RESOLUTION TO ADOPT RULES AND REGULATIONS FOR THE WHEATLANDS HOMEOWNERS ASSOCIATION

WE, THE UNDERSIGNED, being a proper majority of the Board of Directors ("Board") of the WHEATLANDS HOMEOWNERS Association (the "Association"), at a meeting duly called for such purpose pursuant to the Illinois General Not-For-Profit Corporation Act of 1986 and the Association's Declaration and By-laws, and proper notice having been duly served on the members of the Association, a quorum of the directors being present at the meeting as identified below, and the meeting being properly convened and proceeding with Association business including resolutions and specifically the resolutions set forth herein; and

WHEREAS, the Association is charged with the obligation and responsibility of enforcing the terms of the Association's Declaration, By-Laws and Rules and Regulations;

WHEREAS, Article V, Section 5.13 (i) of the Bylaws authorizes the Board of Directors to adopt rules and regulations for the health, comfort, safety and general welfare of the Owners;

WHEREAS, Article VII, Section 7.06 of the Declaration authorizes the Board of Directors to levy reasonable fines for violations of the Declaration, By-Laws and Rules and Regulations of the Association.

WHEREAS, the Board of Directors deems it to be in the best interests of the Association and for the health, comfort, safety and welfare of all Owners to adopt detailed fine and enforcement procedures in the event of violations of the rules and regulations.

NOW, THEREFORE, in furtherance of the above stated determinations, objectives and goals, the Board, by Resolution, does hereby adopt the following rules and regulations:

RESOLUTION

1. BE IT RESOLVED, the Board hereby adopts the WHEATLANDS HOMEOWNERS Association Rules and Regulations attached hereto as Exhibit A.

2. The Association's Declaration and By-Laws shall remain unchanged.

3. This Resolution and the Rules and Regulations outlined above shall take effect upon adoption by the Board of Directors and shall remain in effect until revoked by resolution of the Board.

END OF TEXT OF RESOLUTION

Thereupon, on motion duly made and seconded, the above determinations, objectives, goals, and resolutions were adopted and acknowledged this 18th day of February, 2026, at 7:30 PM, Illinois, by the following roll call vote:

Ayes	Nays	Abstaining	Directors Voting
5	0	0	*Michele Buchanan* *Michael Rylander* *Nancy Hauth* *Naushad Khan* *Ryan Miller*

CERTIFICATE

I, the undersigned, hereby certify that I am the duly elected, qualified and acting Secretary of WHEATLANDS HOMEOWNERS Association ("Association"), an Illinois not-for-profit corporation; that I am the custodian of the records of the corporation and that the attached is a true, correct, and accurate copy of the Resolution of the Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand this 18 day of February, 2026.

WHEATLANDS HOMEOWNERS ASSOCIATION

By: _____
Its Secretary

“Exhibit A”

WHEATLANDS HOMEOWNERS Association Rules and Regulations

These Rules and Regulations are adopted by the Board of Directors of WHEATLANDS HOMEOWNERS ASSOCIATION (“Association”) in accordance with Illinois General Not-For-Profit Corporation Act of 1986 and the Association's Declaration for WHEATLANDS, recorded with the DuPage County Recorder of Deeds on March 5, 1997, as Document Number R97-031467, Will County Recorder of Deeds on March 3, 1997, as Document Number R97-0171196, and Kendall County Recorder of Deeds on March 24, 1997, as Document Number 9702654 (“Declaration”), as amended from time to time.

“REPORTING VIOLATIONS”

Alleged violations of the rules and regulations should be reported to the management company in writing.

ENFORCEMENT PROCESS

A. Intent

The purpose of the enforcement section of these Rules and Regulations is to provide a governing mechanism that establishes a set of procedures that will enable the Board to reach decisions which will promote the common good of the Association. The Board reserves the right to consider mitigating circumstances when enforcing the Declaration, By-Laws or these Rules and Regulations. Such exceptions shall not constitute a waiver of the Association’s right to enforce the Declaration, By-Laws and the Rules and Regulations in their entirety in the future. Unless the Board is notified of the rule infractions by the Owners that witness them, the rules cannot be enforced. While the Board does not serve as a police department or referee between disputing Owners, each Owner’s cooperation and participation is encouraged. Please note that the Board can only enforce violations of the Association’s Declaration, By-Laws and Rules and Regulations. Any violations of governmental code or law must be referred to the appropriate governing body.

Please note: These Association Rules and Regulations constitute only a portion of the complete covenants, by-laws, and rules of the Association. The remedies provided in these Rules and Regulations are not exclusive, and the Board may, in addition, take any action provided at law, in equity, or in the Declaration or By-Laws to prevent or eliminate violations thereof or of these Rules and Regulations of the Association. Additionally, in the event the Board determines a violation to be of an exceptional nature, the Board reserves the right to forego the remedies provided in these Rules and Regulations and to instead pursue any and all rights and remedies provided at law, in equity, or in the Declaration or By-Laws to prevent or eliminate violations of these Rules and Regulations.

