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Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 01/05/2005 04:26 PM Pg: 1 of 5

**FIRST AMENDMENT
TO BYLAWS OF
2235 W. LAWRENCE
CONDOMINIUM
ASSOCIATION**

PREPARED BY AND MAIL TO:
Peter Anthony Johnson, Esquire
8 East Huron Street
Chicago, Illinois 60611
Telephone 312 932 9200



FIRST AMENDMENT

TO BYLAWS OF

2235 W. LAWRENCE CONDOMINIUM ASSOCIATION

THIS FIRST AMENDMENT to the Bylaws of the 2235 W. Lawrence Condominium Association, known as EXHIBIT C to DECLARATION OF CONDOMINIUM, first recorded on June 26, 2003, as Document Number 0317710048, is made this 21 day of December, 2004.

WITNESSETH

WHEREAS, the Owners have provided requisite notice to all Owners pursuant to Article III, Section 2, of the Bylaws of the 2235 West Lawrence Condominium Association that a Special Meeting of the Owners, a/k/a Members, at 7:00 p.m. on December 21, 2004, in Unit Number 3, 2235 West Lawrence, in Chicago, to discuss and vote to amend the existing Bylaws by virtue of this First Amendment to the Bylaws of 2235 West Lawrence Condominium Association;

WHEREAS, that Special Meeting was called to order, and 67% or more of the Owners being in attendance; and,

WHEREAS, a majority of the 67% or more of the Owners being in attendance have cast their vote in favor hereof.

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WHEREFORE, THE **BYLAWS OF THE 2235 W. LAWRENCE CONDOMINIUM ASSOCIATION**, notwithstanding anything to the contrary in those **BYLAWS**, are hereby amended as follows:

- I. Articles II and III shall be amended to provide that:
 - A. Any expenditure of over \$80.00 of Association funds must be first approved by affirmative majority vote of the Members; and,
 - B. The hiring of any 3rd party services (i.e. Landscaper, window washer, exterminator, handyman, etc.) for Common Elements and Limited Common Elements must be first approved by affirmative majority vote of the Members;
 - C. The Association shall have the power to levy fine(s) to a Unit owner for any violation(s) of the Rules and Regulations, whether such violation(s) were caused by the Owner, resident, or guest attributable to that Unit.
- II. Adoption of **Rules and Regulations**:
 - A. All owners must be notified prior to posting any kind of "For Sale" or "For Rent" signage on the common exterior elements. Board will vote if necessary.
 - B. A \$50.00 late fee shall be incurred for any assessment(s) not received by midnight on the 5th day of the month.
 - C. All residents are required to notify to all other residents should anyone plan a party on the property that will include more than 6 non-residents.
 - D. All residents are required to notify to all other residents should it become necessary to leave front or back gates/doors open for an extended period of time.
 - E. The Owners shall use the Parking Spaces located on the Association property as follows:
 1. Unit 1 shall use the West Parking Space; and,
 2. Unit 2 shall use the Middle Parking Space; and,
 3. Unit 3 shall use the East Parking Space.

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- F. No smoking in indoor common elements.
- G. Loud music ^{treadmills, exercise equipment, before} may not be played in or around any Unit ^{after} 9:00 a.m. and ^{after} 9:00 p.m.
- H. Nothing may be hung from balconies (i.e. wet clothes, towels, etc.).
- I. To maintain uniformity, the color of back decks may not be changed without the expressed written consent of the Association.

HEREBY ACCEPTED, AMENDING THE BYLAWS OF THE 2235 W. LAWRENCE CONDOMINIUM ASSOCIATION.

President:

Kelly M. Kinney
 Kelly M. Kinney
 2235 West Lawrence
 Unit Number 3
 Chicago, Illinois 60625

Secretary/Treasurer:

Kevin Eskew
 Kevin Eskew
 2235 West Lawrence
 Unit Number 1
 Chicago, Illinois 60625

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

AFFIDAVIT

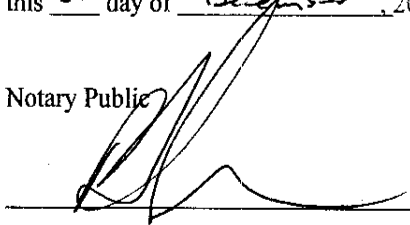
I, Kelly M. Kinney, being first duly sworn, on oath state as follows:

1. I am the duly elected President of the **2235 W. Lawrence Condominium Association, located at 2235 West Lawrence**, in Chicago, Illinois 60625; and,
2. That a majority of at least 67% of the Unit Owners of the Condominium Association have approved the First Amendment to **THE Bylaws of the 2235 W. Lawrence Condominium Association** to which this Affidavit is attached; and,
3. Affiant further states not.

Kelly M. Kinney
 Kelly M. Kinney
 President
2235 W. Lawrence Condominium Association
 2235 West Lawrence
 Unit Number 3
 Chicago, Illinois 60625

Subscribed and sworn to before me
 this 2nd day of December, 2004

Notary Public




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LEGAL DESCRIPTION

UNIT NUMBERS 1, 2 AND 3, IN THE 2235 W. LAWRENCE CONDOMINIUM AS
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 IN CIRCUIT COURT PARTITION OF THAT PART OF LOT 1 LYING
EAST OF LINCOLN AVENUE IN COURT PARTITION OF THE WEST $\frac{1}{2}$ OF THE
NORTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.