



00331018

**FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
OWNERSHIP FOR THE HIGHLANDS  
CONDOMINIUM ASSOCIATION**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for the Highlands Condominium Association, also known as the Highlands at Streamwood Condominium Association (hereafter the "Association"), which Declaration was recorded on December 15, 1997 as Document Number 97939405 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A," which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to the provisions of Article Nine, Section 9.02 of the aforesaid Declaration. Said section provides that the Declaration may be amended by the affirmative vote of Voting Members (either in person or by proxy) for unit ownerships representing at least 75% of the undivided interest or by an instrument executed by Owners of unit ownerships representing at least 75% of the undivided interest. No amendment is effective until recorded.

For Use By Recorder's Office Only

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the covenants contained therein; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, the following Amendment has been approved by Owners with an aggregate undivided interest of at least 75%.

This document prepared by and after recording to be returned to:

ROBERT P. NESBIT  
Kovitz Shifrin & Waitzman  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089 — (847) 537-0500

NOW, THEREFORE, the Declaration of Condominium Ownership for the Highlands

(M)

RECORDING FEE 57.00  
DATE 5/10/00 COPIES 6  
OK BY [Signature] 19 pgs

Condominium Association is hereby amended in accordance with the text which follows (Additions in text are indicated by underline; deletions by ~~strike-outs~~):

1. **Article Two, Section 2.12 of the Declaration is amended as follows:**

2.12 Lease of Dwelling Unit.

(a) ~~Any Owner shall have the right to lease all (but not less than all) of his Dwelling Unit upon such terms and conditions as the Owner may deem advisable, except that no~~ No Dwelling Unit shall be leased for transient or hotel purposes, which are hereby defined as being for a period of less than 30 days or for a period of more than 30 days where hotel services normally furnished by a hotel (such as room service or maid service) are furnished. The Owner shall deliver a copy of this Declaration, the By-Laws and the Rules and Regulations of the Association to the lessee under the lease.

(b) Any lease of a Dwelling Unit shall be in writing and include a Rider acknowledging that the lessee has received a copy of this Declaration, the By-Laws and the Rules and Regulations of the Association from the Owner lessor. The lease shall provide that it is subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. The Owner shall deliver a copy of the lease to the Board and property manager for the Association ~~not later than the date of occupancy or 10 days after the lease is signed, which ever occurs first.~~

(c) Notwithstanding anything contained herein, the provisions of this Section 2.12 and any rules and regulations adopted pursuant hereto by the Board shall not at any time apply to any Dwelling Units owned by the Developer or Declarant.

(d) Notwithstanding any foregoing provisions of this Declaration to the contrary, rental or leasing of Units is prohibited, except as hereinafter provided. To meet special situations and to avoid undue hardship or practical difficulties, the Board may, but is not required to, grant permission to a Unit Owner to lease his Unit to a specified lessee for a period of not more than one (1) year on such reasonable terms as the Board may establish. Such permission may be granted by the Board only upon written application by the Unit Owner to the Board. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. All requests for extension of the original lease must also be submitted to the Board in the same manner as set forth for the original

application. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension of a lease. The Board's decision shall be final and binding. Any lease approved by the Board shall be subject to the Declaration, By-Laws and rules and regulations governing the Association.

(e) Paragraph (d) of this Section 2.12 shall not apply to the rental or leasing of Units by any Owner or contract purchaser of a Unit prior to the effective date of this Amendment until the earlier of five (5) years after the recording date of this Amendment or until the unit has been conveyed or transferred, if within said 5-year period.

(f) Paragraph (d) of this Section 2.12 shall not apply to the rental or leasing of units to the immediate family members of the Owner or contract purchaser. For purposes of this Section, "immediate family members" shall include the parents, grandparents, children, grandchildren and siblings of an Owner or contract purchaser.

(g) The Board of Directors of the Association shall have the right to lease any Association owned Units or any Unit which the Association has possession, pursuant to any court order, and said Units shall not be subject to this Amendment.

