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LION CREST CONDOMINIUM ASSOCIATION

AMENDMENTS TO ORIGINAL BY-LAWS

DATED 1988

These amendments are for the premises located at:
13547 S. Lamon Ave. Crestwood, Illinois

Lot 4 in Lion Crest being a subdivision of the west 332.40 feet of the east 632.40 feet of lot 2 in Arthur T. McIntosh and Company's Richwood Farms, being a subdivision of the east ½ of the Northeast ¼ of section 4, Township 36 north, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.



Permanent Tax Number: 28-04-201-065

Article V Administration
Section IV Paragraph B-Meetings

Doc#: 1501508172 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/15/2015 10:47 AM Pg: 1 of 3

The annual meeting will be held on the second Wednesday of January at 7:30 P.M.
This meeting will be for unit owners only.

Article VII Covenants and Restrictions as to Use and Occupancy
Section I Paragraph D-Animals

Cats up to two maximum per unit, and small birds and fish are allowed, as long as they are contained in the owners unit, and they are not for breeding purposes.

Dogs initially were allowed back in 1988, however in 1999 it was voted on and decided:

No new dogs will be allowed in units moving forward.

It was decided at a meeting in 2013 that any unit owner currently having a dog will be required to pay a deposit of \$250 to the association as a security deposit against any damages incurred to the building from said dog.

The dog owner would also need to provide the board with proof of an updated homeowner's policy protecting the association from any liability incurred from said dog.

Article XII Transfer of a Unit
Section II Limits on Lease Terms

Units may not be purchased as rental property.

In the case of an extreme emergency, an owner may rent out his unit for a 1-year term, with an option to buy, as long as an application, an interview of the proposed tenant, and a review of said lease meet with board's approval.

Unit owners are responsible for any damage to building caused by renters, either moving in or out of unit, and during lease period.

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Article XIII General Provisions Section VII Change, Modification, Rescission

Back in 1999 it was voted on and decided:
 Nothing is allowed on the roof, as an example a satellite dish, or on the building without previous board approval.
 Any expenditure of over \$500 must be voted on by the board.
 No more than four people may reside in a unit on a permanent basis.
 Board members must have a list of unit occupants, and current phone numbers in the event of an emergency.
 No more than two vehicles are allowed per unit, if you have more they must be parked on Lamont Ave.
 Due to the inadequate soundproofing in our building, we ask all unit occupants to respect their neighbors as far as to the volume of their music, or the volume of your TV.
 Also, please don't use the dishwasher, or washing machines before 8:00 a.m. or after 10:00 p.m.
 Any unit owner interested in screening their balconies must use the same materials as units 401 and 402. The unit owner is responsible for maintaining the screens in good condition. The association is not responsible for any damage to the screens, or caused by the broken screens. If a subsequent purchaser requires that the balcony be restored to its original condition, it is the responsibility of the seller to restore the altered structure, not the condo association.
 No live xmas trees, and only gas grills allowed due to the fire regulations.

WITNESS my hand this 13 day of JANUARY, 2015
 FRANKMACIASZEK Frank Maciaszek
 PRESIDENT- LION CREST CONDOMINIUM ASSOCIATION
 JEAN ELLIOTT Jean Elliott
 VICE PRESIDENT & SECRETARY- LION CREST CONDOMINIUM ASSOCIATION
 PAUL KRUEGER Paul Krueger
 TREASURER- LION CREST CONDOMINIUM ASSOCIATION

STATE OF IL)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Frank M, Jeanne, + Paul K personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal of this 13 day of January 2015

Shantel D Carr
 NOTARY PUBLIC

My commission expires May 10, 2015



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LION CREST CONDO ASSOCIATION
13547 S. LAMON AVE.- CRESTWOOD, ILLINOIS 60445
PROPERTY TAX PIN #'S

UNIT # 401-28-04-201-069-1001
GARAGE 28-04-201-069-1013

UNIT # 402-28-04-201-069-1002
GARAGE 28-04-201-069-1014

UNIT # 403-28-04-201-069-1003
GARAGE 28-04-201-069-1015

UNIT # 404-28-04-201-069-1004
GARAGE 28-04-201-069-1016

UNIT # 405-28-04-201-069-1005
GARAGE 28-04-201-069-1017

UNIT # 406-28-04-201-069-1006
GARAGE 28-04-201-069-1018

UNIT # 407-28-04-201-069-1007
GARAGE 28-04-201-069-1019

UNIT # 408-28-04-201-069-1008
GARAGE 28-04-201-069-1020

UNIT # 409-28-04-201-069-1009
GARAGE 28-04-201-069-1021

UNIT # 410-28-04-201-069-1010
GARAGE 28-04-201-069-1022

UNIT # 411-28-04-201-069-1011
GARAGE 28-04-201-069-1023

UNIT # 412-28-04-201-069-1012
GARAGE 28-04-201-069-1024

PREPARED BY FRANK MACIASZEK
13547 S. LAMON AVE.
CRESTWOOD, ILL. 60445