

RIDER 101

Willow West Improvement Association's Mandatory Lease Provisions

1. Lessee, any members of the Lessee's household, a guest, or invitee in the unit or on the common grounds, or any other person in the unit or on the common grounds invited there in any way by Lessee or a member of Lessee's household, shall not engage in any illegal activity, including prostitution as defined in the Illinois Compiled Statute, criminal gang activity as defined in the Illinois Compiled Statute, threatening or intimidating as prohibited in the Illinois Compiled Statute, assault as prohibited in the Illinois Compiled Statute INCLUDING BUT NOT LIMITED TO the unlawful discharge of firearms on or near the dwelling or common grounds, or act in breach of the Lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agents or other tenants, involving imminent or actual serious damage as defined in the Illinois Compiled Statute.
2. Lessee, its guests and invitees shall not loiter in any common areas of the development. There shall be no parking of baby carriages or playpens, bicycles, wagons, toys, benches, or chairs in the common area.
3. Lessee, its guests and invitees, shall take no actions resulting in damage to any of the common areas of the development.
4. No dogs owned by Lessee, its guest or invites shall be allowed in the common areas unless on a leash at all times which leash may not be longer than six (6) feet in length. In no event may a dog be allowed in the common areas unless it is accompanied by its owner or someone authorized by the owner to walk the dog and the owner or the person authorized by the owner to walk the dog must have in their possession at all times during the walk instrumentation (scoop or baggie) in order to pick up after the dog. In the event that Lessee, its guests or invitees' dog(s) defecates on the common areas of the development, Lessee is responsible for immediately picking the same up and removing it to a garbage disposal. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the unit upon three (3) days written notice from the Lessor.
5. In no event shall Lessee, its guests or invitees, engage in motor vehicle repair, maintenance, or washing of any type at or near the development.
6. Lessee, its guests or invitees, shall not park motor vehicles in the common areas; behind buildings; blocking other parking spaces; infringing on sidewalks; garages or fire lanes. Street parking is only permitted on the right side of the street between the yellow lines. Violators will be tagged for towing a Lessee's expense.
7. Parking or storing of any trailers or boats at the complex is expressly prohibited. Violators will be tagged for towing at Lessee's expense.
8. No motor vehicle with flat tires or broken windows shall be allowed to be parked on the development. A motor vehicle that has not moved within seventy-two (72) hours shall be deemed abandoned, inoperable, or in disrepair. In no event may any motor vehicle be parked at the development that does not have valid registration. In the event that Lessee, its guest or

invitees violates any part of this Provision the vehicle will be tagged for towing at Lessee's expense.

9. Storage and operation of barbeque grills is only permitted in parking lots of the development.
10. Only flowers, plants, or lawn furniture are permitted on lawn balconies. All other items such as but not limited to bicycles and toys are strictly prohibited.
11. Lessee must maintain white linen drapes or white sheers on all windows and sliding balcony doors at all times.
12. Window and door screens must be firmly affixed to the respective frames at all times.
13. Drinking of alcohol in common areas of the development is strictly prohibited.
14. Window air conditioners are strictly prohibited. All air conditioners must operate in wall sleeves.
15. All refuse, including but not limited to household garbage bags, carpet and furniture must be disposed of by placing into dumpsters provided at the development. Notwithstanding the same, appliance disposal in the dumpster is strictly prohibited.
16. Lessee, its guests or invitees shall not operate any motor vehicle at the premises whose speed is in excess of 20 mph.
17. Any loading or unloading of vehicles (movers, delivery, etc.) may only be conducted in the rear of the building.
18. In no event shall Lessee be permitted to post any signs including but not limited to garage sales "for sale", "estate sale" anywhere on or near the premises or affixed to a motor vehicle.
19. Lessee, its guests and invitees are subject in all respects to the Provisions of the Declaration, as well as the Bylaws and Rules and Regulations of Willow West Improvement Association and any failure to comply with the terms thereof shall be a default under the Lessee.

_____ Lessee _____ Date

_____ Lessee _____ Date

_____ Lessee _____ Date