

The Midwest Club  
of  
Oak Brook

**RULES AND REGULATIONS  
OF  
THE MIDWEST CLUB**

**1100 Midwest Club Parkway  
Oak Brook, IL 60523  
630-655-9002**

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# **RULES AND REGULATIONS**

## **OF**

### **THE MIDWEST CLUB**

#### **I. PENALTIES AND FINES**

If a homeowner is in violation of the Declaration of Covenants, By-Laws, Architectural & Landscape Manual, Rules and Regulations, the Property Manager or the Board of Directors may impose the following fines:

- a. First Written Notice : none
- b. Second Written Notice: \$250
- c. Written Warning: \$500
- d. Unreasonable Failure to Comply with Written Warning: \$1000 or as determined by the Board of Directors.
- e. Unpaid Accounts of \$1000 or more: legal action (unless determined otherwise by the Board of Directors).

#### **II. LEGAL ENFORCEMENT AND COSTS**

In the event any violation of the Declarations, By-Laws, Architectural & Landscape Manual, Rules and Regulations, the Board of Directors reserves the right to pursue any and all legal equitable remedies to compel enforcement. All costs and attorney's fees shall be assessed against the offending Homeowner and shall be a lien against the Property until paid in full. Liens will be filed against the Property with the Recorder of Deeds of DuPage County. Furthermore, if a homeowner brings legal representation to the Midwest Club and/or its representatives, the homeowner will be responsible for any legal expenses incurred by the Midwest Club in response.

## **PARKING REGULATIONS**

The following parking, vehicle, and access regulations apply to residents, guests and contractors as adopted at the October 26, 2004 meeting of the Midwest Club Board of Directors:

### **III. PARKING**

**A.1** Overnight street parking is not permitted in the court cul-de-sacs nor on Midwest Club Parkway. Security must be notified if an automobile needs to be parked on the street overnight.

**A.2** Parking is only permitted on ONE SIDE, (the inbound side) of the Midwest Club Parkway and courts. Overflow parking is only permitted on the outside perimeter of Midwest Club Parkway (the side opposite the main pond).

**A.3** No parking is allowed in the cul-de-sacs at the end of the Courts or in any turn-around areas.

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However, temporary variances of parking single vehicles on the incoming side of the street and in the cul-de-sac for parties or short term needs are allowed. The owner of the vehicle will be responsible for any damage that occurs as a result of parking in the cul-de-sac. (BOD 5/23/11)

**A.4** Parking is only allowed in the Clubhouse parking lot when residents are using the recreational facilities or when the Clubhouse has been rented, or when the resident has notified Management/Security in advance.

**A.5** Parking is only allowed in the Main Gate parking lot when Management/Security has been notified in advance.

### **IV. ACCESS CONTROL**

**A.1** Residents are to provide Security with an alphabetized list of guests and/or caterers at least ten (10) days prior to a party.

**A.2** The permitted work hours for construction, landscapers, vendors and workers are as follows:

- Weekdays 7:00 AM to 7:30 PM
- Saturdays 7:00 AM to 5:30 PM
- Sundays No work is permitted. No exceptions.

These hours are strictly enforced. No contractors will be permitted entry outside of these hours. All workers must vacate the subdivision no later than 7:30 PM on weekdays and 5:30 PM on Saturdays.

**A.3** Estate sales and garage sales are not allowed in The Midwest Club. Realtor Open Houses are allowed by invitation only. Realtors must provide credentials and leave a business card at the Security Gatehouse. Lockboxes are not allowed and keys may not be turned over to a buyer's realtor to show the home. Per the Declaration and Covenants, the Midwest Club management office must have a copy of the sales contract 30 days prior to the closing of the home. Homes that are for sale may be shown by appointment only and prospective buyers should be accompanied by the listing realtor or homeowner. (BOD Aug 24, 2009)

**A.4** Gate Opener Deactivation: The Board of Directors may deactivate the Gate Openers belonging to residents who are in arrears for assessments and other fees, as the use of automatic Gate Openers are considered an amenity. (BOD Aug 23, 2010)

**V. SPEED LIMIT**

The *maximum* speed limit for all The Midwest Club roadways is *25 miles per hour*. The speed of any vehicle being operated within The Club should be adjusted sufficiently *below the maximum* to permit absolutely safe operation under conditions of children present, pedestrians, bicyclists, temporary congestion, etc.

**VI. VEHICLES**

Go carts, motorized scooters, and the like, are prohibited in the Midwest Club per an Oak Brook Village ordinance.

