



1500

FIFTEEN HUNDRED LAKE SHORE DRIVE

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1500 LAKE SHORE DRIVE BUILDING CORPORATION

HOUSE RULES

*As Revised
October 13, 2015*

1. The common area halls, stairways, landings, sidewalks and auto court shall not be obstructed nor used for any other purpose than for ingress to and egress from the building.
2. No shareholder shall make or permit any disturbing noises in the building by his or her family, friends, pets, or tradesmen and employees; nor do or permit anything to be done by such persons or animals that will interfere with the private comforts or conveniences of other shareholders; provided, however, the foregoing shall not preclude or limit construction work within apartments that is performed pursuant to an approved Alteration Agreement (as referred to below).
3. All delivered provisions, laundry and cleaning, groceries, furniture, bicycles, boxes and like merchandise shall be taken into or removed from the premises only through the service elevator and service door of the building.
4. Nothing shall be thrown or emptied by the shareholders, guests or their employees out of the windows, doors or down the passages, courts or the building common areas. Any damage resulting from actions described herein shall be the responsibility of the shareholder.
5. No animals may be transported in the passenger elevators.
6. The front and rear halls, stairways and landings and the vestibules, lobbies and foyers shall not be used for the storage of furniture or other articles.
7. The garage shall be used only for keeping and storing of automobiles and necessary accessories and equipment therefor. The garage is intended for use by shareholders and their guests, but not otherwise. The garage is not intended to be used for the personal convenience of chauffeurs and other household employees to the inconvenience of shareholders and building employees. Cars are not to be left parked in the auto court driveway.
8. The shareholder will not occupy or use the premises or permit the same or any part thereof to be occupied or used for any purposes other than as a private residence or dwelling apartment for the shareholder and his family. Shareholders shall not permit any illegal conduct or practice to be pursued in the premises. Sub-lease of an apartment is prohibited.
9. Apartments shall not be used to display merchandise for sale.
10. When showers and baths are not in use, the central control or mixing valve and all other control valves must be turned off and kept closed. The water closets and other apparatus shall not be used for any purpose other than that for which they were constructed. The water shall not be left running for any unreasonable or unnecessary length of time in the premises.
11. Tradesmen and household staff of shareholders are expected to use the service elevator unless special arrangements are made with the Manager.
12. No baby carriages, bicycles, skateboards, roller skates, rollerblades or toy vehicles will be allowed in the halls, basement, common areas or auto court of the building; except that rollerblades are permitted on the back stairwell(s) and when exiting the building via the auto court.
13. Children shall not be permitted to loiter or play on the stairways or landings or in the halls, auto court or basement areas.

14. No shareholder or any other unauthorized person shall interfere in any manner with heating, lighting apparatus, electrical wiring or plumbing anywhere within the building.
15. Major alterations, structural additions, or repair items, including window replacement or alteration, must be referred to the Board of Directors for written approval in advance. All such work must be performed pursuant to an approved Alteration Agreement between the shareholder and the building corporation.
16. The Board of Directors shall have the authority to approve or disapprove contractors, architects and other consultants who may be allowed or not allowed to perform alteration, improvement and repair work in the building.
17. The installation of laundry equipment, garbage disposal units, air conditioning units or supplementary heating units require written approval of the Board of Directors.
18. Garbage is disposed of from the trash containers in the service halls by the building staff on a daily basis. In disposing of garbage for removal, tenants are expected to observe the following requirements:
 - a. Only metal garbage cans may be used and placed in the service halls.
 - b. All garbage must be securely bagged before being placed in the garbage can.
 - c. All recyclables should be placed in recyclable bags provided by the Receiving Room. These recyclable bags may be placed in the garbage can or on top of the garbage can. Recyclables include all paper items (newspapers, magazines, cardboard, junk mail, etc.), metal products (aluminum, steel and tin cans), plastic products (one/two-liter soft drink bottles, milk containers, water/juice bottles, shampoo/detergent bottles, etc.), and all glass containers (wine and liquor bottles).
19. When bulky cartons or any other oversized items are to be disposed of, it is necessary to contact the building engineer for immediate removal.
20. No exterior shades, awnings or window guards and no balconies or other appurtenances shall be installed on the exterior of the building.
21. No sign, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building, except such as shall be approved in writing by the Board of Directors.
22. Shareholders must immediately report any problems with building installed wireless smoke detectors to building staff. All shareholders must maintain approved fire extinguishers within their apartment.
23. The Board of Directors determined that it is in the best interest of the building corporation to eliminate the use of wood windows and frames due to the high maintenance and repair expenses caused by water damage to masonry and apartment interiors, and the constant need to caulk, scrape, and paint window exteriors. The Board of Directors has also sought to preserve the architectural integrity of the original McNally and Quinn building design, including the uniform appearance of the windows which are a key element of the design. Accordingly, the Board of

Directors has determined that all apartments must have windows that conform to the standards below by September 30, 2014:

- a. Only clear advanced low e glass shall be used.
 - b. All windows must be Pella Architectural Series Luxury Edition windows (aluminum clad black exteriors, and wood interiors), or the equivalent as determined by the Board.
 - c. Each window shall consist of two sashes.
 - d. Each sash shall be divided into six panes through the use of divided lites which match the size and configuration of the muntin bars of the windows used in the original construction of the building (except in the case of identified smaller windows which have "2 over 2" or "4 over 4" configurations). However, under a grandfather provision, shareholders who currently have windows in a "6 over 1" configuration may install replacement "6 over 1" windows that otherwise meet the standards of this Rule 22, provided however when the apartment is transferred, non-conforming windows must be conformed to the "6 over 6" configuration.
 - e. A Pella sub-frame panning system must be used for the window installation.
 - f. Any consent to the transfer of an apartment will be contingent upon agreement to replace any windows which do not conform to this standard with windows which do so conform.
 - g. Any exception to this policy must be requested in writing and formally approved by action of the Board of Directors.
 - h. A separate performance standard and specifications are specified for "fire windows" in proximity to fire escapes, as required by building code.
24. It is the intention of the building corporation to eliminate the use of window unit air conditioners on the east and south sides of the building. No additional air conditioning units may be installed in windows on the east and south sides of the building. Shareholders currently using window units on these sides are encouraged to install equipment which will permit eliminating these window units. The transfer of any apartment in which window units are used on the east and/or south sides will be contingent upon the elimination of such window units.
25. All shareholders are required to provide to management a current key to every door lock to their apartment, as well as a key (or combination, if the lock is a combination lock) to any storage area in their use, to be used in the event of an emergency. If the locks or combinations are changed, shareholders will immediately provide new keys, or new combinations to management. In the event management does not have a key or combination, and access to an apartment or storage area is necessary in the event of an emergency, management will use force to gain entry by breaking down a door or cutting the lock. Any expense incurred for such force, including any collateral damage caused by the delay incurred in using force, will be charged to the shareholder who did not provide key or combination access.
26. The Board of Directors reserves the right to change any of the above rules or to make such other rules and regulations and written policies from time to time as may be deemed needful for the safety, care and cleanliness of the building and for securing the comfort and convenience of all of the occupants thereof.