2. This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

3. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

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## EXHIBIT A

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### LEGAL DESCRIPTION

Lots A to F, inclusive in the Final Plat of Subdivision of the Highlands, being a subdivision of part of the Southwest Quarter of Section 14, Township 41 North, Range 9, East of the Third Principal Meridian, Cook County, Illinois.

All located in the Village of Streamwood, County of Cook, State of Illinois and more commonly known as follows:

<u>Address</u>	<u>Unit No.</u>	<u>Property Index Number</u>
1 Haverton Court	1401	06-14-312-004-1001
3 Haverton Court	1402	06-14-312-004-1002
4 Haverton Court	1403	06-14-312-004-1003
2 Haverton Court	1404	06-14-312-004-1004
15 Haverton Court	1501	06-14-312-004-1005
14 Haverton Court	1502	06-14-312-004-1006
16 Haverton Court	1503	06-14-312-004-1007
17 Haverton Court	2001	06-14-312-004-1008
18 Haverton Court	2002	06-14-312-004-1009
19 Haverton Court	2003	06-14-312-004-1010
20 Haverton Court	2004	06-14-312-004-1011
21 Haverton Court	201	06-14-312-004-1012
22 Haverton Court	202	06-14-312-004-1013
23 Haverton Court	203	06-14-312-004-1014
24 Haverton Court	301	06-14-312-004-1015
25 Haverton Court	302	06-14-312-004-1016
27 Haverton Court	303	06-14-312-004-1017
1 Stonegate Lane	401	06-14-312-004-1018
2 Stonegate Lane	402	06-14-312-004-1019
3 Stonegate Lane	403	06-14-312-004-1020
4 Stonegate Lane	501	06-14-312-004-1021
5 Stonegate Lane	502	06-14-312-004-1022
6 Stonegate Lane	503	06-14-312-004-1023
7 Stonegate Lane	601	06-14-312-004-1024
8 Stonegate Lane	602	06-14-312-004-1025
10 Stonegate Lane	603	06-14-312-004-1026
12 Stonegate Lane	701	06-14-312-004-1027
20 Stonegate Lane	702	06-14-312-004-1028
22 Stonegate Lane	703	06-14-312-004-1029

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<u>Address</u>	<u>Unit No.</u>	<u>Property Index Number</u>
24 Stonegate Lane	801	06-14-312-004-1030
26 Stonegate Lane	802	06-14-312-004-1031
28 Stonegate Lane	803	06-14-312-004-1032
30 Stonegate Lane	901	06-14-312-004-1033
31 Stonegate Lane	902	06-14-312-004-1034
33 Stonegate Lane	903	06-14-312-004-1035
35 Stonegate Lane	1001	06-14-312-004-1036
37 Stonegate Lane	1002	06-14-312-004-1037
40 Stonegate Lane	1003	06-14-312-004-1038
42 Stonegate Lane	1004	06-14-312-004-1039
44 Stonegate Lane	1101	06-14-312-004-1040
46 Stonegate Lane	1102	06-14-312-004-1041
48 Stonegate Lane	1103	06-14-312-004-1042
50 Stonegate Lane	1104	06-14-312-004-1043
51 Stonegate Lane	1301	06-14-312-004-1044
53 Stonegate Lane	1302	06-14-312-004-1045
55 Stonegate Lane	1303	06-14-312-004-1046
57 Stonegate Lane	1304	06-14-312-004-1047
60 Stonegate Lane	1601	06-14-312-004-1048
62 Stonegate Lane	1602	06-14-312-004-1049
64 Stonegate Lane	1603	06-14-312-004-1050
66 Stonegate Lane	1701	06-14-312-004-1051
68 Stonegate Lane	1702	06-14-312-004-1052
70 Stonegate Lane	1703	06-14-312-004-1053
80 Stonegate Lane	1704	06-14-312-004-1054
82 Stonegate Lane	1801	06-14-312-004-1055
84 Stonegate Lane	1802	06-14-312-004-1056
86 Stonegate Lane	1803	06-14-312-004-1057
87 Stonegate Lane	1804	06-14-312-004-1058
88 Stonegate Lane	1901	06-14-312-004-1059
89 Stonegate Lane	1902	06-14-312-004-1060
90 Stonegate Lane	1903	06-14-312-004-1061
91 Stonegate Lane	1904	06-14-312-004-1062
92 Stonegate Lane	2101	06-14-312-004-1063
93 Stonegate Lane	2102	06-14-312-004-1064
94 Stonegate Lane	2103	06-14-312-004-1065
95 Stonegate Lane	2104	06-14-312-004-1066
96 Stonegate Lane	2201	06-14-312-004-1067
97 Stonegate Lane	2202	06-14-312-004-1068
98 Stonegate Lane	2203	06-14-312-004-1069

