

THE COURTYARDS AT PRAIRIE FIELDS CONDOMINIUM ASSOCIATION

RESOLUTION OF BOARD OF MANAGERS

THE UNDERSIGNED, being all of the members of the Board of Managers of THE COURTYARDS AT PRAIRIE FIELDS CONDOMINIUM ASSOCIATION (the "Association"), hereby consent to the taking of the following action in lieu of a regular meeting, and do hereby waive any notice whatsoever required to be given in connection therewith:

WHEREAS, Section 18.4(l) of the Illinois Condominium Property Act (765 ILCS 605/18.4) provides:

[T]he powers and duties of the board of managers shall include, but shall not be limited to...:

(l) To impose charges for late payment of a unit owner's proportionate share of the common expenses, or any other expenses lawfully agreed upon, and after notice and an opportunity to be heard, to levy reasonable fines for violation of the declaration, by-laws, and rules and regulations of the association.

WHEREAS, paragraph 20 of the Declaration of Condominium Ownership of the Courtyards Condominiums recorded as Document No. 2005R14072, as amended and supplemented to date, provides:

Remedies. In the event of any default by any Unit Owner under the provisions of the Act, Declaration, Bylaws or rules and regulations of the Board, the Board or its agents shall have each and all of the rights and remedies which may be provided for in the Act, Declaration, Bylaws or said rules and regulations, or which may be available at law or in equity, and may prosecute any action or other proceedings against such defaulting Unit Owner and/or others for enforcement of any lien and the appointment of a receiver for the Unit and ownership interest of such Unit Owner, or for damages or injunction or specific performance, or for judgment for payment of money and collection thereof, or the right to take possession of the Unit and to sell the same, or for any combination of remedies, or for any other relief.

WHEREAS, the Board of Managers determines it is in the best interests of the Association and its members that the Board of Managers adopt a policy to guide the Board of Managers and inform the Association members regarding the enforcement of covenants, restrictions, conditions,

obligations and other provisions of the condominium Act, Declaration, Bylaws and rules and regulations of the Board of Managers.

NOW THEREFORE, it is hereby:

RESOLVED, that it shall be the policy of the Association to utilize the following procedures for enforcing condominium documents, including, but not limited to, collecting assessments:

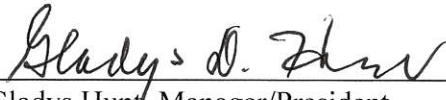
1. If a Unit Owner is determined to be in default of any covenant, restriction, condition, obligation and/or other provision of the Act, Declaration, Bylaws and/or rules and regulations of the Board of Managers, the Board of Managers, or a manager or agent on behalf of the Board of Managers, may in its discretion send a notice of default letter to the Unit Owner.
2. If the Unit Owner fails to remedy the default by the deadline set forth in the notice of default, the Board of Managers, or a manager on behalf of the Board of Managers, may levy a fine against the defaulting Unit Owner and his/her/their Unit in accordance with a then current Fine Schedule adopted by the Board of Managers. The Board of Managers shall send a notice of any such levy to the Unit Owner, and such notice shall include a second deadline for remedy.
3. If the Unit Owner fails to remedy the default by the second deadline set forth in the notice of levy, the Board of Managers, or a manager on behalf of the Board of Managers, may in its discretion forward the matter to legal counsel for collection and/or other enforcement by legal process.
4. Upon receipt of a matter for collection and/or enforcement legal counsel will be authorized to prepare and send a Notice of Lien and letter on behalf of the Association demanding immediate remedy of all continuing default(s) and payment of all outstanding assessments plus legal counsel's fees for such service and any related fines and other expenses actually incurred and/or levied by the Association.
5. If the Unit Owner fails to remedy all outstanding defaults(s) and pay all outstanding assessments and legal fees (including, but not limited to attorneys' fees and court costs) and any related fines and other expenses by the deadline set forth in legal

counsel's demand letter, the Association President and Secretary will execute the Notice of Lien, legal counsel will record the Notice of Lien in the Champaign County Recorder's Office, and the delinquent Unit Owner will be assessed additional legal fees (including, but not limited to attorneys' fees and court costs) and related expenses incurred and/or reasonably expected to be incurred by the Association, and the Board of Manager may in its discretion direct legal counsel to initiate and prosecute formal legal proceedings to foreclose upon the Association's lien and/or otherwise to enforce the provisions of the Act, Declaration, Bylaws and/or rules and regulations of the Board of Managers.

6. If the Unit Owner remedies all continuing default(s) and pays all outstanding assessments and fees and related fines and other expenses in a reasonable time before the Notice of Lien is recorded, the Association will discontinue the collection process in order to avoid additional fees.

7. If the Unit Owner remedies all defaults and pays all outstanding assessments and fees and related fines and other expenses after the Notice of Lien is filed the Association President and Secretary will execute and deliver a Release of Lien to the Unit Owner, and the Unit Owner will be responsible for recording the Release of Lien and paying all fees for such service.

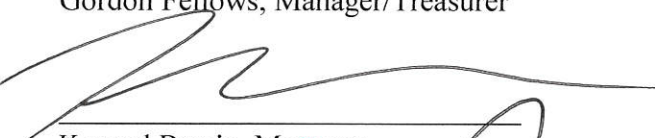
ADOPTED the 23rd day of November, 2016

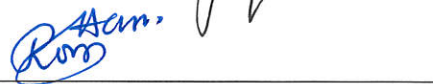

Gladys Hunt, Manager/President

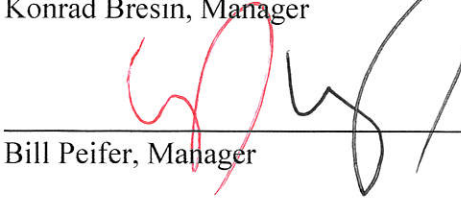

David Lin, Manager/Vice-President


Gordon Fellows, Manager/Treasurer


Jinju Lee, Manager/Secretary


Konrad Bresin, Manager


Uttam Roy, Manager


Bill Peifer, Manager