



COMMERCIAL ADVERTISING AND COMMERCIAL ACTIVITY
Rule Amendment Approved at the 9/11/24 LBCHA Board of Directors Meeting

The following language shall be added as Article III, Section F:

3. Commercial Advertising

a. The name or phrase “Lake Barrington,” “Lake Barrington Shores,” “LBS”, Lake Barrington Community Homeowners Association (LBCHA) shall not be utilized in any commercial advertising associated with any Unit without the prior written permission of the Board. This restriction shall apply to any advertising purporting to provide services or lodging (including AIRBNB, VRBO and similar vacation rentals) within the Association. Advertising any form of short-term rental or leasing of a Unit, in violation of the Association’s Rules below, is, in and of itself, a violation and subject to the fines provided herein. Advertising of a resale of a unit or rental of a unit in compliance with the Association’s governing documents and the individual Condominium Associations rules are exempt, from the restrictions contained in this Rule.

4. Commercial Activity

a. Short-term licenses, lease or rental of Units, or any part thereof (including AIRBNB, VRBO and similar vacation rentals) are prohibited as a commercial activity under the terms of the PUD (Planned Unit Development). For the purpose of these rules, Short-term is defined as less than 12 months.

If a violation is alleged to have occurred, the unit owner shall be given notice and an opportunity to be heard. If no hearing is requested or after a hearing and if the unit owner is found to be in violation, then a fine of \$250.00 shall be imposed. If the unit owner continues or repeats this violation, then the fine imposed shall accrue on a daily basis at the rate of \$250.00 per day.

The remedies hereunder are not exclusive and the LBCHA Board may take any action provided at law, in equity, or in the LBCHA Instruments to, prevent or eliminate violations of these Rules and Regulations and enforce the terms of the governing documents including denying access to any guests or visitors engaging or participating in a violation of these Rules and Regulations.

Except as specifically set forth above, all provisions of the Rules and Regulations shall remain in full force and effect.