necessary.
 - b. Erosion.
 4. Driveway -- look for the following:

- a. Sunken.
 - b. Grade is appropriate for property (sloped right way).
 - c. Level at garage entrance with garage concrete.
 - d. Ruts (marks made by cars).
 - e. Severe cracks.
5. Decorative Garden Wall (two bedroom model) -- look for the following:
- a. Crumbling or missing bricks.
 - b. Cracked cap.
 - c. Grade is appropriate for property.
 - d. Tuck pointing necessary.
6. Porch/Slab Concrete -- look for the following:
- a. Slab tilting, sinking, and/or cracked.
 - b. Porch tilting, sinking, and/or cracked.
 - c. Carpet, glue residue—carpet should be removal.
 - d. Grade too low to cover bottom of porch or walkway.
7. Porch Ceiling -- look for the following:
- a. Rotting.
 - b. Sinking.
 - c. Squirrel hole(s).
 - d. Painting needed—indicate CPOA responsible.
8. Front Door -- look for the following:
- a. Muntin bars for glass in doors.
 - b. Obscure glass for doors with glass.
 - c. Both doors look alike for double doors.
 - d. Molding correct design and style.
 - e. Brass ornamentation present and correct.
 - f. Painting needed—indicate CPOA responsible.
9. Storm Door – look for the following:
- a. Conforms to Chambord specification.
 - b. Full view.
 - c. Bronze or dark brown color.
 - d. Brass hardware (painted hardware is okay on older doors).
 - e. Self-storing style is okay as long as it is full view.

10. Coach Light (both Front & Rear).

Coach lights must be correct model per Chambord Property Owners Association Lighting Spec, Exhibit R. Note if light does not work, is missing parts or is completely missing. Note if light appears to be beyond repair and needs to be replaced with the specified replacement model.

Look for the following:

- a. Broken or damaged.
- b. Wrong model.

11. Garage Door -- look for the following:

- a. Buckling.
- b. Fits opening correctly.
- c. Rotted or bulging panels.
- d. Address numbers above garage missing, cracked or wrong size.
- e. Wood door has 16 panels the same size as all the other garage doors (conforms to Garage Door Specification).

12. Windows (both Front & Rear) -- look for the following:

- a. Rotted wood, cracks.
- b. Aluminum cladding or wood of window trim is wrong color—indicate painting needed, CPOA responsible.
- c. Storm windows are not Chambord Tan—indicate painting needed, CPOA responsible
- d. Missing or wrong style muntin bars for the model.

13. Wood Trim (Front, Side & Rear) -- look for the following:

- a. Rotted wood, cracks.
- b. Blistering, chipping, or flaking paint—indicate painting needed, CPOA responsible.
- c. Painting needed—indicate CPOA responsible.

14. Roof Shingles (Front, Side & Rear) -- look for the following: broken, loose, rotted or missing shingles.

15. Roof Flashing (Front, Side & Rear) -- look for the following:

- a. Color not Chambord Tan—indicate painting needed, CPOA responsible.
- b. Size is consistent with neighbor's flashing.
- c. Dented, bent, or otherwise unsightly.

16. Gutters (Front, Side & Rear) -- look for the following:

- a. Slope incorrect.
- b. Holes, rust, leaking or clogged.
- c. Color not Chambord Tan—indicate painting needed, CPOA responsible.

17. Downspouts (Front, Side & Rear)

If replacement is required, recommend it be replaced with an oversize downspout.

Look for the following:

- a. Holes, rust, or leaking—indicate repair or replace.
- b. Color not Chambord Tan—indicate painting needed, CPOA responsible.

18. Drainage (Front, Side & Rear) -- look for the following:

- a. Retaining walls needed to raise grade to cover waterproofing on concrete foundation or cover the bottom of porch or walkway.
- b. Swale needed for drainage.
- c. Driveway sloped correctly.
- d. Erosion of grade downhill to neighbor's Unit.