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<u>Address</u>	<u>Unit No.</u>	<u>Property Index Number</u>
99 Stonegate Lane	2301	06-14-312-004-1070
100 Stonegate Lane	2302	06-14-312-004-1071
101 Stonegate Lane	2303	06-14-312-004-1072
1 Walden Trail	2401	06-14-312-004-1073
2 Walden Trail	2402	06-14-312-004-1074
3 Walden Trail	2403	06-14-312-004-1075
4 Walden Trail	2501	06-14-312-004-1076
5 Walden Trail	2502	06-14-312-004-1077
6 Walden Trail	2503	06-14-312-004-1078
7 Walden Trail	2504	06-14-312-004-1079
9 Walden Trail	2601	06-14-312-004-1080
10 Walden Trail	2602	06-14-312-004-1081
11 Walden Trail	2603	06-14-312-004-1082
12 Walden Trail	2604	06-14-312-004-1083
13 Walden Trail	2701	06-14-312-004-1084
14 Walden Trail	2702	06-14-312-004-1085
21 Walden Trail	2703	06-14-312-004-1086
23 Walden Trail	2704	06-14-312-004-1087
25 Walden Trail	2801	06-14-312-004-1088
27 Walden Trail	2802	06-14-312-004-1089
101 Walden Court	2803	06-14-312-004-1090
102 Walden Court	2804	06-14-312-004-1091
103 Walden Court	2901	06-14-312-004-1092
104 Walden Court	2902	06-14-312-004-1093
105 Walden Court	2903	06-14-312-004-1094
106 Walden Court	2904	06-14-312-004-1095
107 Walden Court	3001	06-14-312-004-1096
109 Walden Court	3002	06-14-312-004-1097
111 Walden Court	3003	06-14-312-004-1098
113 Walden Court	3004	06-14-312-004-1099
115 Walden Court	3101	06-14-312-004-1100
not available	3102	06-14-312-004-1101
not available	3103	06-14-312-004-1102
not available	3104	06-14-312-004-1103

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## PETITION TO APPROVE AMENDING THE DECLARATION FOR HIGHLANDS CONDOMINIUM ASSOCIATION

We, the undersigned, do hereby approve the amendment to the Declaration of the Highlands Condominium Association, regarding the leasing of units, as attached hereto.

NAME (SIGNATURE)	ADDRESS
William Jay Lechnick	3 HAVERTON COURT STREAMWOOD, IL 60107
Patricia Koca	84 Stonegate Streamwood, IL 60107
Stanley J. Marzok	18 HAVERTON CT.
N. Suzanne Harman	113 Walden Ct.
Diane Palszypski	10 Haverton
Boj Killianis	20 STONEGATE LANE
Anton Obrech	66 STONEGATE
Alfred Lee	15 HAVERTON CT
Kim Mullen	21 WALDEN TRAIL
Ashraf Abdulhadi	37 Stonegate Ln.
Suzanne Brown	88 Stonegate Ln
Gudy Perez	4 STONEGATE LN



