

89018191

Original Declaration #22866213 for Parkwood Village

1. Attached hereto as Exhibit "A" is a true and correct copy of an Amendment to Declaration of Covenants, Conditions and Restrictions of Parkwood Village duly adopted by the vote of not less than ninety percent (90%) of the votes cast at the annual meeting of members on November 8, 1979 which was called for such purpose, to be effective January 1, 1980. (Unit 1, Unit 2, Unit 3, Unit 4 Unit 5, and Unit 6

2. Such Amendment has not been subsequently rescinded, revoked or modified in any respect and is in full force and effect on the date hereof; and that such Amendment is the only Amendment adopted by the members of Parkwood Village Association relating to equalization of membership fees.

3. Attached hereto as Exhibit "B" are the legal descriptions of the lots whose owners are members of Parkwood Village Association and which are affected by said Amendment.

IN WITNESS WHEREOF I have hereunto subscribed by name  
and affixed the corporate seal of Parkwood Village Association  
this 7 day of December, 1988.

STEVEN C. SCHMIDT, Secretary of  
Parkwood Village Association

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Kane )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that STEVEN C. SCHMIDT, personally known to me to be the Secretary of the Parkwood Village Association, an Illinois not for profit corporation, and personally known to me to be the same person

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COOK COUNTY CLERK'S OFFICE

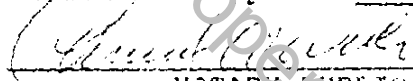
Property of Cook County Clerk's Office

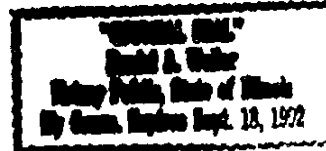
# UNOFFICIAL COPY

whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of December, 1988.

Commission expires 9-18, 1992.

  
NOTARY PUBLIC

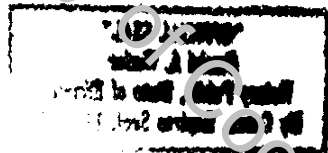


THIS DOCUMENT WAS PREPARED BY:  
(and mail to)

Daniel A. Weiler  
Attorney at Law  
474 Summit Street  
Elgin, IL 60120  
312/695-2400

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Property Tax  
Cook County Clerk's Office

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AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
PARKWOOD VILLAGE

WHEREAS, the owners of certain property in the City of Elgin, County of Cook, State of Illinois, are made Subject to the Declaration of Covenants, Conditions and Restrictions of PARKWOOD VILLAGE; and

WHEREAS, it is the desire of the lot owners to achieve parity in assessments between the various lots; and

WHEREAS, the lot owners have considered an amendment to the Declaration to achieve parity between the lots.

NOW, THEREFORE, pursuant to the Declaration of Covenants, Conditions and Restrictions of PARKWOOD VILLAGE, and pursuant to a proper vote and authority by the requisite number of lot owners of the PARKWOOD VILLAGE ASSOCIATION, the lot owners of the PARKWOOD VILLAGE ASSOCIATION hereby amend the Declaration of Covenants, Conditions and Restrictions of PARKWOOD VILLAGE as follows:

The following words are hereby deleted from Article XI, Section 2:

" , except that all monthly and special assessments imposed by the Association with respect to each Phase II lot shall be approximately One Hundred and Sixty percent (160%) of such assessments imposed upon each lot".

Article V is hereby amended by adding Section 10, as follows:

"10. Notwithstanding the other provisions of this declaration, assessments for all lots will be determined as follows:

- a) Except for the provisions hereafter found in paragraph b), the difference in assessment between Phase I lots and Phase II lots shall never exceed four dollars and ninety-four cents (\$4.94).

b)

Phase I lots shall pay an assessment of fifty cents (\$.50) per month for the Aesthetics Committee Assessment at any time that the Aesthetics Committee fund is less than twenty-five hundred dollars (\$2,500.00) and such assessment shall continue until the fund has twenty-five hundred dollars (\$2,500.00) therein.

c)

All Phase I lots shall pay an assessment equal to Phase II lots, except as provided in paragraph b) above. This assessment shall not apply to a lot owner of a Phase I lot with respect to ownership of a lot existing as of January 1, 1980. All Phase I lots shall pay an assessment of four dollars and ninety-four cents (\$4.94) less than Phase II lots until a transfer of ownership occurs after January 1, 1980, at which time assessments will be equal to Phase II lots, all subject to the addition that may be required by paragraph b).

d)

The method of determining the assessment amount and the method of collecting unpaid assessments shall be as otherwise provided in the declaration and by-laws of the Association."

We, the President and Secretary of the PARKWOOD VILLAGE ASSOCIATION, respectively, do hereby certify that the above amendment was approved by not less than ninety per cent (90%) of the votes cast at a meeting of the members duly called for such purpose.

President

Secretary

EXHIBIT

A

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will call you