19. Retaining Walls (Front, Side & Rear).

For initial installation of retaining walls, CPOA will pay a portion of the cost with the balance split by each neighbor. For all future maintenance, each neighbor will share the cost equally.

Look for the following.

- a. Retaining walls needed for erosion control.
- b. Crumbling or missing stones.
- c. Grade is appropriate for property.
- d. Color and style correct—refer to specification (When rotted, wood tie retaining walls must be replaced with concrete blocks per specification Exhibit K).

20. Grade at Foundation (Front, Side & Rear) -- look for the following:

- a. Grade to cover waterproofing on concrete foundation or slab.
- b. Pitch away from building.
- c. Erosion.

21. Phone/Cable Wires (Front, Side & Rear) -- look for the following: Exposed wires running in gutters, over siding or shingles (all wires more than two bricks above the Unit foundation must be run inside of the Unit).

22. Misc. Needs Paint (Front, Side & Rear)

Unit owners may choose whether they want to paint their phone box, PCV pipe, dryer vent, and/or electrical box if they are located in the rear of the unit. If any of the following occur, indicate, "painting needed, CPOA responsible":

- a. Incorrect color.
- b. Not painted.
- c. Flaking.
- d. Gas meter not painted, if visible from front or side of unit.
- e. Aluminum or other color storms or windows on basement or other windows.

23. Patio -- look for the following:

- a. Concrete or stone level and sloped away from house (for proper drainage).
- b. Broken slabs.
- c. Weeds.
- d. Storage of unsightly items.

24. Balcony -- look for the following:

- a. Rotted wood.
- b. Structural problems.
- c. Painting needed—indicate CPOA responsible.

25. Privacy Fences -- look for the following:

- a. Rotted wood.
- b. Leaning.
- c. Covered with debris.
- d. Grade too high and pushing the fence over to one side (NOTE: If neighboring patios are at different levels, a retaining wall meeting our specifications will be required before fence is replaced).

**Chambord Property Owners Association
Unit Inspection Report**

Unit Address: _____ Inspected By: _____ Date: _____

Front Item	Comments	Rear Item	Comments
Lawn		Patio	
Trees		Trees	
Flowers		Flowers	
Driveway		Coach light	
Brick Wall		Windows	
Porch/Walk concrete		Wood trim	
Porch ceiling		Roof shingles	
Front door		Roof flashing	
Storm doors		Gutters	
Coach light		Downspouts	
Garage door		Drainage	
Windows		Balcony	
Wood trim		Privacy fences	
Roof shingles		Retaining walls	
Roof flashing		Grade at foundation	
Gutters		Phone/Cable Wires	
Downspouts		Needs paint	
Drainage			
Retaining walls			
Grade at foundation			
Phone/Cable Wires			
Needs paint			

Extra comments:

Legend:

R/R = repair or replace

Raise Grade = erosion has occurred at the foundation, fill is required to pitch water away from building

Phone/Cable Wires = must not show on exterior of building

w/ ### = cost to be shared with your neighbor at address indicated

Original to address file, Copy to owner for their files.

Exhibit N-6

March 10, 2009 - Rules and Regulations

EXHIBIT O - METAL SPECIFICATION FOR GUTTERS, DOWNSPOUTS

Note: As of April 10, 2007, cladding of wood is no longer allowed.

The following is a brief specification for pre-painted aluminum gutters and down spouts. Reynolds Aluminum is specified because the "Colonial Ivory" color closely matches our paint color.

ALUMINUM GUTTERS AND DOWNSPOUTS

COLOR - Reynolds Colonial Ivory

GUTTERS - Properly pitched continuous Ogee type .032" thickness gutters. Corner miters sealed with Reynolds or equivalent gutter sealant. Supporting brackets to be spaced 24" O.C. and secured to the rafter and joist ends, which are spaced 24" O.C. If spacing varies, secure to rafter or joist ends.

DOWNSPOUTS – Box type 4" x 3", (oversize) downspouts. If extensions are installed, they must be removable to allow the landscapers to mow the lawn.

