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Cook County Recorder of Deeds
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FENCE COMPLIANCE RESOLUTION FOR THE WESTERFIELD SQUARE TOWNHOMES ASSOCIATION

For use by Recorder's Office only

This document prepared by and after recording return to:

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WESTERFIELD SQUARE TOWNHOMES ASSOCIATION **RESOLUTION**

WHEREAS, Westerfield Square Townhomes Association ("Association") is an Illinois not-for-profit corporation, organized and operating for the purpose of administering and maintaining the property of the Association; and

WHEREAS, the Association is administered by a duly elected Board of Directors in accordance with a certain Consolidated and Restated Declaration of Covenants for Westerfield Square ("Declaration"); and

WHEREAS, the Board of Directors is charged with the responsibility of enforcing the covenants and obligations of the Association; and

WHEREAS, pursuant to Paragraph 4 of Article I of the Declaration, the Board is authorized to adopt reasonable rules and regulations as it may deem advisable for the maintenance, conservation, repair and beautification of the Project and the entire Project shall be maintained at all times subject to such rules and regulations as are from time to time enacted by the Board or the Association; and

WHEREAS, Paragraph 25 of Article IX of the Declaration provides: "No Owner or Occupant shall make or erect a fence of any kind"; and

WHEREAS, it has been brought to the Board's attention that there are currently three (3) lots – (1) 1429 Sheridan owned by Kit Condon; (2) 1427 Sheridan owned by the Robert M. Janowiak Trust; and (3) 1431 Sheridan owned by Karen L. Ellwood, all located in Wilmette, Illinois 60091 as legally described in Exhibit A attached hereto and made a part hereof (hereafter each individually referred to as a "Lot" and collectively referred to as the "Lots") – that are in direct violation of this Paragraph 25 above; and

WHEREAS, the Board of Directors has deemed it to be in the best interests of the Association to pass the following resolution to protect the uniformity in appearance of the Association property as well as to maintain the property values within the Association:

NOW, THEREFORE, be it resolved, the Board of Directors of Westerfield Square Townhomes Association does hereby resolve as follows:

1. The Board finds that the three (3) non-compliant Lot fences have been in existence for 1 to 5 years and at this point, removal of same would result in undue hardship and cost to the Lot owners and the Association.
2. The three (3) non-compliant fences need not be removed at this time and can remain so long as the fence is removed prior to the sale of a Lot and the Lot is brought into full compliance with the Association's Declaration, and specifically, Paragraph 25 of Article IX, including but not limited to restoring and repairing any

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damage caused to the Lot as a result of removal of such fence at the sole expense of the Lot Owner.

BE IT FURTHER RESOLVED, that no further action be taken.

Approved by a majority of the members of the Board of Directors on this 14TH day of JUNE, 2006.

Westerfield Square Townhomes Association

By: RJ Balsley
President

ATTEST:

[Signature]
Secretary

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EXHIBIT A

| PINS: | Property Address: |
|--------------------|--|
| 05-27-400-099-0000 | 1429 Sheridan Road, Wilmette, Illinois 60091 |
| 05-27-400-100-0000 | 1427 Sheridan Road, Wilmette, Illinois 60091 |
| 05-27-400-098-0000 | 1431 Sheridan Road, Wilmette, Illinois 60091 |

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