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## HIGHLANDS CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration of the Highlands Condominium Association, specifically regarding the leasing of units:



I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Linda Girardi

Property Address:

97 Stonegate Lane  
Streamwood, Illinois



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## PROXY FOR

### HIGHLANDS AT STREAMWOOD CONDOMINIUM ASSOCIATION

I, (print name) Linda Girardi, owner of unit,  
(address) 97 Stonegate at Highlands at  
Streamwood Condominium Association, Streamwood, Illinois, do hereby  
constitute and appoint James Edmiston, attorney and agent  
for me, and in my name, place and stead, to vote as my proxy at Highlands at  
Streamwood Condominium Association Meeting to be held on Wednesday, July  
7, 1999, unless sooner revoked, with full power to cast my vote on any business  
that should come before the Association as if I were then personally present,  
and authorize my attorney and agent to act for me in my name and stead as fully  
as I could act if I were present, giving to my attorney and agent full power of  
substitution and revocation. This proxy will expire immediately following the date  
of the beforesaid meeting unless revoked prior thereto in writing.

IN WITNESS WHEREOF, I have executed this proxy on the 14 day of  
June, 1999.

Linda Girardi  
Signature Line  
Address: 97 Stonegate

Complete **ONLY IF** this proxy is  
being issued to establish a quorum.

\_\_\_\_ (Initials)

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We, the undersigned, do hereby approve the amendment to the Declaration of the Highlands Condominium Association, regarding the leasing of units, as attached hereto.

NAME (SIGNATURE)	ADDRESS
Paulette Guernale	3 Stonegate Ln.
Eileen Pracy	4 Walden trail
Cindy Christopher	102 Walden Court
Justin Baynal	24 Haverton Court
R. W. W.	92 Stonegate Ln
Lalia G. Medel	90 Stonegate Lane
James Kohl	68 Stonegate Lane
Ray J. Kostalik	2 STONEGATE LANE
Jill C. Pahn	1 Walden Trail
Myra Lee	44 Stonegate Ln

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NAME (SIGNATURE)	ADDRESS
<i>Alvin No. Almye</i>	109 Walden ct.

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NAME (SIGNATURE)	ADDRESS
Jan McGinn	6 STONEGATE LN.
High [unclear]	6 Walden Trail
Lisel Wlaesch	10 Stonegate Lane
Debra Stovell	24 Stonegate
Pu-Fung Lion	26 Stonegate Lane
Michael [unclear]	28 Stonegate
Alison [unclear]	5 Stonegate
Ted [unclear]	10 WALDEN
[unclear]	2 WALDEN TR
Christine [unclear]	8 Stonegate Ln.
Raymond M. Embser	7 Stonegate Ln.
[unclear]	14 Walden Tr

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NAME (SIGNATURE)	ADDRESS
Roger Hoff <i>Roger Hoff</i>	62 Stonegate Ln Streamwood, IL 60107
Ming Zhang <i>Ming Zhang</i>	64 Stonegate Lane Streamwood, IL, 60107
Scott A. Archibald <i>Scott Archibald</i>	86 Stonegate Lane Streamwood IL 60107
Kris Prangle <i>Kris Prangle</i>	94 Stonegate Ln Streamwood IL 60107
Dorey Meyers <i>Dorey Meyers</i>	98 Stonegate Ln Streamwood IL 60107
Ken Han <i>Ken Han</i>	91 Stonegate Lane Streamwood, IL 60107
Brian Licht <i>Brian Licht</i>	82 Stonegate Lane Streamwood, IL 60107
Ronald R. Gortner <i>Ronald R. Gortner</i>	92 Stonegate Lane Streamwood IL 60107
Sheresa Naft Norwich <i>Sheresa Naft Norwich</i>	101 Stonegate Lane Streamwood, IL 60107
Cynn Chaney <i>Cynn Chaney</i>	99 Stonegate Lane Streamwood, IL 60107
Dan K. Ben <i>Dan K. Ben</i>	96 Stonegate Ln. Streamwood, IL 60107
Rita W. Ennis <i>Rita W. Ennis</i>	89 Stonegate Ln. Streamwood, IL 60107