Contractors may purchase material at:

Norandex/Reynolds
115 E. Messner Dr.
Wheeling, IL 60090
847-537-0718

Norandex/Reynolds
4621 W. 136th St
Crestwood, IL 60445
708-385-1096

An Owner is allowed to install and/or replace gutters and downspouts on the upper roof of his/her building. The Owner must also verify that the gutters and downspouts will match both in color and size the existing lower gutters and downspouts.

Before contracting to perform any replacement or remodeling work or changing exterior colors, it is a requirement that the owner complete and submit to the Board for its approval an ACR. The homeowner must have the written approval of Chambord Property Owners Association (CPOA) before any work may be started. If any work is performed without written approval, the party who violates this rule may be fined or required to remove work that does not meet the CPOA By-Laws or Rules and Regulations.

EXHIBIT P – CHAMBORD PAINT COLOR SPECIFICATION

1. Front Doors-Gloss Exterior A-100-Chambord Gray.
2. Front Storm Doors-Chambord Bronze.
3. Balconies (two bedroom units)-Acrylic Stain-Chambord Tan.
4. Wood Trim-Flat Exterior-Chambord Tan.
5. Gutters, Downspouts and Metal Cladding of wood not already pre-painted Reynolds Colonial Ivory-DTM Acrylic-Metal Primer / Finish-Chambord Tan

Colors refer to Sherwin-Williams special Chambord Colors available at the Sherwin Williams Paint Store at 204 West Ogden, Westmont, IL, 630-515-8898.

Before contracting to perform any remodeling work or changing exterior colors, it is a requirement that the owner complete and submit to the Board for its approval an ACR. The homeowner must have the approval of the Architectural and Grounds Committee before any work may be started. If any work is performed without the explicit approval of the aforementioned committee, the party who violates this rule may be fined or required to remove work that does not meet the criteria of the Committee, By-Laws or Rules and Regulations.

EXHIBIT Q - ROOF SPECIFICATIONS

Any quotation from the contractor should contain but not be limited to the following provisions designed to eliminate the inherent leaks due to poor workmanship/design/shortcuts on the original roofs. Be sure to ask for the contractor's experience in our development and get references with phone numbers to call.

1. Remove present roofing down to wood deck and dispose of all debris. All rotted wood and decking shall be removed and replaced at quoted time and material rates. Original roof may have been hot-mopped directly to the deck, a shortcut that causes edge-cracking leaks in the roof with ambient temperature changes.
2. Install a separation layer of 1/2" thick high-density wood fiber insulation board over flat roof decks using 3" dia. plates with plated steel screws long enough to penetrate deck.
3. New roof vents shall be installed to provide a total of 3 square feet roof venting area and 12 new 8" X 16" eave vents (6 front and 6 rear) shall be installed to ensure proper roof venting per code. Many units had only 0.2 square feet in roof vents and no eave vents in the front.
4. Hot mop base sheet to the insulation board. Base sheet shall extend down onto cedar shakes at least 4 inches.
5. Install new primed 0.032" aluminum drip-edge around the complete perimeter adhered to base sheet and extending down over cedar shakes to cover base sheet. **Note: color of any metal visible on the roof must be Reynolds Colonial Ivory or approved equal.**
6. Apply 4 mm thick polyester reinforced, aluminum fiber or white color granular coated modified bituminous roofing membrane to entire flat roof deck covering horizontal portion of primed metal drip-edge. Membrane shall be applied hot by means of torch welding to gain full adhesion to the base sheet below. Specifications and procedures shall be in accordance with manufacturer's recommendations in order to obtain manufacturer's 10-15 year non-prorated warranty on materials and labor.
7. All materials used in the entire roof system shall be installed in accordance with the manufacturer's recommendations.
8. Flashing required at mansard roof to lower flat roof to be of like modified material and to extend one foot up wall, under windows and be placed under dormer side pan flashing. Most of the leaks into the garages of these units are due to poor or missing flashing under the window sills and/or lack of proper caulking around the window dormer flashing. Unless the complete shake roof system is being replaced, the lower two rows of Mansard shingles and window skirt boards shall be removed above lower flat roof to allow proper flashing and caulking.
9. Shingles around windows shall be removed to expose eyebrow/dormer flashing pans. Pans shall be repaired/replaced/primed and covered with modified material, providing proper step flashing under shingles and over lower flat roof to wall flashing. If shake panels were used in the existing roof, the entire shake system must be removed and one-half inch plywood sheathing installed to provide a proper base for flashing and for the new shingles to be nailed to.

