

## ROOF DECK & NORTH PATIO DECK (“Decks”) Rules

Hours:            Sunday – Thursday from 5:30am – 10:30pm  
                      Friday – Saturday from 5:30am – 12:00am (midnight)

The Decks are open every day of the year but may need to be closed on occasion for inclement weather.

Persons wishing to use the Eliot House Decks are required to abide by the policies set forth in this document to ensure the safety and enjoyment of all. Guests and tenants are obligated to follow the Association rules at all time. Unit Owners are responsible for the behavior of their tenants and/or guests and will be held responsible for any violation. All persons are entitled to equal enjoyment of the Decks and are expected to behave with courtesy and consideration at all time toward others on the Decks.

### Rules & Policies

1. All accidents or injuries must be reported immediately to the building staff. In case of an emergency, please call 911.
2. Occupancy by more than **50** persons on the Roof Deck is strictly forbidden (*City of Chicago code requirement*).
3. Occupants must be mindful of wind conditions while using the Decks. Be sure to secure personal items while on the Decks and remove them when leaving.
4. Proper attire is required when utilizing the Decks, bathing suits are permitted. Everyone must be fully clothed/dressed in proper attire, including footwear, when utilizing the common areas for going to and from the Decks (this includes the elevator, stairwell, and hallway). No bathing suits will be allowed in common areas.
5. Smoking is not permitted anywhere on the Decks or any common area.
6. Only unbreakable glassware, dishes, or items that will not break when dropped on the Decks are permitted.
7. Beverages are permitted, provided they are consumed from unbreakable containers. Alcohol may be consumed by those 21 years of age or older and only in moderation. Anyone exhibiting signs of intoxication will be required to leave the Decks.
8. Residents and their guests are responsible for cleaning up any trash or debris created while on the Decks. Trash containers are provided on the Decks for trash disposal. If you find the trash container needs to be emptied, please let the building staff know.
9. All noise, music and conversation, must be kept at a volume level as to not annoy, infringe or impair the right of enjoyment by others.
10. Residents must prevent objects of any kind from being dropped, thrown, swept or allowed to fall from the Roof Deck. Residents are responsible for any damage caused by any item they have allowed to fall from the Roof Deck and are subject to a fine if any objects fall from the Roof Deck.
11. Barbecuing is allowed on the Decks only, on the grills provided by the Association. Residents may use the grills on a first-come first-serve basis and must exhibit courtesy to others who may want to use the grills afterward. Residents using the grills are responsible for turning off the grills after use, cleaning/scrubbing the grills to remove any charred material or spillage created in the grills, on the Decks and any other common area. Personal grills are NOT permitted on the Decks.

12. Eliot House is a community and it is expected that every resident treats the Decks and the grills with the same care and courtesy as they do in all other areas of the building. Any abuses of the Decks or the grills, and any inappropriate behavior while on the Decks, may result in fines and/or revocation of Deck privileges.
13. Anything brought to the Decks must be taken or disposed of when leaving. If you move furniture, you must move it back in place before you leave.
14. Voices are to be kept to a low volume while using the 29<sup>th</sup> floor hallway in consideration of those occupants.
15. Pets are allowed on the North Patio Deck only, as long as the pets are leashed, are kept off of the furniture, and are not a nuisance to other users of the North Patio Deck.

### **Not Permitted**

- Guests who are not accompanied by a Resident
- Children under the age of 18-years who are not accompanied by a parent or adult guardian
- Loud noise or conversation which interferes with others' enjoyment
- All glass or breakable materials
- Smoking
- Pets
- Throwing anything off the Roof Deck or onto the roof
- Leaning or climbing over the railings
- Bicycles, roller blades, skateboards or scooters
- Standing on deck furniture
- Disorderly conduct, e.g., horseplay, excessive noise
- Parties or large gatherings
- Storage, overnight sleeping or illegal activity of any kind (fireworks, drug use)

**Deck rules and policies are subject to change as the Board of Directors for the Eliot House Condominium Association so deems.**

Updated and Adopted 11/11/19