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AMENDMENTS
TO THE
COURTYARDS OF ORLAND PARK
DECLARATION
OF
PARTY WALL RIGHTS,
COVENANTS, CONDITIONS
RESTRICTIONS AND EASEMENTS



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Karen A. Yarbrough
Cook County Recorder of Deeds
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WHEREAS, the Courtyards of Orland Park Homeowners Association (the "Association") is a not-for-profit corporation and a common interest community association organized and existing pursuant to the laws of the State of Illinois; and

WHEREAS, the Association is governed by a certain Courtyards of Orland Park Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements (the "Declaration") which was recorded with the Cook County Recorder of Deeds on November 3, 1995 as Document Number 95754987; and

WHEREAS, the Declaration creates the Association; and

WHEREAS, the Association is operated and administered by its Board of Directors (the "Board"); and

WHEREAS, since the recording of the Declaration, several laws and governmental rules and ordinances, including the Common Interest Community Association Act, have been passed and implemented; and

WHEREAS, Section 1-60 of the Common Interest Community Association Act permits the Board to bring the Declaration into conformance with the current laws, rules and ordinances by a vote of two-thirds of the Board; and

WHEREAS, at least two-thirds of the Board has approved this Amendment to the Declaration; and

NOW THEREFORE, the following shall be deemed an Amendment to the Declaration:

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1. Section 3.01 of the Declaration shall be deleted in its entirety and replaced with the following:

Section 3.01 The Association shall have one class of voting members. Each Owner, as defined in Article II, shall be a Member. Members shall be entitled to one vote for each Lot in which they hold the interest required for membership by Article II. When more than one person holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot. All Members holding any interest in a single Lot shall together be entitled to cast only one vote for the Lot.

2. Section 3.03 of the Declaration shall be deleted in its entirety and replaced with the following:

The Association have a Board of five (5) directors who shall be elected by the Members of the Association at such intervals as the corporate charter and By-Laws of the Association shall provide, except that vacancies in the Board occurring between regularly scheduled meetings of the Members may be filled by two-thirds of the remaining members of the Board until the next annual meeting or until members holding 20% of the votes of the Association request a meeting to fill the vacancy for the remainder of the term. A meeting of the members shall be called for the purpose of filling a vacancy no later than thirty (30) days following the filing of a petition signed by the Members holding 20% of the votes of the Association requesting such a meeting. The Association shall have such officers as shall be appropriate from time to time, who shall be elected by the Board who shall manage and conduct the affairs of the Association under the direction of the Board. Except as expressly otherwise provided by the Association's articles of incorporation, this Declaration or the By-Laws, all power and authority to act on behalf of the Association both pursuant to this Declaration and otherwise shall be vested in its Board from time to time and its officers under the directions of the Board, and shall not be subject to any requirement of approval on the part of its Members. The articles of incorporation and By-Laws of the Association may include such provisions for the protection and indemnification of its officers and directors as shall be permissible by law.

3. Section 3.07 of the Declaration shall be deleted in its entirety and replaced with the following:

The Board shall maintain the following records of the Association and make them available for examination and copying at convenient hours of weekdays by any Member of Owner subject to the authority of the Board, its mortgagees, and their duly authorized agents or attorneys:

- (a) Copies of the recorded Declaration, By-Laws, Rules and Regulations, other duly recorded covenants and By-Laws and any amendments, articles of incorporation, annual reports.
- (b) Detailed and accurate records in chronological order of the receipts and expenditures affecting the common areas, specifying and itemizing the maintenance and repair expenses of the common areas and any other

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- expenses incurred, and copies of all contracts, leases, or other agreements entered into by the Board.
- (c) The minutes of all meetings of the Board, which shall be maintained for seven (7) years.
 - (d) With a written statement of a proper purpose, ballots and proxies related thereto, if any, for any elections held for the Board and for other matters voted on by the Members, which shall be maintained for not less than one year.
 - (e) With a written statement of a proper purpose, such other records of the Board as are available for inspection by Members of a not-for-profit corporation pursuant to Section 107.75 of the General Not For Profit Corporation Act of 1986.

A reasonable fee may be charged by the Board for the costs of retrieving and copying record properly requested.