Exhibit Q-1

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10. On three-bedroom units with side Mansard roof above neighbors sloped roof, have the roofer insulate this wall with two inches of styrofoam glued to the concrete block party wall before covering with plywood sheathing. This wall may have been previously left un-insulated causing a very cold closet/bedroom during winter.
11. Flashing of roof vents, plumbing vents, brick walls and chimneys will be of like modified material heat welded to the base sheet following all manufacturer's specifications and recommended practices to qualify for maximum manufacturer's warranty.
12. If gutters are original, Roofer shall quote on removal and disposing of old gutters and installing new properly sloped gutter system. Material shall be .032" thick with oversized downspouts.
Note: color of gutters, drip edge and downspouts must be Reynolds Colonial Ivory or approved equal.
13. Alternate price shall include replacement of all cedar shakes in proper order to insure a watertight system. Wood Shakes to be hand split cedar 18" long, 1/2" to 3/4" butt thickness, 8" roof exposure. Shakes shall be laid in straight line courses over closed sheathing with 30#-18" width of saturated felt between each course. Starter course shall be 18" smooth sawn shingle. Nail each shingle at least one inch from the edge and two inches above the butt line of the following course. Use hot dipped zinc coated nails. Each course of shingles shall be step-flashed to any vertical surfaces such as window eyebrow sides, chimneys or adjacent units.
14. W. R. Grace Ice and Water Shield shall be used at top corners of flat roofs, under shakes above gutters and to terminate modified material used to flash around window panes and lower flat roof to Mansard roof.
15. Contractor's insurance shall cover water damage as well as general liability and workers' compensation during the duration of the work.
16. Contractor's guarantee on leaks, workmanship, material and labor shall be clearly spelled out in the contract. Manufacturer's written guarantee against leaks and waiver-of -lien shall be provided before final payment.
17. A good hard rain should be experienced or a water test should be requested before making final payment.

Your CHAMBORD board is available for comments or questions. Please call the Managing Agent at the telephone number listed on the contact sheet in the Rules & Regulations.

Before contracting to perform any remodeling work or changing exterior colors, it is a requirement that the owner complete and submit to the Board for its approval an ACR. The homeowner must have the approval of the Architectural and Grounds Committee before any work may be started. If any work is performed without the explicit approval of the aforementioned committee, the party who violates this rule may be fined or required to remove work that does not meet the criteria of the Governing Documents.

EXHIBIT R - COACH LIGHTS SPECIFICATION

The following are the approved Coach Lights for CPOA units. All other lights must be replaced with approved units.

- Original builder installed colonial style coach lights front and rear. Due to different scale these are not interchangeable.
- Optional front coach light as of June 2004, Hinkley # 1784FB in forum bronze color with three 25-watt clear flame style bulbs. Available at Crest Lighting in Lisle.
- Optional rear coach light as of June 2004, Hinkley # 1786FB in forum bronze color with one 60-watt clear bulb. Available at Crest Lighting in Lisle.
- Special rear coach light TSI Prime # 180-05 cast aluminum # C427-793, only if ACR approved by the Board before June 2004.

Before contracting to perform any remodeling work or changing exterior colors, it is a requirement that the owner complete and submit to the Board for its approval an ACR. The homeowner must have the approval of the Architectural and Grounds Committee before any work may be started. If any work is performed without the explicit approval of the aforementioned committee, the party who violates this rule may be fined or required to remove work that does not meet the criteria of the Committee, By-Laws or Rules and Regulations.

