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SECOND AMENDMENT
TO THE DECLARATION
OF COVENANTS,
CONDITIONS,
EASEMENTS AND
RESTRICTIONS FOR
THE TOWNHOMES OF
ALPINE HEIGHTS
HOMEOWNERS
ASSOCIATION



Doc# 1908045030 Fee \$94.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/21/2019 01:00 PM PG: 1 OF 29

For Use by Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Covenants, Conditions, Easements and Restrictions for the Townhomes of Alpine Heights Homeowners Association (hereafter the "Declaration") for The Townhomes of Alpine Heights Homeowners Association (hereafter the "Association"), which Declaration was recorded on October 7, 1994 as Document Number 94870643 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit A, which is attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, the Association is the assignee of the developer's rights as set forth and described in the Declaration; and

WHEREAS, pursuant to Paragraph 11.05 of Article Eleven of the Declaration, the Declaration may be amended by an instrument in writing setting forth such amendment, signed and acknowledged by the voting members having at least 51% of the coal votes of the members or that is approved at a duly called and held a general or special meeting of the members by the affirmative vote, either in person or by proxy, of the voting members having a majority of the total votes of the members and containing a certification by an officer of the association that said instrument was duly approved as aforesaid; and

WHEREAS, This Amendment has been signed and acknowledged by the voting members having at least 51% of the total votes of the members were approved at a duly called and held general or special meeting of the members by the affirmative vote, either in person or by proxy, of the voting members having a majority of the total votes of the members as set forth in the certification attached hereto as Exhibit B: and

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WHEREAS, the effective date of the Amendment shall be the date of recordation.

NOW, THEREFORE, the Association hereby declares Section 16 of Article V of the Declaration is deleted and replaced with the following:

<u>Article Four is modified as follows (additions indicated by underscore deletions by strikethrough):</u>

MAINTENANCE BY ASSOCIATION AND OWNERS.

- 4.01 <u>Association's Obligations</u>. In addition to the rights, powers and duties of the Association under applicable law or as otherwise set forth in this Declaration and in the By-Laws of the Association, the Association shall have the following rights, powers and duties with regard to the Common Area, individual dwellings and lots, the cost and expense of which shall be paid for by the Association from the assessment fund.
 - (a) Common Area. The Association shall repair, replace and maintain the common area (if any) and all facilities, improvements and equipment thereon and pay for all expenses and services in connection therewith, including without limiting the generality of the foregoing: snow removal, lighting of the street lights, stormwater management facilities, comprehensive liability, hazard and other insurance, payment of all taxes, assessments and other liens and encumbrances which are assessed to or charged against the Common Area or other property owned by the Association, and such other services for the common area as the Board deems to be in the best interest of the Association and its members. The Association shall also be responsible for snow removal on all sidewalks and driveways, maintenance and repair of all streets sidewalks (on Orange), retention walls and fencing, the locks on the individual mailboxes, stormwater management and the well, landscape sprinkler system and utilities that are not the responsibility of the provider of the utilities.
 - (b) Dwelling Units and Lots. The Association shall maintain, repair, and replace portions of the dwelling units and lots as follows: Landscaping & shrubs (maintenance only, no replacement) wood decks/fencing (staining only), concrete driveways/patios (seal coating only), roof/siding/brick/gutters (repair/replace for normal wear & tear only).

This document prepared by and after recording to be returned to:

John H. Bickley III Kovitz Shifrin Nesbit 175 Archer Ave. Mundelein II 60060 — (847) 537-0500

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4.02 Owner's Obligations. Except for that which the Association is to provide or is liable for pursuant to Paragraph 4.01 (a), each Owner, at his sole cost and expense, shall maintain, repair and replace his dwelling and Lot and the improvements thereon, keeping the same slightly sightly and in good condition and repair, including, without limitation, exterior surface of the dwelling, roofs (due to casualty loss), siding, shrubs and other landscaping (replacement only) window washing and repair, watering of all landscaping, and any solar energy equipment which may be installed on the roof of his dwelling or elsewhere on his Lot. In the event any Owner shall fail to do so, the Association, in addition to all other remedies available to it hereunder or by law, and without waiving any of said alternate remedies, shall have the right (but not the obligation), through its employees and agents or through independent contractors, upon reasonable notice or, in the case of an emergency, without notice, to enter upon any Lot and, if required into any dwelling, to repair and maintain the Lot and the improvements situated thereor. Each Owner, by acceptance of a deed to his Lot, hereby covenants and agrees to pay the Association the cost of such repairs and maintenance, upon demand, and the Association shall have a lien upon said Lot enforceable in the mann or of Assessments as provided in Article 5. The failure of such Owner to pay such costs shall carry with it the same consequences as the failure to pay any assessmen's evied hereunder when due, as herein provided. The Association shall be responsible for and shall repair any damage caused by it in the exercise of its rights hereur der.

