

QUINCY PARK CONDOMINIUM ASSOCIATION

ACCOMMODATION POLICY

1. Pursuant to the Illinois Condominium Property Act, Section 18.4(q), the Quincy Park Condominium Association is required to reasonably accommodate the needs of a disabled Unit Owner or Resident as required by the federal Civil Rights Act of 1968, the Human Rights Act and any applicable local ordinance in the exercise of its powers with respect to the use of the common elements or approval of modification in an individual unit.

2. Unit Owners or residents who are requesting an accommodation for their disability shall submit a written request to the Board of Directors and provide the following information:

a. Medical or other evidence, such as a letter from a licensed professional treating the resident's condition, that the resident has a "disability" as defined by local, state, or federal statute, including information as to the limitations the resident suffers from as a result of such disability; and

b. Information identifying why the accommodation is required for the disabled person to use and enjoy his/her unit.

3. Upon fourteen (14) days of receipt of the written request, including the required information, the Board shall inform the Unit Owner or Resident if their request has been granted as a reasonable accommodation for their disability.

4. Any Unit Owner or Resident may make reasonable modification to his Unit or his/her Limited Common Elements, subject to the following:

(a) All requests for modification to a Unit, Common Elements or Limited Common Elements must be in writing.

(b) The Board may request copies of plans, specifications, drawings certifications and other reasonable documentation for its review.

(c) The Board may establish reasonable guidelines for construction of any addition, improvement or modification.

(d) All work must be approved by the Board prior to commencing construction.

(e) The Board may require the Unit Owner or Resident to return the modification(s) to its original condition at the Unit Owner's or Resident's expense upon sale or transfer of Unit Ownership.

(f) The Board of Directors shall have the authority to establish a fee for administration and documentation associated with Residents moving in and out of the premises, including a security deposit for damages to the Common Elements.