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TO: ALL UNIT OWNERS
VANGUARD LOFTS CONDOMINIUM ASSOCIATION

FR: Loretta Wheeler, Property Manager *LW*

DT: May 16, 2006

RE: Special Assessment -Rules & Regulations

At the Board of Directors Meeting held on May 15, 2006, the Special Assessment was approved. Unit Owners were notified of the Special in a letter dated April 12 and, in a letter dated April 28, 2006, each Unit Owner was notified of the amount that would be due on their individual unit and parking space. The Special Assessment will be due on **July 1, 2006**. Unit Owners that have auto debit for their assessments will need to send in the special assessment check to First Properties. Prompt payment of the special assessment will be crucial to the completion of the projects .

The updated Rules and Regulations that were mailed to Unit Owners on April 12, 2006 were also approved at that meeting. Dogs in the building will need to be registered on January 1, 2007. Owners will be sent the registration form prior to that date.

Two rules that are constantly being violated are the rules regarding deliveries and dog walking through the front of the building. You must remind your contractors or delivery people that they have to bring items through the back of the building and up the service elevator. Dogs must be walked in or out through the back of the building, not through the front. Your Board of Directors put in a pedestrian gate so that walking your dog would be easier.

It is every Owners responsibility to abide by the Rules and Regulations. If you rent your unit, it is your responsibility to advise your tenant(s) and provide them a copy of the rules. The Board of Directors will be enforcing the rules. Violators of the rules will be subject to fines. We would hate to see that happen so please, let's all work together to protect your investment and to make Vanguard Lofts a beautiful community in which to live.