

MARINA TOWERS CONDOMINIUM ASSOCIATION

300 NORTH STATE STREET

CHICAGO, ILLINOIS, 60654

DK Condo
A DRAPER AND KRAMER
COMPANY
David A. Gantt
Ph. 312-644-1187
Fax 312-644-1831

Amendments to the Rules & Regulations of Marina Towers Condominium Association dated November 15 2007

After a period of review and comment by the members of Marina Towers Condominium Association, the Board of Directors of Marina Towers Condominium Association approves and adopts the following amendments to the Rules & Regulations of Marina Towers Condominium Association dated November 15 2007. These amendments shall be effective as of July 11 2012.

I.T. Section I.T of the Rules & Regulations of November 15 2007 is hereby deleted in its entirety and replaced as follows:

T. *Service Dogs – Dogs specifically trained to aid the physically, mentally or emotionally challenged, as defined by the Americans with Disability Act and any other act, statute or ordinance.*

II.I.6. The following paragraph shall be added to Section II.I.6 of the Rules & Regulations of November 15 2007

i. *No fencing, gating, caging or other similar material may be affixed to, or otherwise placed upon, the balconies.*

II.L.1. Section II.L.1 of the Rules & Regulations of November 15 2007 is hereby deleted in its entirety and replaced as follows:

1. *Pets-Limitations. No animals whatsoever shall be raised, or otherwise kept, in any unit, except for household cats, Service Dogs, fish and small birds owned as household pets by a Unit Owner, tenant or occupant, provided that such pet is not kept for any commercial purposes and provided that such pet shall be kept in strict accordance with the Rules & Regulations relating to household pets, from time to time approved and adopted by the Board, and provided that such pet shall not in the judgment of the Board constitute a nuisance.*

a. *Under no circumstance shall any more than one cat be raised or otherwise kept in a studio unit, except that this restriction shall not apply to studio units containing more than one cat as of the effective date of these amendments.*

b. *Under no circumstance shall any more than two cats be raised or otherwise kept in a one-bedroom unit, except that this restriction shall not*

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apply to one-bedroom units containing more than two cats as of the effective date of these amendments.

- c. Under no circumstance shall any more than three cats be raised or otherwise kept in a unit having two or more bedrooms, except that this restriction shall not apply to units having two or more bedrooms and containing more than three cats as of the effective date of these amendments.*

II.L.3. Section II.L.3 of the Rules & Regulations of November 15 2007 is hereby deleted in its entirety and replaced as follows:

- 3. Dogs. No dogs shall be permitted upon the common elements or limited common elements, or within any unit. Notwithstanding this restriction, any one Unit Owner, tenant or occupant may raise, keep and maintain a single Service Dog subject to the following:*
 - a. The Unit Owner, tenant or occupant shall first submit to the Association a written request for a reasonable accommodation to include the maintenance of a Service Dog, providing the Association with evidence that the use of a Service Dog has been prescribed for the Unit Owner, tenant or occupant by a licensed physician, licensed psychologist or licensed clinical social worker.*
 - b. Upon the Association's reasonable accommodation to include the maintenance of a Service Dog, the Unit Owner, tenant or occupant shall provide to the Association (i) the Service Dog's training certificate as a service dog (this requirement does not apply to emotional support dogs); (ii) veterinary records evidencing that the Service Dog's vaccinations and inoculations are current and that the Service Dog is otherwise healthy; (iii) an affidavit executed by the Unit Owner, tenant or occupant attesting that the Service Dog has never, to the best knowledge, information and belief of the Unit Owner, tenant or occupant, bitten or otherwise attacked a person or other animal; and (iv) a form, to be provided by the Association, executed by the Unit Owner, tenant or occupant whereby the Unit Owner, or the tenant and Unit Owner, or the occupant and Unit Owner, agree to indemnify and hold the Association harmless for any bodily injuries and/or property damage caused by the Service Dog.*
 - c. When in public areas, the Service Dog shall at all times (i) be short-leashed and in the possession and control of the Unit Owner, tenant or occupant; (ii) be muzzled, (iii) wear a vest identifying it as a Service Dog; and (iv) display any registration tags required by the City of Chicago or the County of Cook. Under no circumstance shall any Service Dog be leashed to a stationary element located in the Common Elements or located upon any easement granted in favor of the Association. Any violation of this subsection is subject to a fine consistent with Section III.B.19 of these Rules & Regulations.*

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II.L.6. Section II.L.6 of the Rules & Regulations of November 15 2007 is hereby deleted in its entirety and replaced as follows:

6. Maintenance of Pets-No Offensive or Disruptive Noise, Odors or Fumes. All cats, Service Dogs, fish, small birds and any other household pets permitted by these Rules & Regulations shall be maintained in such a manner as to not cause offensive or disruptive noise, odors or fumes outside the unit, and shall not be permitted to urinate or defecate on or in any common element or limited common element, to include but not be limited to balconies attached to any unit.

II.L. The following paragraph shall be added to Section II.L of the Rules & Regulations of November 15 2007:

8. Registration of Cats and Service Dogs. All Unit Owners, tenants or occupants who raise, or otherwise keep, cats or Service Dogs in their unit(s), shall, on or before January 1 of each calendar year, submit to the Association the following:

- a. An animal registration form, to be supplied by the Association, identifying themselves by name and unit number, and identifying, by name, species and breed, any cat(s) or Service Dog raised or otherwise kept in the unit;
- b. A current photograph of any cat(s) or Service Dog raised or otherwise kept in the unit; and
- c. An animal registration fee, payable to "Marina Towers Condominium Association," in the amount of Fifteen Dollars and Zero Cents (\$15.00) per cat or Service Dog.

III.B. The following paragraph shall be added to Section III.B of the Rules & Regulations of November 15 2007:

19. Service Dogs – Failure to Control – Any violation of Section II.L.3 hereof

Fine: \$250.00 for first violation; \$250.00 for each of any continuing violation(s) and possible eviction of the Service Dog

Dated: July 11 2012.