This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

APPROVED THIS 264L DAY OF LEVELEN

Townhomes of Aloine Heights The

Homeowners Association

Alena Massella President of the Board of directors

Subscribed and swarn to before me

RITA MARIE HART OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires APRIL 21, 2019

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Townhomes of Alpine Heights Townhome Association

Legal Description: Lots 1 to 7, A and B In Townhomes of Alpine Heights, being a Resubdivision of that part of Lots 1 to 13 and Lots 29 to 46 in Block 25 and Lots 1 to 48, both inclusive, (except the west 17 feet of said Lots 25 through 48) in Block 24, and that part of the vacated 14 foot alley in Block 25 lying East and West of and adjoining Lots 1 to 13 and 33 to 46 and vacated alley between Lots 1 to 48 in Block 24 and vacated Sherman Street, all in Alpine Heights Subdivision, according to the plat of said Townhomes of Alpine Heights recorded February 26, 2010 as Document Number 1005718048, in the Southwest Quarter of Section 20, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

TUNIT	Pin	Commonly known as (for informational purposes only)
1	27-20-311-054-0000	11132 Alpine Ln Orland Park, IL 60467
2	27-20-311-062-0000	16510 Timber Trail Rd Orland Park, IL 60467
2	27-20-311-063-0000	16512 Timber Trail Rd Orland Park, IL 60467
2	27-20-3 /1-964-0000	16514 Timber Trail Rd Orland Park, IL 60467
2	27-20-311-565-0000	16516 Timber Trail Rd Orland Park, IL 60467
2	27-20-311-066-0000	16518 Timber Trail Rd Orland Park, IL 60467
3	27-20-311-067-00J0	16520 Timber Trail Rd Orland Park, IL 60467
3	27-20-311-068-0000	16522 Timber Trail Rd Orland Park, IL 60467
3	27-20-311-069-0000	16524 Timber Trail Rd Orland Park, IL 60467
3	27-20-311-070-0000	16526 Timber Trail Rd Orland Park, IL 60467
6	27-20-311-071-0000	16519 Timber Trail Rd Orland Park, IL 60467
6	27-20-311-072-0000	13521 Timber Trail Rd Orland Park, IL 60467
6	27-20-311-073-0000	16523 Timber Trail Rd Orland Park, IL 60467
6	27-20-311-074-0000	16525 Timber Trail Rd Orland Park, IL 60467
7	27-20-311-075-0000	16509 Timber Trail Rd Orland Park, IL 60467
7	27-20-311-076-0000	16511 Timber Trail Rd Orland Park, IL 60467
7	27-20-311-077-0000	16513 Timber Trail Rt Orland Park, IL 60467
7	27-20-311-078-0000	16515 Timber Trair Ru Orland Park, IL 60467
7	27-20-311-079-0000	16517 Timber Trail Ro Orland Park, IL 60467
4	27-20-311-080-0000	16536 Timber Trail Rd Oriand Park, IL 60467
4	27-20-311-081-0000	16534 Timber Trail Rd Orland Park IL 60467
4	27-20-311-082-0000	16532 Timber Trail Rd Orland Pa k, II, 60467
4	27-20-311-083-0000	16530 Timber Trail Rd Orland Park, 🗠 60467
4	27-20-311-084-0000	16528 Timber Trail Rd Orland Park, IL 60467
5	27-20-311-085-0000	16535 Timber Trail Rd Orland Park, IL 604(7)
5	27-20-311-086-0000	16533 Timber Trail Rd Orland Park, IL 60467
5	27-20-311-087-0000	16531 Timber Trail Rd Orland Park, IL 60467
5	27-20-311-088-0000	16529 Timber Trail Rd Orland Park, IL 60467
5	27-20-311-089-0000	16527 Timber Trail Rd Orland Park, IL 60467
A	27-20-319-060-0000	16700 Marley Creek Ln Orland Park, IL 60467
В	27-20-319-061-0000	16710 Marley Creek Ln Orland Park, IL 60467

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EXHIBIT B

CERTIFICATION AS TO OWNER APPROVAL

1, Eller M. Sass	do hereby certify that I am the duly
elected and qualified Secretary for the Association	, and as such Secretary, I certify and
acknowledge that the attached Amendment to the	Declaration was signed signed and
acknowledged by the voting members having at	least 51% of the total votes of the
members or that is approved at a duly called and	held a general or special meeting of
the members by the affirmative vote, either in	person or by proxy, of the voting
members having a majority of the total votes of the	members.

