EDGEWOOD PLACE CONDOMINIUM ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION D

RULES AND REGULATIONS

IMPORTANT INFORMATION
Please keep this information with your governing documents

Edgewood Place Condominium Association, Inc.

RESOLUTION ADOPTING RULES REGARDING INSURANCE DEDUCTIBLES

WHEREAS the Board of Directors of Edgewood Place Condominium Association, Inc. (the "Association") has the power to exercise for the association all the powers necessary to administer the Condominium, pursuant to Article III, Section 5 of the Bylaws;

WHEREAS the Board of Directors has the specific power of "making and amending Rules and Regulations respecting the use and enjoyment of the Condominium" pursuant to Article III, Section 5(f) of the Bylaws, and may promulgate "Rules and Regulations concerning the operation and use of the Common Elements," pursuant to Article VI, Section 6 of the Bylaws;

THEREFORE, BE IT RESOLVED that the Association adopt the following Rules and Regulations:

Insurance Deductible. In the event of any insured loss, the Association's deductible shall be considered a maintenance expense to be paid by the person or entity (including the Association) who would be responsible for such maintenance under the Condominium Documents, in the absence of insurance. If the loss is caused by more than one Unit or a Unit and the Common Elements, the deductible shall be equitably apportioned by the Board in its sole discretion among the parties suffering loss in proportion to the total cost of repair of insurable items. The amount due from any Unit owner for the deductible shall be an assessment and the Board's decision on the allocation of the deductible shall be conclusive as long as the Board provided each interested party an opportunity to state its position prior to any apportionment. In determining the allocation of the deductible, the Board may take into account whether or not the negligence of any person or entity contributed to the loss, even if the loss didn't originate from that unit (e.g. unit owner leaves window open in winter and common element pipe freezes) and may allocate the deductible based on any such negligence.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to all homeowners at their last known addresses.

The Board of Directors adopted this resolution on January 11, 2016, with the policies to take effect on January 11, 2016.

Pres.

Secretary

WHD/12182524.1

RESOLVED THAT in order to comply with the Village Code and at the express request of our insurance carrier, the following rule be added to the Rules and Regulations of Edgewood Place Condominium Association, Inc.

No hibachi, gas fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet of any structure. The use of an electric grill is permitted and recommended.

Any original owner with a natural gas line to their patio installed during the initial construction of their unit may continue to use the gas line to fire a grill. However upon sale or other transfer of the unit to a new owner the gas line must be disconnected and the above rule would apply.

Adopted by the Board of Directors on October 6, 2021.