## RECREATION FACILITIES

As with all recreational facilities of the Midwest Club, certain rules and regulations are necessary to enhance the interests of the largest number of Members. These are intended to insure that the Recreation Club is maintained and operating in an inviting manner for all Midwest Club Members. Such Rules and Regulations are adopted pursuant to Section 10 of the First Amended Declaration of Trust and Declaration of Covenants Conditions and Restrictions of the Midwest Club Area.

### I. THE CLUBHOUSE

The Recreation Clubhouse has been provided and is equipped to function as a basic Club facility for Club Members' social affairs. It is contemplated that such affairs will take (2) general forms, the primary form being a broad spectrum of social activities in which the general Recreation Club Membership has the opportunity to participate.

The other form is a narrower range of private social affairs sponsored by a Club Member, or a group of members, in which the Clubhouse functions as an extension of their individual residences, with further restrictions which are necessary in order to benefit the greatest number of Club Members. For this reason, a Member of the Midwest Club must host and attend any affair which takes place in the Recreation Clubhouse. Uses of the Recreation Clubhouse which are contemplated, include: receptions, teas, cocktail parties, buffets and a limited number of sit down dinners. However, the Clubhouse is not to be used by a Club Member to sponsor outside organizations whose use may abridge the general intent of security at The Midwest club. Organizations to be excluded are of the general type that would sell public tickets for the affair, host fundraising activities, or where the number of guests would, by the nature of the affair, cause excessive wear and tear on the facilities.

The Clubhouse was not intended to be, nor is it equipped to function as a general lounge.

In order to assure that the Clubhouse may be maintained in an inviting condition, and in accordance with procedures that will enhance the interest of the largest number of Recreation Club Members, the following operating rules have been established for Clubhouse activities.

## GENERAL INFORMATION

### I. MANAGEMENT

Hours are 8:30 a.m. to 4:30 p.m., Monday through Friday.

In case of emergency, contact the Gatehouse  
(630) 655-9000 which will contact Management.

The Management Office is in the Clubhouse on the lower level.

### II REFUSE COLLECTION

For the convenience of the Membership, refuse collection has been specially arranged for once a week in front of each home. All refuse should be contained inside covered debris receptacles, wrapped in such a way as to prevent the wind from blowing it around. **Refuse containers may be placed at the curb no earlier than 6 PM on the day before collection and must be promptly removed after collection. Containers should not be visible from the street.**

### III. SNOW REMOVAL

To avoid hindering snow removal operations during times of heavy snow, vehicles should not be parked on Court roads. *Snow from individual driveways should not be pushed out to any abutting Court road.* As with all Villages, the contractor may not drop the snow blade onto the streets. The Midwest Club snowplow contractor plows and salts curb to curb in all 20 courts, the parkway, and the entrance and exit of the Midwest Club. The Midwest Club snow removal contractor does not clean the individual resident driveway apron or in front of the mailbox. The homeowner's snow removal contractor must follow the following procedure. The snow must be pushed from the beginning of the driveway INWARD and piled into the back of the resident's driveway. THE SNOW REMOVAL CONTRACTOR CAN NOT PLOW FROM THE BACK OF THE DRIVEWAY TOWARDS THE STREET. NO SNOW FROM THE RESIDENT'S DRIVEWAY SHOULD LEAVE THE DRIVEWAY.

Your contractor must be sure that the snow he plows, snow blows or shovels, does not block the resident's mailbox for the postal carrier. If a mailbox is damaged, please report it to Security at the Gatehouse.

Penalties and fines will be imposed as stated in Section I of the rules and Regulations of the Midwest Club.

#### **IV. MAILBOXES**

Special mailboxes incorporating a uniform address system have been designed for use on each home site at The Midwest Club. These have been approved by Postal authorities. No other type or style of mailbox is permitted anywhere on the Club grounds. . Please contact the management office if your mailbox is in need of repair.

#### **V. PET REGULATIONS**

- a. Pets must be leashed at all times when in the Community Area of The Club. Members are responsible for restraining their pets from relieving themselves on any part of the Community Area *or on any lot not owned by the pet Owner.*
- b. Any clean up damages or requirements for maintenance of the Community Area or on the lots of any other Member caused by a pet, shall be paid for by the Owner of the pet, or the Owner hosting the Owner of the pet.
- c. Pets are not allowed *anywhere* in the *Recreation Club* area.
- d. Pets are required to be controlled by their Owners so as to avoid any excessive noise or other disturbance of other Members.

#### **VI. WATER FOWL**

In order to control acceptable levels of migratory water fowl in The Club area, it is requested that Members do not feed the ducks or geese. Ducks, and particularly geese, may endanger humans, especially children, can cause damage to landscaping, and leave undesirable deposits behind.

#### **VII. TEMPORARY TARPS**

Temporary tarps used during roofing projects are limited to a maximum of 30 days after notification of property manager.

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