EXHIBIT S - CHAMBORD FRONT PORCH/STAIRS/WALKWAY REPAIR OR REPLACEMENT SPECIFICATION

Concrete porches, stairs and walkways can be repaired, leveled or replaced to as-built original specification and dimensions as required without Board Approval. Care must be taken to support and maintain the correct level of the porch roof during this work. The walkway level shall match the garage sill level.

Homeowner must submit an Architectural Change Request (ACR), and obtain written approval to have the concrete porch, steps repaired and/or to request that the walkway and porch be covered with brick pavers.

Approval will be at the Board's sole discretion and will be limited to the two brick styles and walkway shapes which can be seen at 19W102 Avenue Normandy North (for curved shape) and 19W146 Avenue Royal (for straight walkway). Size and shape of walkway to be similar to above addresses.

Brick pavers must be one of the following, and installed per manufacture's specifications.

- Unilock "Brussel" block paver ("Prairie" color only) in "half stone and standard" sizes only (XL size not allowed)
- Unilock "OGC" (Olde Greenwich Cobble) block paver ("Prairie" color only) in "square, rectangle, and jumbo" sizes.

Owners who share a driveway must have the same walkway shape and use the same brick style to maintain a symmetrical appearance as can be seen at 19W086/19W102 Avenue Normandy North. ACR submittal must include adjacent homeowner's written consent to style and shape.

Any questions about this specification are to be referred to the Managing Agent.

EXHIBIT T - CHAMBORD WOOD RESTORATION/REPLACEMENT SPECIFICATION

General

Rotted or damaged wood shall be replaced with new material to match and provide original as-built appearance and architectural detail, using only the following listed materials of correct shape and thickness.

When replacing windows, replacement-type window frame or new construction type window frame must be covered by original or new one-piece wood trim (same as original) in order to maintain original window architectural detail.

No metal cladding of existing or new wood will be allowed as of April 10, 2007.

When replacing wood or metal clad wood, it must be replaced with approved materials.

When replacing windows or doors, metal cladding over adjacent trim is not allowed.

Existing cladding not being replaced will be allowed to remain under the following conditions only:

- Material is Reynolds Colonial Ivory or is painted Chambord Tan.
- Appearance of the cladding remains acceptable to the Chambord Board.

Materials

Replacement material for siding panels and trim shall be new, once piece without joints, clear pine wood, exterior or marine grade A/C plywood or synthetic products listed below, suitable for exterior use and applications.

Acceptable synthetic products for siding panels and trim are:

- Techtrim Products. www.techtrimproducts.com
- Azek Trim Boards. www.azek.com
- James Hardie Siding Products. www.jameshardie.com
- CPOA approved equal.

All products must be used in accordance with manufacturer's recommendations. All synthetic products to be suitable for painting with acrylic latex paint.

All fasteners shall be galvanized or as specified by product manufacturer.

Caulk shall be Vulkem 921 Polyurethane based.

Priming

All new work shall be primed six sides after cutting and before installation, with Sherwin-Williams A-100 alkyd exterior wood primer.

Exhibit T-1

EXHIBIT U - CHAMBORD GARAGE DOOR SPECIFICATION

10' x 7' Hörmann Overhead Door

- Design - DSP42 Traditional Raised Panel
- Thickness - 1.75"
- Material - Galvanized Steel, 25 Gauge Exterior & Interior
- Color - Custom - Chambord Tan (must be painted by vendor)
- Insulation Type - Polyurethane
- R-Value - Modest 12.4
- Spring System - 45,000 Cycle Galvanized Torsion
- Bottom Seal - EPDM Surface Adjusting
- Weather Stripping - All vinyl to match color of door.
- Hinge Type - 14 Gauge Lubri Hinge
- Roller Type - 11 Ball Bearing Nylon
- Exterior Hardware - N/A
- Lip Seal between each section.
- 13 Gauge vertical and horizontal track.
- Painted end caps.

Available at:

Innovative Garage Door, Inc.
650 Ogden Avenue
Downers Grove, IL 60515
(630) 673-0007