

RESOLUTION BY THE BOARD OF DIRECTORS

COMMON INTEREST COMMUNITY

Pursuant to the Illinois Not-For-Profit Corporation Act, the Spring Mill Townhomes Association Bylaws, and at a regular meeting of the Board of Directors, by a unanimous vote of those present; and

WHEREAS, There is a need for the Spring Mill Townhomes Association to declare itself as a Common Interest Community; and

WHEREAS, The Spring Mill Townhomes Association, through its Articles of Incorporation, is an Illinois Not-For-Profit Corporation; and

WHEREAS, The Spring Mill Townhomes Association's Declaration of Party Wall Rights, Easements, Covenants and Restrictions; Bylaws, Policies, Rules and Regulations, provide for regular or special assessments for the Common Areas; and

WHEREAS, Access to the records of the Association are available as prescribed for an Illinois condominium association.

NOW THEREFORE BE IT RESOLVED THAT: The Spring Mill Townhomes Association declares itself as a Common Interest Community, in the Village of Hoffman Estates, Cook County, Illinois. Each procedural or substantive right which must be observed by the Association, as a prerequisite to the rights and remedies of a Common Interest Community, are hereby adopted, and the Association shall be bound thereby; and

FURTHERMORE: That in the event that any amount arising for any reason remains unpaid for more than thirty (30) days, or if a resident fails to comply with any provisions of the Association's, Articles of Incorporation, Declarations, Bylaws, Policies, Rules and Regulations, the Association shall have, in addition to any other rights and remedies it may have, the rights and remedies provided to a Common Interest Community under the applicable provisions of Article IX of the Illinois Code of Civil Procedure, Ill. Rev. Stats. ch 110, 119-101, et seq. If any provision of the Articles of Incorporation, the Declarations, the Bylaws, the Policies, the Rules and the Regulations, should conflict with or otherwise void the rights and remedies provided by law, then such offending provision(s) shall be construed in such a manner so as to remove its objectionable quality while preserving the rights of the Association to enforce such provisions or other provisions, or if necessary, such objectional provision may be waived by the Association or stricken by the court.

IN WITNESS WHEREOF, The Spring Mill Townhomes Association authorized these presents to be signed by its President and its Corporate Seal to hereto affixed and attested by its Secretary, this 8th day of June, 1986.

James Houtman
James Houtman President



ATTEST:
Joseph Jackson
Joseph Jackson, Secretary

I, JAMES HOUTMAN, President of the Spring Mill Townhomes Association, do hereby certify that, by direction of the Board of Directors, did cause this document to be recorded in the Cook County Recorder of Deeds the 16th day of June, 1986.

James Houtman
James Houtman, President

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

Faint, mostly illegible text from a document, possibly a deed or contract, with some words like "whereas" and "and" visible.

Property of Cook County Clerk's Office

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Send to: Spring Mill Townhomes Association
950 Grand Canyon Parkway
Hoffman Estates, IL 60194

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6 copies
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