- 4. The final sentence of Section 6.02 of the Declaration shall be deleted in its entirety.
- 5. Section 6.04 of the Declaration shall be deleted in its entirety and shall be replaced with the following:

In addition to the annual assessments authorized above, the Association may levy in any assessment year a special assessment for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repaired, maintenance or replacement (including those items of maintenance and repair set forth in Section 5.01 hereof) of a described capital improvement upon the Common Area, including the necessary fixtures and personal property related thereto, if any. Special assessments related to emergencies shall not be subject to the approval of the membership.

- 6. Section 6.05 of the Declaration shall be amended by adding the following to the end of said Section:

If an adopted budget or special assessment adopted by the Board would result in the sum of all regular and separate assessments payable in the current fiscal year exceeding 115% of the sum of all regular and special assessments payable during the preceding fiscal year, the Association, upon written petition of the members with 20% of the votes of the Association delivered to the Board within 14 days of said action, shall call a meeting of the members within 30 days of the date of delivery of the petition to consider the budget or special assessment. Unless a majority of the total votes of the Members are cast at the meeting to reject the budget or special assessment, it shall be deemed ratified.

- 7. Section 6.06 of the Declaration shall be deleted in its entirety and replaced with the following:

The Board shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period by the adoption of the annual budget and in lieu thereof, the amount of the prior year's annual assessment shall be the fixed amount. The Board shall provide the proposed budget to the Member no less than thirty

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(30) and no more than sixty (60) days prior to a meeting to consider its adoption. Written notice of any changed amount of annual assessment shall be due on the first day of the month immediately preceding the effective date of the changed assessment. An Owner shall first be liable for payment of the full monthly assessment on the 1st day of the month following conveyance of title to him. This payment shall be in addition to the prorated portion of the monthly assessment which Owner shall pay as of the date title to his Lot is conveyed. The Association shall upon demand at any time furnish a certificate in writing signed by an officer or agent of the Association setting forth whether the assessments on a specified Lot have been paid and, if not paid the amount of any such deficiency. Such certificate shall be conclusive evidence of payment of any assessment therein.

8. Section 6.09 of the Declaration is deleted in its entirety.

9. Article VIII, though incorrectly numbered as Article VII Interim Procedure, shall be deleted in its entirety.

10. Section 9.07 of the Declaration shall be deleted in its entirety and replaced with the following:

The foregoing covenants of this Article IX shall not apply to activities of the Association.

11. Section 9.11 of the Declaration shall be deleted in its entirety and replaced with the following:

The placement of satellite dishes, television, radio or ham radio antennas shall be done in accordance with and as prescribed in the rules and regulations of the Association.

12. Section 12.12 of the Declaration shall be amended by adding the following language to the end of said section:

A copy of any lease for a Townhouse Unit shall be provided to the Association not less than ten (10) days after the lease is signed or the date of occupancy, whichever occurs first.

13. Section 3.02 of the By-Laws shall be deleted in its entirety and replaced with the following:

The Association shall have one class of voting members. Each Owner, as defined in Article II, shall be a Member. Members shall be entitled to one vote for each Lot in which they hold the interest required for membership by Article II. When more than one person holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot. All Members holding any interest in a single Lot shall together be entitled to cast only one vote for the Lot.

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14. Section 3.03(a) of the By-Laws shall be amended by deleting said paragraph and replacing it with the following:

Quorum: Procedure. Meetings of the Members shall be held at the principal office of the Association or at such other place in Cook County, Illinois as may be designated in any notice of meeting. The presence at any meeting, in person or by proxy of twenty percent (20%) of the total votes determined pursuant to Section 3.02 above shall constitute a quorum. Unless otherwise expressly provided herein or in the Declaration, any action may be taken at a meeting of the Members at which a quorum is present upon the affirmative vote of the members having a majority of the total votes present at such meeting. Any Member in writing may waive notice of a meeting, or consent to any action of the Association without a meeting.

15. Section 3.03(b) of the By-Laws shall be deleted and replaced with the following:

Annual Meeting. There shall be an annual meeting of the Members on the first Tuesday of May of each year, at 7:30 p.m. If the date for the annual meeting is a legal holiday, the meeting will be held at the same hour on the first day succeeding such date which is not a legal holiday.

16. Section 3.03(c) of the By-Laws shall be deleted and replaced with the following:

Special Meetings. Special meetings of the Members may be called for the purpose of considering matters which, by the terms of the Declaration or these By-Laws, require the approval of all or some of the Members, or for any other reasonable purpose. Said meetings may be called by written notice authorized by the President, a majority of the Board or by the Members holding twenty percent (20%) of the total votes of the Association as provide in Section 3.02 above, and delivered not less than 10 days nor more than thirty (30) days before the date fixed for said meeting. The notices shall specify the date, time and place of the meeting and the matters to be considered.