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NAME (SIGNATURE)	ADDRESS
<i>[Signature]</i>	8 Haverton Ct.
<i>[Signature]</i> PAUL SERGIO VESPA	19 HAVERTON CT.
<i>[Signature]</i>	11 HAVERTON CT
<i>[Signature]</i>	9 WALDEN DR
<i>[Signature]</i> Jennifer Harrison	1 Haverton Ct.
<i>[Signature]</i>	25 WALDEN TRAIL
<i>[Signature]</i>	55 BRIGATE WAY
<i>[Signature]</i>	1 STONEGATE
<i>[Signature]</i> Sharon Davis	20 HAVERTON CT
<i>[Signature]</i>	14 HAVERTON CT

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NAME (SIGNATURE)	ADDRESS
ORIGIN WINTER <i>[Signature]</i>	3 WALDEN TRAIL
KAREN BURR <i>[Signature]</i>	5 WALDEN TR.
DELMAS STROOP <i>[Signature]</i>	7 WALDEN TRAIL
Leslie Skelton <i>[Signature]</i>	13 Walden Trail
<i>[Signature]</i> JOE KUEHL	2 Haverton, Ct.
Adam Stuebel ADAM STUEBEL	4 HAVERTON CT
Renee Metzger - RENEE METZGER	6 HAVERTON CT
Cheryl Lieberhoer <i>[Signature]</i>	22 Haverton Ct
Jonathan Cabusao Jonathan Cabusao	27 Haverton Ct
Gaurav Vaid (GAURAV VAID)	25 HAVERTON CT.
Robert Abweck ICA SWECH	13 HAVERTON CT.



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NAME (SIGNATURE)	ADDRESS
MARIC [Signature]	106 WALDEN CT. STREAMWOOD, IL 60107
Michelle Casaday	101 WALDEN CT. STREAMWOOD, IL 60107
Edwin A. Wilson	23 WALDEN TR. STREAMWOOD, IL 60107
Jana Gladela	115 WALDEN CT STREAMWOOD IL
Paul J. Jordan	5 WALDEN CT STREAMWOOD IL

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NAME (SIGNATURE)	ADDRESS
Marken Gouman	48 Stonegate Ln
<del>Bruce Thomas</del> (subject to rent from while occupy)	33 Stonegate Ln.
PHIL LONGMIRE	57 STONEGATE
Mindy Joyce-DeCarlo	40 Stonegate
Bruce Thomas	42 STONEGATE LN.

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PETITION TO APPROVE AMENDING THE DECLARATION FOR  
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We, the undersigned, do hereby approve the amendment to the Declaration of the Highlands Condominium Association, regarding the leasing of units, as attached hereto.

NAME (SIGNATURE)	ADDRESS
HEATHER M. JOHNSON <i>Heather M. Johnson</i>	87 STONEGATE LANE STREAMWOOD, IL 60107
MARK E. FORD <i>Mark E. Ford</i>	95 Stonegate Ln. Streamwood, IL 60107
GERALD HOPKINS <i>Gerald Hopkins</i>	53 STONEGATE STREAMWOOD IL
<i>Adriana Pacheco</i>	30 STONEGATE LN STREAMWOOD IL

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We, the undersigned, do hereby approve the amendment to the Declaration of the Highlands Condominium Association, regarding the leasing of units, as attached hereto.

NAME (SIGNATURE)	ADDRESS
<i>Barron Armande</i>	<i>93 Stonegate Ln</i>
<i>Debra Lane</i>	<i>60 Stonegate Lane</i>
<i>Jeffery</i>	<i>80 Stonegate LN</i>

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