Secretary

Dated at Oland Park, Illinois this

about day of February, 2019.

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Board Meeting
<u>January 16, 2019</u>
7:00 p.m.
15341 S. 94th Ave. Orland Park, H.

Agree to first amendment of the Declarations regarding Article Ten paragraph 40.1. Yes	
Agree to second amendment of the Declarations regarding section 4.1, Maintenance by association and Owners. 1 cs No	
Agree to the re-platting of Association.	
MEMBER'S SIGNATURE: Carof Come rus pais MEMBER'S NAME (Print: After Awa PROSARIO ADDRESS: 16532 TIM BEL THE	
ADDRESS: /D3 DA 17M NOCK TOWN	

1908045030 Page: 7 of 29

Townhomes of Alpine Heights Townhome Association Board Meeting

January 16, 2019

7:00 p.m. 15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten paragraph 10.1.
YesNoX_
Agree to second amendment of the Declarations regarding section 4.1, Maintenance
by Association and Owners.
Yes No
Agree to the re-platting of Association.
YesNoX_
MEMBER'S SIGNATURE:
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MEMBER'S NAME (Print): Dandon Member
11/200 1:1
ADDRESS: 6522 timber 11

1908045030 Page: 8 of 29

UNOFFICIAL COPY

Townhomes of Alpine Heights Townhome Association

Board Meeting
<u>January 16, 2019</u>
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten paragraph
10.1. Y.s. No
Agree to second amendment of the Declarations regarding section 4.1, Maintenance by Association and Owners.
Yes No
Agree to the re-platting of Association.
Yes X No
O(1/0.51)
MEMBER'S SIGNATURE: Kerand Joseph
MEMBER'S NAME (Print): Kichard Hosack
MEMBER'S NAME (Print): Kichard Hosack ADDRESS: 16525 Timber Trail, Orland Park, IL 60467
ADDRESS: 16525 Timber Trail, Orland Part, IL 60467

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Townhome of Appine Height: Townhome Association Board Meeting January 16, 2019

7:00 p.m. 15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten paragraph 10.1 Yes:_X No
Agree to second amendment of the Declarations regarding section 4.1, Maintenance
by Association and Owners.
Yes: _X No
Agree to the re-platting of Association.
Yes: X No O
MEMBER'S SIGNATURE:
MEMBER'S NAME (Print):Jorge & Maria Arroyav2
ADDRESS: 16535 Timber Trail, Orland Park, IL
ADDRESS: 16535 Timber Trail, Orland Park, IL

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Townhomes of Alpine Heights Townhome Association
Board Meeting
January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

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Yes No Ox
Agree to the re-platting of Association.
Yes V No_
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MEMBER'S SIGNATURE:
MEMBER'S NAME (Print): TEORGE C. JINENEZ
ADDRESS: 1/134 ALPINE LANE
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January 16, 2019 7:00 p.m. 15341 S. 94th Ave. Orland Park, IL

gree to first amendment of the Declarations regarding Article Ten paragraph 10.1. Yes X No Agree to second amendment of the Declarations regarding section 4.1, Maintenance
Agree to second amendment of the Deciar Book Association and Owners. Yes No Agree to the re-platting of Association.
Yes No Z.
MEMBER'S NAME (Print): Christine Tabrieron Address: 11136 Aprine Lane, Orland PK, IL 60467
Contion

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The Heights Townhome Association **Board Meeting**

January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declaration VesNo	ns regarding Article Ten paragraph 10.1
Agree to second amendment of the Declarate by Association and Owners. Yes	tions regarding section 4.1, Maintenance
Agree to the re-platting of Association. Yes No MEMBER'S SIGNATURE:)
MEMBER'S NAME (Print): ERIC REEDER	0/,
ADDRESS: ereeder 6@gmail.com	77%
11138 Alpine Ln Orland Park IL 60467	Clert's Office

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Townhomes of Alpine Heights Townhome Association
Board Meeting

January 16, 2019

7:00 p.m.

