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**SECOND AMENDMENT
TO THE DECLARATION
OF COVENANTS,
CONDITIONS,
RESTRICTIONS, AND
EASEMENTS FOR
AMMER WOODS
HOMEOWNERS
ASSOCIATION**

Doc# 2101228038 Fee \$86.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2021 11:33 AM PG: 1 OF 16

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Covenants, Conditions, Restrictions, and Easements (hereafter the "Declaration") for Ammer Woods Homeowner's Association (hereafter the "Association") which Declaration was recorded on February 3, 1992 as Document Number 92069192 in the Office of the Recorder of Deeds of Cook County, Illinois, as amended from time to time, and covers the property (hereafter the "Property") legally described in Exhibit A, which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to Article IX, Section 9.6 of the Declaration. Said Section provides that the provisions of the Declaration may be changed, modified or rescinded by an instrument in writing signed by 2/3 of the Lots. Pursuant to Article IX, Section 9.6 of the Declaration, a copy of the Amendment must be mailed, by Certified Mail, to all First Mortgagees of the individual Lots, as evidenced by the certification signed by the Board.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

This document prepared by and after recording to be returned to:
KERRY T. BARTELL
Kovitz Shifrin Nesbit
175 N. Archer Avenue
Mundelein, IL 60064 — (847) 537-0500

WHEREAS, the Board of Directors and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, the following amendment has been signed by the Lot Owners of no less than two-

S Y
P 16
S Y
M Y
SC Y
E Y
INT Y

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thirds (2/3) of the Lots, which signatures are attached hereto and made a part hereof; and

WHEREAS, an officer of the Association has attested to said Owner approval by execution of Exhibit B attached hereto and made a part hereof;

WHEREAS, on 2 OCTOBER, 2020, every holder of a recorded mortgage or trust deed encumbering any one or more Lots in the Property was given notice, by certified mail, of the amendment to the Declaration set forth hereinbelow, as certified by Exhibit C attached hereto.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article III of the Declaration is amended by adding the following as (new) Section 3.15.

3.15 Effective as of the recording date of this Amendment, and notwithstanding anything to the contrary contained in this Declaration, the rental or leasing of Lots is prohibited. Those Owners who are leasing their Lot as of the effective date of this Amendment will continue to have the right to lease their Lot until the current lease as of the date of this Amendment expires. Such "grandfathered owners" must abide by all of the terms of the Declaration, including this amendment. With respect to all other Owners, and including those Owners who purchase, or otherwise receive ownership of, a Lot after the effective date of this Amendment, the rental or leasing of Lots is prohibited, subject to the following provisions:

(a) This Section shall not apply to the rental or leasing of Lots to the immediate family members of the Owner, regardless of whether there is a written lease or other memorandum. "Immediate family members" shall be defined as parents, grandparents, children and grandchildren of an Owner. In addition, owners shall be permitted to have caretakers to aid with a disability.

(b) No Lot may be used for hotel or transient purposes, to include but not be limited to, use for a bed and breakfast, vacation rental, hostel, or other type of short-term rental. Such use of a Lot is a violation of the Declaration. The Association reserves the right to take legal action against any Lot Owner operating a business of this type in this building, to include but not be limited to, the imposition of a fine in an amount equal to or greater than the nightly, weekly or monthly rental rate for the Lot received by the Owner of the Lot. Lot Owners should be aware that the Association may monitor these short-term rental websites periodically to insure compliance.

(c) Under no circumstances may a lease be for a period of less than twelve (12) months and subleasing is not allowed

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(d) The Board of the Association shall have the right to lease any Association owned Lots or any Lot which the Association has possession, pursuant to any court order, and said Lots shall not be subject to this Amendment.

(e) Any Lot being leased out in violation of this Amendment or any Lot Owner found to be in violation of the Rules and Regulations adopted by the Board may be subject to a flat or daily fine to be determined by the Board upon notice and an opportunity to be heard.

(f) In addition to the authority to levy fines against the Lot Owner for violation of this Amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Lot Owner and/or tenant, under 735 ILCS 5/9 et. seq., an action for injunctive and other equitable relief, or an action at law for damages.

(g) Any action brought on behalf of the Association and/or the Board to enforce this Amendment shall subject the Lot Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

(h) All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Lot and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.