B. Fines

The Board has set up a fining structure for violations. Unless a specific fine amount is listed elsewhere within any of the rules and regulations of the Association, the fining structure for violations of the Rules and Regulations shall be as follows:

Fining Schedule
1st time a violation of the same rule provision or type within the last twelve (12) months– written warning
2nd time of a violation of the same rule provision or type within twelve (12) months following receipt of a 1st written warning- $50.00 fine
3rd time of a violation of the same rule provision or type within twelve (12) months following receipt of a 2nd written violation notice - $100.00 fine

Fines for violations of a continuing nature – initial written notice to correct with 28 days to correct the violation. If the violation is not corrected within 28 days, an initial fine of $50.00 will be charged with an additional 28 days to correct the violation. If the violation is still not corrected after the additional 28-day period, then an additional fine of $100.00 will be charged then and every 28 days thereafter until the violation is corrected.

C. Notice and Hearing Procedure

1. Any complaint which alleges a violation of the Declaration or Rules and Regulations shall be made in writing to the management company and shall, at a minimum, set forth the following information:

    a. The name, address and phone number of the complaining witness and the date of the complaint;

    b. The Owner's name, Unit number or address of the Unit where the person or resident complained of resides;

    c. The specific details or description of the violation, including the date, time and location where the violation occurred; and

    d. A statement by the complaining witness that he or she will cooperate in the enforcement procedures and will provide testimony at any hearings or trial which may be necessary.

    When a complaint is made pursuant to the above, the Owner shall be notified of the alleged violation by the Association or its duly authorized agents.

    In the event the alleged violation is not the first violation by the Owner, or in the event the violation is such that serious, immediate or irreparable consequences may occur by delay, the Board may elect to forward the matter to the Association's

attorney for appropriate action and forego the procedures set forth in these Rules and Regulations.

The Association's attorney, if contacted regarding the violation, shall send notices, make such demands or take such actions as are necessary to protect the interests of the Association in accordance with the provisions of the Declaration, By-Laws or Rules and Regulations.

2. If any Owner charged with a violation believes either that no violation has occurred or that he or she has been wrongfully or unjustly charged hereunder, the Owner must proceed as follows:

    a. Within fourteen (14) days after the notice of violation has been delivered to the Owner pursuant to the provisions herein, the Owner must submit, in writing a request for a hearing concerning the violation.
    b. If a request for a hearing is filed, a hearing on the complaint shall be held before the Board at the next regularly scheduled Board meeting or by special arrangement with the Board.
    c. At any such hearing, the Board shall hear and consider arguments, evidence or statements regarding the alleged violation, first from any person or persons having direct knowledge of the alleged violation and then from the alleged violator and any witnesses on his or her behalf. Following a hearing and due consideration, the Board shall issue its determination regarding the alleged violation. The decision of the Board shall be made by majority vote of the Board, whose decision shall be final and binding on the Owners and the Association.
    d. Payment of any violation fines, charges, costs or expenses made pursuant to the provisions contained herein shall not become due and owing until the Board has made its determination.

3. If no request for a hearing is filed within fourteen (14) days after the notice of violation has been delivered to the Owner, a hearing will be considered waived, the allegations in the notice of violation shall be deemed admitted by default, and appropriate remedies shall be implemented.

D. <u>Remedies</u>

If an Owner is found to have violated personally or is otherwise liable for a violation of any of the provisions of the Declaration, By-Laws or Rules and Regulations of the Association, the following shall occur: If found to have committed a violation of a given provision of the Declaration, By-Laws or Rules and Regulations, the Owner shall be notified of the finding by the Association or its duly authorized agents that a violation has occurred and notified of the amount of the fine, if any, that will be charged to the Owner as set forth in these Rules and Regulations. In addition, any legal expenses and costs incurred by the Association and any actual damages incurred at the Association's expense may be charged back to the Owner.

Any Owner assessed hereunder shall pay any charges imposed within thirty (30) days of notification that such charges are due. All charges imposed hereunder shall be charged the Owner's account and shall be collectible in the same manner as any regular or special assessment against the Owner, as provided in the Declaration and By-Laws. Failure to make the payment on time shall subject the Owner to all of the legal or equitable remedies necessary for the collection thereof.

Failure to rectify a violation can result in legal action and/or action by the Board to correct the violation, and all expenses incurred by the Association, including but not limited to attorneys' fees and court costs, in connection with any violations of the Declaration, By-Laws or these Rules and Regulations and/or the enforcement thereof shall be charged to the responsible Owner's account."

Such changes having been made, the remaining language of the Rules and Regulations shall remain unchanged.

The terms used herein, if not otherwise defined, shall have the same meaning described to them in the Declaration.

The language of this Resolution shall govern any conflicts between this document and prior Rules and Regulations.

Except as to the extent expressly set forth herein above, and as amended, the Declaration, By-laws and Rules and Regulations shall continue in full force and effect without change.

This Amendment to the Rules and Regulations shall take effect upon adoption by the Board of Directors.