17. Section 3.04 of the By-Laws shall be deleted and replaced with the following:

Notices of Meeting. Notices of meetings required to be given herein may be delivered either 1) personally, 2) by mail, 3) posting in an Association-issued publication that is routinely mailed to all members, 4) any other method that is approved by the Declaration, By-Laws or Rules and Regulations that is approved in writing by a Member or 5) by electronic means if authorized by the Member to the persons entitled to vote thereat, addressed to each such person at the address or email address given by him to the Board for the purpose of service of such notice, or to the Townhouse Unit of the Owner with respect to which such voting right appertains, if no address has been given to the Board. Notices required herein shall state the specific purpose and the nature of the business for which the meeting is called. At any meeting, no business may be transacted other than that specified in the notice.

18. Section 4.03 of the By-Laws shall be deleted and replaced with the following:

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Election of Board Members. The Members shall elect members to the Board at the annual meeting of the Members. Board Members shall serve two (2) year terms. The terms of the Board shall be staggered such that three (3) seats are elected in one year and two (2) seats are elected in the following year. In the event the remaining balance of a term is filled by the Members due to the death, incapacity or resignation of a Board Member and if there is a tie vote to determine who should receive a two (2) year term and who should fill the balance of a term (one (1) year), the Board shall determine which members shall have the two (2) year term and which shall have the one (1) year term.

19. Section 4.05 of the By-Laws shall be deleted and replaced with the following:

Vacancies on the Board. Vacancies in the Board, other than as a result of the removal pursuant to Paragraph 4.07 hereof, including vacancies due to any increase in the number of persons on the Board, shall be filled by two-thirds (2/3) of the remaining members of the Board until the next annual meeting of the Members or until Members holding twenty percent (20%) of the votes of the Association request a meeting of the Members to fill the vacancy for the balance of the term. A meeting of the Members shall be called for purposes of filling a vacancy on the Board no later than thirty (30) days following the filing of a petition signed by the membership holding twenty (20%) of the votes of the Association requesting such a meeting.

20. Section 4.09 of the By-Laws shall be deleted and replaced with the following:

Meetings of Board. The Board shall meet at least four times annually. Each year, there shall be an annual meeting of the Board immediately following the annual meeting of the Members without other notice, other than this By-Law, at the same place, or other place, as the annual meeting of the Members. Special meetings of the Board shall be called by the President or twenty-five percent (25%) of the Board or any other method authorized by the Declaration, By-Laws or Rules and Regulations. Notice of any Board meeting shall be given to each Member by one of the following ways: 1) by personal delivery, 2) by mail, 3) by posting in an Association-issued publication that is routinely mailed to the Members 4) by any other method authorized by the Declaration, By-Laws or Rules and Regulations and authorized by the member, 5) by email or other electronic means provided the Member has authorized communications by email or 6) by posting at common entrances or other conspicuous locations as designated by the Board. Said notice shall be given not less than forty-eight (48) hours and advance of the meeting. Any Member may, in writing, waive notice of a meeting, or consent to the holding of a meeting without notice, or consent to any action of the Board without a meeting. A majority of the number of Board members then in office shall constitute a quorum for the transaction of business. Unless otherwise expressly provided herein, any action may be taken by the Board upon the affirmative vote of those present at its meetings when a quorum is present.

21. Section 6.03 of the By-Laws shall be deleted and replaced with the following:

(a) Adoption of Budgets and Special Assessments. The Board shall supply a proposed annual budget to the Members not less than thirty (30) days nor more than sixty (60) days prior to its adoption together with an indication of which portions are intended for reserves,

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capital expenditures or repairs or payment of real estate taxes. The Board shall give notice of any Board meeting concerning the adoption of a budget or a special assessment not less than ten (10) days nor more than sixty (60) days in advance of said meeting in the same manner as it provides notice of meetings of the Members.

(b) Assessment Increases. If an adopted budget or special assessment adopted by the Board would result in the sum of all regular and separate assessments payable in the current fiscal year exceeding 115% of the sum of all regular and special assessments payable during the preceding fiscal year, the Association, upon written petition of the members with 20% of the votes of the Association delivered to the Board within 14 days of said action, shall call a meeting of the members within 30 days of the date of delivery of the petition to consider the budget or special assessment. Unless a majority of the total votes of the Members are cast at the meeting to reject the budget or special assessment, it shall be deemed ratified.

