

EXHIBIT A

ALTERATIONS & ADDITIONS APPLICATION

(Any modification, addition, or removal of an item in the limited common elements and/or common elements requires prior approval.)

HOMEOWNER: _____ DATE: _____

ADDRESS: _____ PHONE: _____

REQUESTED ALTERATION/ADDITION:

- Landscape Removal Landscape Addition Garage Door Replacement
- Window Replacement Satellite Installation Other (specify below)

SUMMARY OF THE REQUEST

A SKETCH **MUST BE ATTACHED** TO THE APPLICATION TO SHOW LOCATION AND DIMENSION RELATIVE TO EXISTING STRUCTURES.

THIS ADDITION CONFORMS WITH ALL REQUIREMENTS SET FORTH BY THE VILLAGE, COUNTY, STATE, ETC. AND THAT ANY NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO INSTALLATION.

UPON BOARD APPROVAL OF THIS ALTERATION, I ACCEPT FULL RESPONSIBILITY FOR THE ALTERED AREA AND WILL MAINTAIN IT IN A SAFE AND PRESENTABLE CONDITION. FAILURE TO DO SO WILL RESULT IN REMOVAL AND RESTORATION AT THE OWNER'S EXPENSE.

SIGNATURE

DATE



FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____
 DATE APPROVED _____ BY: _____
 REASON FOR DISAPPROVAL: _____
 FINAL INSPECTION BY: _____ DATE: _____

PLEASE RETURN TO:

Asbury Woods Condominium Association
 c/o ACM Community Management
 3041 Woodcreek Drive, Suite 100
 Downers Grove, IL 60515

FOR SATELLITE DISHES, PLEASE STATE SPECIFICALLY WHERE THE INTENDED INSTALLATION IS TO BE AND PROCEED TO EXHIBIT B.

EXHIBIT B (1 of 2)

Asbury Woods Condominium Association

c/o ACM Community Management
3041 Woodcreek Drive, Suite 100
Downers Grove, IL 60515

INSTALLATION OF SATELLITE DISHES

In order to keep the aesthetic appearance of the Asbury Woods Condominium Association in a good and orderly manner, the Board has adopted the following Rules and Regulations:

Any owner interested in installing a satellite dish one meter or less in diameter must notify the Board and obtain instructions for installation within seven (7) days from the date of installation. Satellite dishes greater than one (1) meter in diameter are prohibited.

Satellite dishes may only be installed on portions of property in which the owner has a direct or indirect ownership interest and is within the owner's exclusive use or control. Under the Declaration, this limits owners to installing satellite dishes only on patios or balconies (which are considered part of the Limited Common Elements) or on a metal pole not to exceed 4' in the mulched area. A satellite dish may be installed above the roof as long as the dish is attached to the fascia on the underside of the roof gutter using a "U" bracket. Please note, wiring must enter the building at the site of installation and be run on the interior of your home, not along the exterior of the building

No more than one (1) antenna of each provider may be installed.

All wires must be encased in molding which matches the color of the building. If at all possible, please attempt to use existing wires.

In order to protect the health, safety and welfare of the residents and their property, the Board reserves the right to inspect the installation and maintenance of the satellite dish.

Once installed, the owner will be responsible for the maintenance of the dish. If additional cost is required to maintain the portion of property on which the dish is installed, the Board may assess this cost back to the unit owner. If it is necessary for the Association to remove the satellite dish to perform maintenance, the owner will be advised accordingly.

The unit owner shall at all times keep the satellite dish in good repair. Failure to do so after five (5) days notice from the Board may result in the removal of the dish.

The owner shall be responsible to fund the cost of any maintenance, repair or replacement to the property to its original condition upon removal of the dish. In addition, the owner must restore the property to its original condition upon removal of the dish.

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 as a result of the installation of the dish. Upon installation of the dish, the owner must execute the enclosed hold harmless agreement.

Upon transference of the ownership or occupancy of the unit, the Owner shall inform the successor in title, including any purchaser by Article of Agreement for Warranty Deed, or tenant, of the existence of the rules and regulations and the obligations set forth herein. All obligations herein shall pass to any successor in interest. If the transferee is unwilling to assume the responsibilities set forth herein, and execute a new hold harmless agreement, the dish must be removed prior to conveyance and the area restored to its original condition.

All satellite dishes shall be constructed in strict compliance with these rules and regulations. Any deviation from these 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 and every day an unauthorized satellite dish shall remain on the premises after Owner has been notified to remove it, or advised to re-install the dish in conformance with the Rules and Regulations. The fine shall be set by the Board of Directors in accordance with approved guidelines for fines.

EXHIBIT B (2 of 2)

Asbury Woods Condominium Association

c/o ACM Community Management
3041 Woodcreek Drive, Suite 100
Downers Grove, IL 60515

INDEMNIFICATION AGREEMENT

This Indemnification Agreement made this _____ day of _____, _____, by and between
Asbury Woods Condominium Association (“Association”) and
_____ (“Owner”).