2. Article V, Section 5.4(c) of the Declaration is hereby deleted and replaced with the following:

At the time the sale of each Lot is closed, the Lot Owner shall pay to the Association an amount equal to two (2) times the monthly assessment for such Lot Owner, which amount shall be used and applied as operating or reserve funds for the Association. The amounts so paid by Lot Owners for operating or reserve funds, together with amounts paid from time to time by Lot Owners for monthly assessments and supplemental assessments, shall be held and used and applied from time to time for the payment of expenses as and when needed.

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.

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EXHIBIT A

LEGAL DESCRIPTION

Ammer Woods Homeowner's Association

Address	Lot	PIN No.	Percentage of Ownership
1541 Ammer Ct	Lot 1 (4 th)	04-26-203-090-0000	6.6636
1537 Ammer Ct	Lot 2	04-26-203-091-0000	6.5038
1533 Ammer Ct	Lot 3 (4 th)	04-26-203-092-0000	6.5039
1529 Ammer Ct	Lot 4	04-26-203-093-0000	7.0516
1525 Ammer Ct	Lot 5	04-26-203-094-0000	8.8430
1515 Ammer Ct	Lot 6	04-26-203-095-0000	8.6490
1505 Ammer Ct	Lot 7	04-26-203-096-0000	9.2195
1475 Ammer Ct	Lot 8	04-26-203-097-0000	8.8316
1471 Ammer Ct	Lot 9	04-26-203-093-0000	9.6874
1467 Ammer Ct	Lot 10	04-26-203-103-0000	7.2570
1463 Ammer Ct	Lot 11	04-26-203-104-0000	6.8690
1459 Ammer Ct	Lot 12	04-26-203-105-0000	6.8690
1455 Ammer Ct	Lot 13	04-26-203-106-0000	7.0516
Outlot A	Outlot A	04-26-203-098-0000	
		TOTAL	

LOTS 1 TO 13 BOTH INCLUSIVE AND OUTLOT A IN AMMER ROAD TOWNHOMES BEING A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS RECORDED JANUARY 9, 1991 AS DOCUMENT 91012339 ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

CERTIFICATION AS TO OWNER APPROVAL

I, GARY M. RIZZO, do hereby certify that I am the duly elected and qualified SECRETARY for Ammer Woods Homeowner's Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for Ammer Woods Homeowner's Association, was duly approved by the Lot Owners owning, in the aggregate, at least two-thirds (2/3) of the Lots, in accordance with the provisions of Article IX, Section 9.3 of the Declaration.

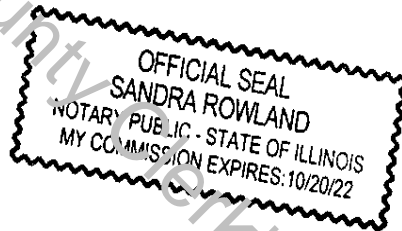
Gary M. Rizzo
Title: Secretary

Subscribed and Sworn to before me this

15 day of OCTOBER, 2020

Sandra Rowland
Notary Public

My Commission Expires: 10/20/22



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EXHIBIT C AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

I, GARY M. RIZZO, do hereby certify that I am the duly elected and qualified Secretary for the Ammer Woods Homeowner's Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the Ammer Woods Homeowner's Association was mailed by certified mail to all mortgagees having bona fide liens of records no less than ten (10) days prior to the date of this affidavit.

Date: 15 OCTOBER 2020

Gary M. Rizzo
Secretary

Subscribed and Sworn to before me this
15 day of OCTOBER, 2020.

[Signature]
Notary Public

My Commission Expires: 10/20/22



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AMMER WOODS HOMEOWNER'S ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Ammer Woods Homeowner's Association, specifically regarding leasing and capital contributions:

<input checked="" type="checkbox"/>	I approve of the amendment regarding leasing and capital contributions.
<input type="checkbox"/>	I do not approve of the amendment regarding leasing and capital contributions.

Barbara K Griesser
Signature line

Barbara K. Griesser
Printed Name

Property Address: 1455 Ammer Rd.
Glenview, Illinois

MORTGAGE INFORMATION (Name and address of mortgage company):

no mortgage

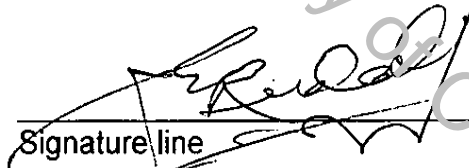
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 Signature line

John Ruddy

 Printed Name

Property Address: 1467 Ammer Road

 Glenview, Illinois

MORTGAGE INFORMATION (Name and address of mortgage company):

on file

BANK OF AMERICA
 P.O. BOX 96291
 FT. WORTH, TX 76161

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<input checked="" type="checkbox"/>	I approve of the amendment regarding leasing and capital contributions.
<input type="checkbox"/>	I do not approve of the amendment regarding leasing and capital contributions.

