

NOTICE OF RULE CHANGE DISCUSSION AND ADOPTION

Dear Homeowners,

The Board, in the course of approving Exterior Modification Requests, noted that our rules do not match our previous rulings on some EMRs. The Board is concerned that because prior Boards were inconsistent on these rulings, we have led to a situation that may become unfair for the residents when seeking to replace the garage service door.

There are currently 13 service doors that are visible from the street. They are in multiple colors ranging from brown to our community colors as per the Color Guide. There are many more service doors that are not visible from the street at all. Over the years, the Board has made errors in approving doors, especially those that are not visible from the street, outside the normal colors allowed in the rules. Our rule is quoted below:

Paint & Stain (Exterior Colors):

All painted, stain and other materials used to maintain the exterior of our buildings (wood siding, windows, doors and all trim) must conform to the color specifications adopted by our Association:

- *Wood Siding:* HC-103 Cromwell Gray, Arborcoat Waterborne Solid Color Stain *
- *Windows, Doors & All Trim:* Spring in Aspen 954, Arborcoat Waterborne Solid Color Stain *
- *Caulking:* OSI Quad Part Urethane Caulk
- *Front Downspouts:* HC-103 Cromwell Gray, Ultra Spec 100% Acrylic Ext. Satin Finish House Paint *
- *Backyard Downspouts & Gutters:* Spring in Aspen 954, Ultra Spec 100% Acrylic Ext. Satin Finish House Paint *

Owners who may elect to install new synthetic doors and windows must first secure an "EMR" approval (see page 20). The color choice for all newly installed windows, doors and trim should match the Association's official Spring in Aspen 950 color choice as closely as possible. The only exception to this color restriction is the Unit Owner's front door, which can be of a different color, pending approval of the EMR by the Board and/or Building & Grounds Committee.

The Board of Directors wishes to remain fair to the community. Doors that have already been approved through the EMR process will be grandfathered in and no changes will be required from those homeowners. There is not a distinction, at this time between visible and non-visible service doors. The Board's primary concern are the aesthetics of the community and to maintain a somewhat uniform appearance for the all the units.

The Board will be discussing at our first meeting on March 25, 2026 as an Agenda Topic, whether to modify our current rules regarding Paint & Stain (Exterior Colors) or leave them as is. The options we wish to present are as follows:

- Option 1. Re-affirm the rules as written and make sure the ownership understands that a mistake was made and that moving forward new service doors will need to remain within the color guidelines as listed in the Handbook.
- Option 2. Make a distinction between visible and non-visible service doors, affecting 13 homes in the community with visible service doors, and maintain the rule as written for those visible doors, but allow more freedom to those with non-visible doors.
- Option 3. Allow homeowners more latitude to select the color of their service doors (visible or not) as well as their front door, as written in the Handbook and instead remove the word "Doors" from the above rule. The decision on acceptability would be made on a case by case basis by the Board of Directors based on current trends and designs.
- Option 4. Expand the color choices for all services doors.

The Board would like to hear from residents. You are welcome to let us know which option you would like to see the Board vote in favor of when it comes to the selection.

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Please Note: This is not a referendum. The Board has been duly elected to make these decisions on behalf of the community, but they wish to request homeowner input before doing so. This input is valuable the Board so that they can consider all angles of this potential rule change or ratification. A decision will be made at the meeting on March 25, 2026.

In the interim, you may go to the following website (or follow the link on our website) to register your preference for the use in this decision-making process.

Thank you.

Sincerely,



Jordan Schaefer, ^{CMCA}
Licensed Illinois Community Manager
Commons in Northbrook Condos
On Behalf of the Board of Directors

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