



(a) Pursuant to the Illinois Condominium Property Act (765 ILCS 605/19), no person shall fail to allow unit owners to inspect, within thirty business days of receipt of a timely written request, a condominium association's:

- 1) declaration, bylaws, and plats of survey, and all amendments of these,
- 2) rules and regulations of the association, if any,
- 3) articles of incorporation of the association and all amendments to the articles of incorporation,
- 4) minutes of all meetings of the association and its board of managers for the immediately preceding 7 years,
- 5) current policies of insurance of the association,
- 6) contracts, leases, and other agreements then in effect to which the association is a party or under which the association or the unit owners have obligations or liabilities,

(7) books and records for the association's current and 10 immediately preceding fiscal years, including but not limited to itemized and detailed records of all receipts, expenditures, and accounts,

b) The board of managers of every association shall, at the association's principal office, keep and maintain a current listing of unit owners' personal information including the names, addresses, email addresses, telephone numbers, and weighted vote of all members entitled to vote. No unit owner, with the exception of those on the board of managers of the association, shall have the right to inspect, examine, or make copies of the records containing personal information.

c) A condominium association may choose to opt-out of sections (a) and (b) by a 2/3 vote of all unit owners.

SECTION 2. This ordinance is effective upon passage and publication.

Brian Hopkins Alderman, 02<sup>nd</sup> Ward