Angelina Durin
Signature line

ANGELINA DURIN
Printed Name

Property Address: 1475 AMMER RD.
Glenview, Illinois

MORTGAGE INFORMATION (Name and address of mortgage company):

MR COOPER
P.O. BOX 650783
DALLAS, TX 75265-0783

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AMMER WOODS HOMEOWNER'S ASSOCIATION

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<input checked="" type="checkbox"/>	I approve of the amendment regarding leasing and capital contributions.
<input type="checkbox"/>	I do not approve of the amendment regarding leasing and capital contributions.

Sarah J. Bear

 Signature line

SARAH J. BEAR

 Printed Name

Property Address: *1515 Glenview Rd*
Ammer Woods

 Glenview, Illinois

MORTGAGE INFORMATION (Name and address of mortgage company):

NA

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AMMER WOODS HOMEOWNER'S ASSOCIATION

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<input type="checkbox"/>	I do not approve of the amendment regarding leasing and capital contributions.

Greg Bednar

Signature line

Greg BEDNAR

Printed Name

Property Address: 1525 AMMER RD
Glenview, Illinois

MORTGAGE INFORMATION (Name and address of mortgage company):

ANADIGO
PAYMENT PROCESSING CENTER
PO Box 986
Newark, NJ 07184-0986

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AMMER WOODS HOMEOWNER'S ASSOCIATION

BALLOT

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<input checked="" type="checkbox"/>	I approve of the amendment regarding leasing and capital contributions.
<input type="checkbox"/>	I do not approve of the amendment regarding leasing and capital contributions.

Sandra Smith
Signature line

SANDRA SMITH
Printed Name

Property Address: 1529 AMMER ROAD
Glenview, Illinois

MORTGAGE INFORMATION (Name and address of mortgage company):

CENLAR
PO BOX 77404
EWING, NEW JERSEY 08628


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AMMER WOODS HOMEOWNER'S ASSOCIATION

BALLOT

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<input checked="" type="checkbox"/>	I approve of the amendment regarding leasing and capital contributions.
<input type="checkbox"/>	I do not approve of the amendment regarding leasing and capital contributions.



 Signature line

Meete Ann Park

 Printed Name

Property Address: 1533 Ammer Road
Glenview, Illinois

MORTGAGE INFORMATION (Name and address of mortgage company):

Murmel of Omaha Mortgage
1930 Thorpean Drive, Suite 186
Schaumburg, IL 60173

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AMMER WOODS HOMEOWNER'S ASSOCIATION

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<input type="checkbox"/>	I do not approve of the amendment regarding leasing and capital contributions.

Gary M. Rizzo *Janice A. Rizzo*

Signature line

GARY M. RIZZO JANICE A. RIZZO

Printed Name

Angelina Djuric

ANGELINA DJURIC

Property Address: 1537 AMMER RD.
Glenview, Illinois

MORTGAGE INFORMATION (Name and address of mortgage company):

CHASE - LA 4-6633

700 KANSAS LANE

MONROE, LA 71201

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AMMER WOODS HOMEOWNER'S ASSOCIATION

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<input type="checkbox"/>	I do not approve of the amendment regarding leasing and capital contributions.

Sarah L. Feit
 Signature line

Sarah L. Feit
 Printed Name

Property Address: 1541 Ammer Rd.
 Glenview, Illinois

MORTGAGE INFORMATION (Name and address of mortgage company):

Quicken Loans
1050 Woodward Ave
Detroit, MI. 48226

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<input checked="" type="checkbox"/>	I do not approve of the amendment regarding leasing and capital contributions.



 Signature line

Despina Margiou

 Printed Name

Property Address: 1505 Ammer Rd

 Glenview, Illinois

MORTGAGE INFORMATION (Name and address of mortgage company):

Fifth Third Bank
5001 Kingsley Drive MD1M0B19
Cincinnati OH 45227