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This amendment is to the Condominium Declaration of Village Greene Condominiums Unit #2 Condominium Association, NKA 11818 South Komensky Corp

Amendment to Article VII, COVENANTS AND RESTRICTIONS AS TO USE AND OCCUPANCY

Paragraph 1 Section (e) is amended effective February 12, 2016 to the effect that household pets are now allowed by the Unit Occupants with an annual fee of \$100 for a dog and \$50 for a small pet such as a cat.

The legal description of the property to be effected by this amendment is as follows:

Lot 3 in Block 27 in Arthur T. McIntosh and Company's first addition to Garden Homes Subdivision, a subdivision of part of the East ½ of the South East ¼ of Section 22, Township 37 North Range 13, East of the Third Principle Meridian, in Cook County, Illinois

This amendment was voted on by a majority of the Board of Directors at a Condominium meeting held on February 12, 2016, showing the Directors that voted for this amendment, a copy of which Minutes are attached hereto.



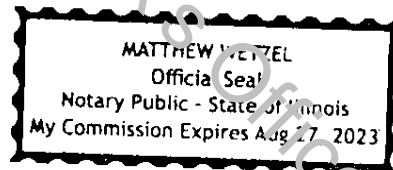
Doc# 2305934016 Fee \$81.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/28/2023 11:54 AM PG: 1 OF 4



Matthew Wetzel 2/28/23

Prepared by

& Return to: Phyllis Ryan

11818 S Komensky
Alsip IL 60803

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MINUTES OF ANNUAL MEETING Of 11818 SOUTH KOMENSKY CORPORATION

The annual meeting of the 11818 South Komensky Corporation, a not-for-profit corporation, duly organized and existing under and by virtue of the Laws of the State of Illinois was held in Unit 103, 11818 South Komensky, Alsip, Illinois on February 12, 2016. The members of the Board of Directors represented in person were Matt Szajnert (101), Phyllis Ryan (103), Tiffany Blair (201), Liz Gleason (202), Terry O'Connell (203), Tatiana Rivera (204), and Chiquita Canady (301). Victor Sanchez (303) was represented by proxy.

The meeting was called to order at 7:50 p.m. by Phyllis Ryan. The first order of business was the election of officers. The Board of Directors nominated Terry O'Connell for President, Phyllis Ryan for Treasurer, and Chiquita Canady for Secretary. The vote was accepted for each nomination.

Treasurer, Phyllis Ryan, presented the financial report which was accepted by the Board. There were a few additional expenses to the Association in 2015, which included an exterminator, roof, gutter, seal coating, and attorney fees due to Unit 104. Increasing the monthly assessment was discussed and the decision was to wait until the next six months to review how much has been collected due to all 12 units now paying the monthly assessment. The hope is that enough money will be collected to refrain from raising the assessment and building our reserve in the process. Tiffany suggested each unit paying an extra \$250 twice a year to help build the reserve fund. During the next review of the assessment, the Board will decide what the best option will be.

Unit 104 has been sold due to delinquency. It was purchased by a LLC and they'll keep the unit current. However, we will not be able to recoup the loss of the assessment which was a total of \$3,800. Going forward, the LLC has agreed to pay the assessment on the unit. Attorney fees to the Association for this unit were \$1,100.

The roof and the gutter was a large expense since the roof was rotted. The scavenger fee was due to a large amount of garbage left outside the dumpster for an extended period of time. Any garbage left outside of the dumpster will be left behind by the garbage truck. They're not obligated to manually pickup any garbage not inside the dumpster. It has been determined the water bill increased due to all 12 units being full and Phyllis discovered she had a leak in her bathroom which she repaired. Phyllis will contact Coin-a-Matic due to lack of payment to the Association in fees. We're contracted to receive 40% of the earnings from the laundry room.

Liz would like to do the cleaning for the building to save cost rather than paying an outside person. She volunteered her services for free, but it was decided by the Board to pay her \$500 per year rather than \$1,460 year to the current cleaning crew. Liz understands that she can't deduct the fee from her monthly assessment and assures she will do a great job. She will start the building maintenance as of March 2016. We greatly appreciate her offering her time and services. She has also offered to paint the interior of the building at no charge as well and only ask that the Association cover the cost of materials only. Contracts will be drawn to expedite this.

The issue of allowing pets in the building was discussed. There was a vote and everyone present except for Unit 103 and 301 agree to allow pets in the building. There will be contracts drawn for each pet owner and a yearly fee. The fee is \$100/year for a dog and \$50/year for a cat which is nonrefundable

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and each pet owner must sign a contract. Phyllis will file with the state to amend the amendment so that pets can be allowed. The contracts will state the maximum pet weight; number of pets per unit; no wondering of pets in the halls; your pets can't negatively impact any other units; dogs must be walked outside rather than allowed on balconies to relieve themselves (this was a huge problem in the past when pets were allowed); owners are responsible for all pet damages; pet fees will be due every February.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,
Chiquita Canady, Secretary, 11818 South Komensky Corp

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INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Illinois
County of Cook } ss.

On this the 28 day of February, 2023, before me,
Day Month Year
Matthew Wetzel, the undersigned Notary Public,
Name of Notary Public

personally appeared Phyllis Ryan
Name(s) of Signer(s)

personally known to me – OR –
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____