

James/Kilmer
Condominium Association

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February 23, 2015

IMPORTANT NOTICE TO ALL JAMES/KILMER CONDOMINIUM OWNERS AND RESIDENTS

Please remember that short-term rentals of any kind are explicitly prohibited in the Declaration and the Rules and Regulations of the James/Kilmer Condominium Association.

This includes vacation rentals, bed and breakfast arrangements, short-term stays, etc., whether one rents all of the unit or part of it. It has become a fairly common practice in Downtown Chicago for residents to use a service called "AirBNB" to offer brief rentals to the public. This practice is not only prohibited in the Condominium Documents, but is also prohibited by a Chicago City Ordinance concerning what they refer to as "Vacation Rentals". This type of rental, by city law, can only be offered by the **owner** of a property who is properly licensed by the City and who has the **express written permission** of the Condominium Board, should that property be located within a condominium building or development. Needless to say, no one has permission from the James/Kilmer Condominium Board to engage in this practice.

Should the Board find that any rental resident or any owner of a unit in James/Kilmer Condominiums has offered any or all of their residence as a short-term or vacation rental, the owner of that unit will be fined by the Board for a rules violation. Additionally, any resident or owner offering rentals of this nature will be reported to the City's Department of Business Affairs and Consumer Protection as well, to be issued a citation and fine.

Should you have any questions concerning this important matter, please do not hesitate to contact the Management Office at 312-654-1560.

Thomas Kristufek,
Property Manager
JAMES/KILMER CONDOMINIUM ASSOCIATION