22. Section 6.09 of the By-Laws shall be deleted in its entirety.

This Amendment shall become effective upon being recorded with the Cook County Recorder of Deeds.

IN WITNESS WHEREOF, the undersigned members of the Board of Directors hereby approve of the foregoing Amendment.

Elizabeth A. Guyon President
Mary Bernadette Rizzo Treasurer
Denise Spadoni Secretary

11-10-15

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EXHIBIT A LEGAL DESCRIPTION

Lots 1 through 22, inclusive, in Courtyards of Orland Park Subdivision, being a subdivision of the East ½ of the Southeast ¼ of Section 6 in Township 36 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois, according to the plat thereof recorded in the office of the recorder of deeds of cook county, Illinois as document number 95753441.

Street name (all in Orland Park, Illinois 60467) (for informational purposes only)	PIN Number
14221 Compton Court	27-06-410-036-0000
14223 Compton Court	27-06-410-037-0000
14225 Compton Court	27-06-410-038-0000
14227 Compton Court	27-06-410-039-0000
14229 Compton Court	27-06-410-040-0000
14233 Compton Court	27-06-410-035-0000
11231 Endicott Court	27-06-410-027-0000
11233 Endicott Court	27-06-410-028-0000
11235 Endicott Court	27-06-410-029-0000
11237 Endicott Court	27-06-410-030-0000
11239 Endicott Court	27-06-410-031-0000
11243 Endicott Court	27-06-410-072-0000
11245 Endicott Court	27-06-410-073-0000
11247 Endicott Court	27-06-410-074-0000
11250 Endicott Court	27-06-410-056-0000
11252 Endicott Court	27-06-410-055-0000
11253 Endicott Court	27-06-410-023-0000
11254 Endicott Court	27-06-410-054-0000
11255 Endicott Court	27-06-410-024-0000
11256 Endicott Court	27-06-410-053-0000
11257 Endicott Court	27-06-410-025-0000
11258 Endicott Court	27-06-410-052-0000
11259 Endicott Court	27-06-410-018-0000
11260 Endicott Court	27-06-410-051-0000
11263 Endicott Court	27-06-410-083-0000
11264 Endicott Court	27-06-410-032-0000
11265 Endicott Court	27-06-410-084-0000
11266 Endicott Court	27-06-410-033-0000
11267 Endicott Court	27-06-410-085-0000
11268 Endicott Court	27-06-410-034-0000
11219 Melrose Court	27-06-410-079-0000
11221 Melrose Court	27-06-410-080-0000
11223 Melrose Court	27-06-410-081-0000
11225 Melrose Court	27-06-410-082-0000

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Street name (all in Orland Park, Illinois 60467) (for informational purposes only)	PIN Number
11229 Melrose Court	27-06-410-057-0000
11230 Melrose Court	27-06-410-078-0000
11231 Melrose Court	27-06-410-058-0000
11232 Melrose Court	27-06-410-077-0000
11233 Melrose Court	27-06-410-059-0000
11234 Melrose Court	27-06-410-076-0000
11235 Melrose Court	27-06-410-060-0000
11236 Melrose Court	27-06-410-075-0000
11237 Melrose Court	27-06-410-061-0000
11241 Melrose Court	27-06-410-047-0000
11243 Melrose Court	27-06-410-048-0000
11244 Melrose Court	27-06-410-071-0000
11245 Melrose Court	27-06-410-049-0000
11246 Melrose Court	27-06-410-070-0000
11247 Melrose Court	27-06-410-050-0000
11248 Melrose Court	27-06-410-069-0000
11250 Melrose Court	27-06-410-068-0000
11251 Melrose Court	27-06-410-065-0000
11252 Melrose Court	27-06-410-067-0000
11253 Melrose Court	27-06-410-064-0000
11254 Melrose Court	27-06-410-066-0000
11255 Melrose Court	27-06-410-063-0000
11257 Melrose Court	27-06-410-062-0000
11258 Melrose Court	27-06-410-041-0000
11260 Melrose Court	27-06-410-042-0000
11262 Melrose Court	27-06-410-043-0000
11264 Melrose Court	27-06-410-044-0000
11266 Melrose Court	27-06-410-045-0000
11268 Melrose Court	27-06-410-046-0000

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