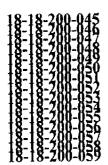
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Doc# 1735513047 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2017 12:38 PM PG: 1 OF 4

### FIRST AMENDMENT TO THE BY-LAWS OF HERITAGE SPRINGS OWNERS ASSOCIATION

(Amending Doc. No. 1418919080)

The By-Lave the Heritage Springs Owners Association, which were duly adopted and thereafter recorded as Decument No. 1418919080 against the property described in Exhibit A hereto, are hereby amended as follows for the purpose of compliance with amendments to the Illinois Common Interest Community Association Act (765 ILCS 160) enacted by Public Act 98-1042 pertaining to voting by electronic transmission.

Section 3.3(a), pertaining to quote and procedures of Association meetings, is amended to read in its entirety:

(a) Quorum, Procedure. Association meetings shall be held at the principal office of the Association or at such other place in Lyons Township as may be designated in the notice of a meeting. All meetings shall be conducted in accordance with Roberts Rules of Order, as published from time to time. The presence at any meeting, in person or by proxy, of 20% of Voting Members (3 of 14) shall constitute a quorum. The vote of a majority of all Voting Members (8 of 14) shall be necessary for the adoption or approval of any matter at a meeting at which a quorum is present, unless a greater proportion is required by the Declaration, these By-Laws or applicable law. Any Voting Member in writing may waive notice of a meeting, or consent to any action of the Association without a meeting. Any Voting Member may elect to vote by e-n ail by so designating on a form provided by the Secretary of the Board.

Section 3.3(b), pertaining to the date, location and notice of annual meetings, is amended to read in its entirety:

(b) Annual Meetings. Annual meetings of the Association shall be held during the month of December on the date and at the time and at a location within Lyons Township that are designated by the Board. The date for the annual meeting shall not be a legal holiday. The Board shall give notice of each annual meeting to Owners and Voting Members at least ten (10) days but no more than thirty (30) days prior to the date of the meeting. The notice shall specify an e-mail address to which an e-mail vote may be sent by a Voting Member who has elected to vote by e-mail.

Section 3.4, pertaining to notices of meetings given to Owners and Voting Members, is amended to read in its entirety:



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3.4 Notices of Meetings. Notices of meetings required to be given herein may be given by e-mail, personal delivery or U.S. first class mail to Owners and Voting Members, addressed to each such person at the address given by him or her to the Board for the purpose of service of such notice, or to the Townhome Unit of an Owner with respect to which such voting right appertains if no address has been given to the Board. The 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. Notice of any meeting shall be given to all Voting Members not less than 10 and not more than 30 days before the meeting. The notice shall specify an e-mail address to which an e-mail vote may be sent by a Voting Member who has elected to vote by e-mail.

Section 3.5 pertaining to voting by proxy, is amended to read in its entirety:

3.5 Provies. At any duly scheduled and noticed meeting, a Voting Member may either vote in person or by proxy executed in writing by such Voting Member or by his or her duly authorized attorney-in-fact. No proxy shall be valid after eleven (11) months from the date of its execution unless otherwise provided in the proxy. No proxy shall be allowed for voting by c-mail. A Voting Member electing to vote by e-mail shall do so directly.

A new Section 3.6, pertaining to voting by e-mail, is hereby added to the By-Laws:

3.6 Voting by E-mail. A Voting Member who has duly elected to vote by e-mail may vote in advance of any annual or special meeting at which votes will be cast, including, but not limited to, (i) votes to elect, compensate, and remove members of the Board of Directors in accordance with Sections 4.3, 4.4, and 4.7 of these By-Laws, (ii) votes to amend these By-Laws in a cordance with Article 8 hereof, and (iii) votes to amend the Declaration in accordance with Section 11.01 thereof, without personally attending the meeting. A vote cost by e-mail shall be valid for the purpose of establishing a quorum at such meeting. A Voting Member who submits a vote by e-mail may request and cast a ballot to person at any meeting, and thereby void the vote submitted by e-mail.

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#### CERTIFICATION OF APPROVAL

State of Illinois )
County of Cook) ss

The undersigned President of the Heritage Springs Owners Association hereby certifies that the foregoing First Amendment to By-Laws of Heritage Springs Owners Association was approved by the affirmative vote or consent of seventy-five percent (75%) of the Voting Members of the

Association.

Attest

The undersigned Notary Public in and for the State and County aforesaid hereby certifies that the foregoing Ceruficate of Approval was signed and attested, respectively, by the duly elected

President and Secretary of the Heritage Springs Owners Association.

"OFFICIAL SEAL"

GREGORY L. DOSE D

Wy Con mission Expires 02/28/18

Motary Public Wecember 14, 2017

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#### **EXHIBIT A**

### LEGAL DESCRIPTION OF HERITAGE SPRINGS PREMISES & COMMUNITY AREA

LOTS 1 THROUGH 14 INCLUSIVE AND COMMON AREA IN WESTERN SPRINGS TOWNHOMES, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MEN'I

COOK
COUNTY
CLOTH'S
OFFICE ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584.

1223531.1