In consideration of the mutual covenants set forth herein, Association grants Owner the right to install a satellite dish one (1) meter or less in diameter on the designated limited common elements (patios or balconies) located in the Association provided Owner shall indemnify and hold harmless the Association, its directors, officers, agents and members from and against all claims, damages, losses, judgments, executions and expenses, including all costs of defense and attorney’s fees (hereafter “claims”), arising out of or resulting from the installation, maintenance, use or removal of this satellite dish, provided that any such claim is (a) attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of the use resulting therefrom and (b) caused in whole, or in part, by any negligent act or omission of the Owner or anyone for whose acts any of them may be responsible or liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

In the event any claims are lodged against the Association, its directors, officers, agents or members by the Owner or by anyone for whose acts any of them may be responsible or liable, the indemnification obligation set forth in this Agreement shall not be limited in any way by a limitation on the amount of type of damages.

ASBURY WOODS
CONDOMINIUM ASSOCIATION

OWNER

By _____

By _____

EXHIBIT C

Asbury Woods Condominium Association

c/o ACM Community Management
3041 Woodcreek Drive, Suite 100
Downers Grove, IL 60515

HOMEOWNER QUESTIONNAIRE

IN ORDER TO UPDATE YOUR ASSOCIATION'S RECORDS, WE WOULD APPRECIATE YOUR TAKING A FEW MINUTES TO COMPLETE THE QUESTIONNAIRE BELOW AND MAIL TO THE ADDRESS ABOVE.

(IF YOU ARE RENTING PLEASE COMPLETE THE TENANT QUESTIONNAIRE.)

NAME _____ DATE _____
UNIT ADDRESS _____
MAILING ADDRESS _____
HOME PHONE _____ OFFICE PHONE _____

YOUR OCCUPATION _____

OTHER OCCUPANTS & RELATIONSHIP TO HEAD OF HOUSEHOLD

NAME _____ RELATIONSHIP _____
NAME _____ RELATIONSHIP _____

IN CASE OF AN EMERGENCY NOTIFY: _____
ADDRESS _____
PHONE _____ RELATIONSHIP _____

I CAN BE REACHED AT HOME _____ ALL DAY _____ MORNING _____ EVENINGS

PETS _____

MAKE OF VEHICLE/YEAR _____ COLOR _____ LICENSE NUMBER _____

NAME OF MORTGAGE HOLDER _____

ADDRESS _____

***** ALL INFORMATION WILL BE HELD IN STRICTEST CONFIDENCE!!!*****

EXHIBIT D (1 of 2)

Asbury Woods Condominium Association

c/o ACM Community Management
3041 Woodcreek Drive, Suite 100
Downers Grove, IL 60515

TENANT QUESTIONNAIRE

IN ORDER TO UPDATE YOUR ASSOCIATION'S RECORDS, WE WOULD APPRECIATE YOUR TAKING A FEW MINUTES TO COMPLETE THE QUESTIONNAIRE BELOW. (Return to address above.)

THANK YOU!!!

NAME _____ DATE _____

UNIT ADDRESS _____

HOME PHONE _____ OFFICE PHONE _____

YOUR OCCUPATION _____ LEASE END DATE _____

OTHER OCCUPANTS & RELATIONSHIP TO HEAD OF HOUSEHOLD

NAME _____	RELATIONSHIP _____
NAME _____	RELATIONSHIP _____
NAME _____	RELATIONSHIP _____

IN CASE OF AN EMERGENCY NOTIFY: _____
 ADDRESS _____
 PHONE _____ RELATIONSHIP _____

I CAN BE REACHED AT HOME ___ ALL DAY ___ MORNING ___ EVENINGS

PETS _____

MAKE OF VEHICLE/YEAR	COLOR	LICENSE NUMBER
_____	_____	_____
_____	_____	_____

*****ALL INFORMATION WILL BE HELD IN STRICTEST CONFIDENCE!!!*****

EXHIBIT D (2 of 2)

**ASBURY WOODS CONDOMINIUM ASSOCIATION
RIDER TO LEASE**

OWNER NAME: _____

TENANT NAME: _____

UNIT ADDRESS: _____, Justice, IL

This rider is added to the attached lease in accordance with the Rules and Regulations and Declaration and By-Laws of the Asbury Woods Condominium Association. By this rider, the undersigned parties acknowledge expressly that every lease and the parties so noted shall be subject in all respects to the provisions of the Declaration, Rules and Regulations of the Association, and any failure by the lessee to comply with the terms thereof shall be a default under this lease.

The Board of Directors of the Asbury Woods Condominium Association shall be a third party beneficiary of said lease and shall be entitled to pursue all available legal and equitable remedies in the event of any such default. No rights of the Board of Directors shall be deemed to have been waived or abrogated by reason of any previous failure to enforce the same.

A copy of the signed original of said lease and a copy of this signed rider must be given to the Board of Directors or its managing agent for the Association files within at least fifteen (15) days of the execution of the lease or the date of occupancy.

Lessor/Owner

Lessee/Tenant

Lessor/Owner

Lessee/Tenant

Date

Date