15341 S. 94th Ave. Orland Park, IL

	Amendment Vot	ino
	Amendation	***
Agree to first amendinent	of the Declarations regarding Ar	ticle Ten paragraph 10.1.
Yes 🗡 No		
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by Association and Owner	S.	
Yes No		
Agree to the re-platting of Yes X No	Association:	
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MEMBER'S SIGNATURE:	m- Ledonis	
MEMBER'S NAME (Print):	MARY, AND LEON	or.
ADDRESS: %65/2	Timber Trul	
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Townshipine Heights Township Board Meeting January 16, 2019 7:00 p.m. 15341 S. 94th Ave. Orland Park, IL

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Townhomes of Alpine Heights Townhome Association Board Meeting

January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

gree to first amendment of the Declarations regarding Article Ten paragraph 10.1.
Y No
gree to second amendment of the Declarations regarding section 4.1, Maintenance
Association and Owners. Yes No Y
gree to the re-platting of Association. Yes Nox
EMBER'S SIGNATURE:
EMBER'S NAME (Print): Brandon Deemter
DDRESS: 4527 timber 11

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Townhomes of Alpine Heights Townhome Association
Board Meeting
January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten paragraph 10.1.
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Agree to second amendment of the Declarations regarding section 4.1, Maintenance
by Association and Owners.
Yes X No
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Agree to the re-platting of Association.
Yes <u>No</u>
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MEMBER'S NAME (Print): Limber to A Maranto
ADDRESS: 11132 Alpine Lane Orland Park IL 6046
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1/21/2019

Townhomes of Alpine Lleights Townhome Association 15341 S. 94th Ave. Orland Park, IL January 16, 2019 Board Meeting 7:00 p.m.

Amendment Voting

Agree to first amendment of the Declarations regarding Article Ten paragraph 10.1.

Agree to second amendment of the Declarations regarding section 4.1, Maintenance by Association and Owners.

Agree to the re-platting of Association.

MEMBER'S SIGNATURE:

MEMBER'S NAME (Print): __MICAH BERRYHILL

ADDRESS: 16516 TIMBER TRAIL

Property of Cook County Clerk's Office

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NOFFICIA

Amendment Voting

15341 S. 94th Ave. Orland Park, IL

7:00 p.m.

Townhomes of Alpine Heights Townhome Association

January 16, 2019 Board Meeting

Agree to first amendment of the Declarations regarding Article Ten paragraph 10.1.

Agree to second amendment of the Declarations regarding section 4.1, Maintenance by Association and Owners.

 $\frac{\text{Yes}}{|V|} \frac{|V|}{|V|}$

Agree to the re-platting of Association.

MEMBER'S NAME (Print): MEMBER'S SIGNATURE:

ADDRESS:

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7:00 p.m. 15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten paragraph 10.1. Yes X No
Agree to second amendment of the Declarations regarding section 4.1, Maintenance by Association and Owners. Yes X No Agree to the re-platting of Association.
MEMBER'S SIGNATURE: Toke Beidget Lockhark MEMBER'S NAME (Print): Toke & Beidget Lockhark ADDRESS: 1.18.19
ADDRESS: TO TO THE CONTROL OF THE CO
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Toy the property in the Heights Town ton Passociation Board Meeting

January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten parag	raph 10.1
Agree to second amendment of the Declarations regarding section 4.1, Mai by Association and Owners. Yes \No Agree to the re-platting of Association.	intenance
Yes No V	
MEMBER'S SIGNATURE (RUTE JOHN HULL)	
MEMBER'S NAME (Print): Ruth Van Hecke	
ADDRESS: 16526 Timber Trail	
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Toy the prating Heights Town ton Association Board Meeting

January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten paragraph 10.1. Yes No
Agree to second amendment of the Declarations regarding section 4.1, Maintenance by Association and Owners. Yes No
Agree to the re-platting of Association. Yes \(\sum \) No
MEMBER'S SIGNATURE: COOM Saso
MEMBER'S NAME (Print): Ellen M. Sass ADDRESS: 16509 Timbut Fil
PROXY BY:

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Toy the prating Heights Town on Association Board Meeting

January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten paragraph 10.1. Yes No
Agree to second amendment of the Declarations regarding section 4.1, Maintenance by Association and Owners. Yes No
Agree to the re-platting of Association. Yes No
MEMBER'S SIGNATURE: (Goodella)
MEMBER'S NAME (Print): GEORGICO Cheelle
ADDRESS: 12510 Timber Trail
PROYV RV.
Chris
Clarks Office

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Toy thome of Air ine Heights Townson Association Board Meeting

January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

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by Association and Owners.	,
Yes 🟒 No	
Agree to the re-platting of Assoc	iation.
Yes No O	
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MEMBER'S NAME (Print):	ames D Cliftons
ADDRESS: 16520 Timber	Teail
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Toy home of Appine Heights Townson Possociation Board Meeting

