



September 26, 2019

Dear Unit Owner:

This letter is to inform that at the Board Meeting held on Wednesday, September 25, 2019, the Elm at Clark Board of Directors adopted the following rules:

FURNITURE DELIVERY AND REMOVAL

7. In the event that a furniture delivery or removal is used as a move-in or move-out, the unit owner will be assessed the unscheduled move fee of up to \$1,000 as a penalty.
8. Padded freight elevator must be used for all moves and/or furniture deliveries.

-AND-

ELECTRONIC COMMUNICATIONS

ELECTRONIC COMMUNICATION

Pursuant to Section 18.8 of the Illinois Condominium Property Act (the “Act”), any notice required to be sent or received for signature, vote, consent, or approval required to be obtained under any condominium instrument or any provision of the Act may be accomplished by Acceptable Technological Means which includes, without limitation, electronic transmission over the internet or other network, whether by direct connection, intranet, telecopier, electronic mail and any generally available technology that, by rule of the association is deemed to provide reasonable security, reliability, identification and verifiability. Each of the methods of electronic transmission, as well as any further specific methods approved by the Board from time to time, are deemed by this rule to provide reasonable security, reliability, identification and verifiability.

Pursuant to Section 18.4(s) of the Illinois Condominium Property Act (“Act”), Unit Owners may opt-in to receive electronic notices and communications required or contemplated by the Illinois Condominium Property Act, the Declaration, the Rules and Regulations and any other applicable law in lieu of receiving a paper copy of such notices and correspondence by completing and submitting the Electronic Communication and Voting Opt-In Form (available from management).

By opting-in to the electronic notification program (“going paperless”), each Unit Owner understands and agrees that: (i) Unit Owner’s consent to receive electronic notifications, and/or view documents electronically, shall remain in effect until such Unit Owner submits a written request to the Board to once again receive paper notifications and (ii) such Unit Owner waives the right to receive written notices required by the Illinois Condominium Property Act, the Association’s Declaration or the Illinois Not-for-Profit Corporation Act in lieu of accepting notices by electronic notification.



ELECTRONIC VOTING

Pursuant to Section 18.8(d) of the Act, Unit Owners may vote, consent or approve any matter under the Act, the Declaration, the Rules and Regulations by transmitting such vote, consent, or approval to the Board or its agent by Acceptable Technological Means. To opt-in for such voting, a Unit Owner must complete and submit the Electronic Communication and Voting Opt-In Form (available from management).

By opting-in to electronic voting, each Unit Owner understands and agrees that Unit Owner's consent to send electronic votes shall remain in effect until such Unit Owner submits a written request to the Board revoking the request to electronically vote.

Please keep a copy of this letter for your records. The adopted rules are effective **November 24, 2019**.

If you have any questions, please feel free to contact me in the Management Office.

Sincerely,

The Elm at Clark Condominium Association

Edina Devic

Edina Devic, CMCA

Condominium Property Manager