January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

gree to first amendment of the Declarations regarding Article Ten paragraph 10.1. Yes No
gree to second amendment of the Declarations regarding section 4.1, Maintenance
y Association/and Owners.
Yes V No
gree to the re-platting of Association.
Yes NoO
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IEMBER'S SIGNATURE:
IEMBER'S NAME (Print): SAMUS STRUNGER
DDRESS: 1651/TIMBERTRI, ORIOND BAKIL
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Toy the prating Heights Town on Association Board Meeting

<u>January 16, 2019</u> 7:00 p.m. 15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten paragraph 10.1
Yes_XNo
Agree to second amendment of the Declarations regarding section 4.1, Maintenance
by Association and Owners.
Yes No
Agree to the re-platting of Association.
Yes X No_O
MEMBER'S SIGNATURE: Von Volume
MEMBER'S NAME (Print): Kuly Cellicinski
ADDRESS: 165 28 Timber Trail
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Toy the pratippe Heights Town on Passociation Board Meeting

January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten paragraph Yes No	ւ 10.1.
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Agree to second amendment of the Declarations regarding section 4.1, Mainter by Association and Owners.	iance
Yes Vo	
Agree to the re-platting of Association. Yes No	
res V No	
MEMBER'S SIGNATURE: Del B. May	
MEMBER'S NAME (Print): David 13. Hayes	
ADDRESS: 11(30 ALPINE LN	
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Toy the pratipal Heights Town on Association Board Meeting

January 16, 2019
7:00 p.m.
15341 S. 94th Ave. Orland Park, IL

Agree to first amendment of the Declarations regarding Article Ten paragraph 10.1 Yes No
Agree to second amendment of the Declarations regarding section 4.1, Maintenance by Association and Owners. Yes No
Agree to the re-platting of Association. Yes X No
MEMBER'S SIGNATURE:
MEMBER'S NAME (Print): Tapia Goski
ADDRESS: 16518 Timber Trail
PROXY BY: Constant Co

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TOWNHOMES OF ALPINE HEIGHTS TOWNHOME ASSOCIATION

Orland Park, IL 60462

PROXY BALLOT

$I, \underline{UAN/CE} \underline{UORSKI}, \text{ owner of (a}$	ddress)
16.518 TIMBER TRAIL at the TOWNHOMES OF	ALPINE HEIGHTS
TOWNHOME ASSOCIATION, do hereby constitute	
and appoint <u>GEORGIA CASELLA</u> , or the Board of D	irectors, if
no name is specified, as attorney and agent for me, and in my place and	stead, to
vote as my proxy at any Association meetings to be held between the da	te of this
proxy and January 14th 2019 Election.	
unless sooner revoked, with rull power to cast my vote as if I were then	personally
present and authorize my attorney and agent to act for me and in my na	ime and
stead as full as I could act if I were present, giving my attorney and age	-
of substitution and revocation. This proxy will expire eleven (11) months	
date of execution unless revoked prior thereto. The proxy giver's selection(s) will	
be strictly adhered to as if he or she voted in person. You may vote for u	ıp to four (4)
Candidates listed below:	•
	20
I understand that if I should attend the meeting, I will be entitled to revoke this	0.
Proxy and will receive a ballot for that meeting only.	
IN WITNESS WHEREOF, I have executed this proxy on this 12 TH day of	
JANUARY, 2019.	
MEMBER'S SIGNATURE: Lanie Larshi MEMBER'S NAME (Print): JANICE GORSKI	
MEMBER'S NAME (Print)! JANICE GORSKI	

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Arroyave Jorge & Maria Berryhill Micah Brandon & Chelsea Deer Casella Gerogia Chalokwu Clifton James Frank Beiriger Gabrielow, Christine Gleason Stephanie Gorski Janice Grohn James Grohn James Hayes, David Hosack Richard & Kathle Hosack Richard & Kathle Hughes, Loy Leodoro Mary Ann Lockhart John & Bridget Maranto Kimberly Maslouski Brian Nagel Linda Plomann, Scott & Margar Plucinski, Kelly Prosapio, Carol Ann Rampurwala, Murtuza Redeer, Eric R Rihan Sabreen Sass Ellen Serc LLC (DBA Hyperion Sestakauskaite/Jovanovi Stringer Sally	Berryhill Micah Brandon & Chelsea Deer Casella Gerogia Chatokwu Clifton James Frank Beiriger Frank Beiriger Gabrielow, Christine Gleason Stephanie Gorski Janice Grohn James Hayes, David Hosack Richard & Kathle Hughes, Loy Jiminez, George Lenau Charles & Nancy Leodoro Mary Ann Lockhart John & Bridget Maranto Kimberly Masiouski Brian
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