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## CAMBRIDGE PLACE OF ORLAND PARK

SIXTH SUPPLEMENTARY AND SPECIAL AMENDMENT TO DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CAMBRIDGE PLACE OF ORLAND PARK:

PURSUANT to a meeting held on July 21, 1994, the provisions hereinafter stated, having received an approval vote by over 2/3 of the membership, the following amendments to the Declaration of the Cambridge Place of Orland Park are hereby adopted:

**5.02 Capital Additions and Improvements.** The Board's powers hereinafter enumerated shall be limited in that the Board shall have no authority to acquire and pay for out of the maintenance or Reserve fund or any annual operating account line item not specifically budgeted, approved and published in the annual budget distributed to homeowners January 1 of the same year, any structural alterations, capital additions or capital improvements to the Common Area (other than for purposes of replacing or restoring portions of the Common Area, subject to all the provisions of the Declaration) or to those portions of the Townhouse Units as set forth in Section 5.01 of the Declaration having a total cost in excess of Five Thousand Dollars (\$5,000.00), without in each case the prior approval of the members holding two-thirds (2/3) of the total votes. Any expenditure made by the Board after the foregoing approval shall be made by check with a legend upon the check indicating the purpose of the expenditure with signature of two Board Members who have been duly appointed to be the signators for any extraordinary expenditure over \$5,000.

**5.03 Tax Relief.** In Connection with the Common Area, the Board shall have the power to seek relief from or in connection with the assessment or levy of any real property taxes, special assessments and any other special taxes or charges of the State of Illinois or any political subdivision thereof, or any other lawful taxing or assessing body, which are authorized by law to be assessed and levied on real property and to charge all expenses incurred in connection therewith to the maintenance fund. However, expenditures for tax reduction shall be preapproved by the Board by a majority vote of its members. In order for the Board to approved an expenditure greater than \$5,000.00 upon any tax appeal for any period of periods shall require the prior approval of the Members holding two-thirds (2/3) of the total votes.

**9.20 Declaration of Covenants.** Until such time as title to any Assessment Parcel is conveyed to a bona fide purchaser, the Declarant reserves the right to lease such Assessment Parcels upon such terms and conditions as the Declarant may, in its sole discretion, approve, provided however, that no Townhouse Unit shall be leased by an Owner for hotel or transient purposes or for a term less that six (6) months and no portion of a Townhouse

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## EXHIBIT "A"

### LEGAL DESCRIPTION

Cambridge Place of Orland Park as delineated on a survey of the real estate described as follows:

Lots 1 to 23, both inclusive, and Outlots "A", "B" and "C", all in Cambridge Place of Orland Park, being a Subdivision of the Northeast Quarter of Section 31, Township 36 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded as Document 90165351, in Cook County, Illinois.

P.I.N. 27-31-203-010 through 046

P.I.N. 27-31-204-008 through 036

P.I.N. 27-31-205-008 through 036

#### MAIL TO:

This document prepared by:  
Wiachhover, Vaccarello & Smith  
9959 South Roberts Road  
Palos Hills, Illinois 60465  
(708) 598-4400



**0001**	
RECORDIN #	25.00
MAIL #	0.50
94823991 #	
SUBTOTAL	25.50
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Unit which is less than the entire Townhouse Unit shall be leased. Each lease of any one or more Townhouse Units shall be in writing and copy of every such lease, as and when executed, shall be furnished to the Board. The lessee under every such lease shall be bound by and subject to all of the obligations, under the Declaration and Bylaws, of the Owner making such lease and any rules and regulations issued in connection herewith and the failure of the lessee to comply herewith shall constitute a default under the lease which shall be enforceable by the Board or the Association, and lease shall be deemed to expressly so provide. The Owner making such lease shall not be relieved thereby from any of said obligations. In addition:

- (a) No unit shall be leased more frequently than two years out of any consecutive 10 year period. Leases may be extended by the Board, in its sole discretion, under circumstances the Board finds to be extenuating.
- (b) All tenant leases shall be pre-approved by the Board (by submitting same to the Management Agent) prior to commitment/execution of the lease. Failure to submit the lease to the Management Agent prior to its execution shall result in a fine on the unit owner in the amount of \$5.00 per day for every day that the unit owner is not in compliance.
- (c) The unit owner shall be responsible for providing a tenant with a copy of the Declaration of Covenants, Conditions and Restrictions and By-laws and obtaining a signed receipt acknowledging receipt of same by the tenant. This receipt shall be submitted to the Management Agent prior to the tenant taking residence and at the same time a lease is submitted for Board approval. Failure to submit this receipt of acknowledgement to the Management Agent shall result in a fine on the unit owner in the amount of \$5.00 per day for every day that the unit owner is not in compliance.

I, Stephen J. Morris do hereby certify that the foregoing amendments were approved at a duly authorized meeting of the Board of Cambridge Place of Orland Park Townhome Association and that this is a true and accurate copy of the amendments as adopted by the Association.

## CAMBRIDGE PLACE OF ORLAND PARK TOWNHOME ASSOCIATION

BY: Charles E. Nauris  
ITS: President

BY: James P. Kotlowski  
ITS: Treasurer

BY: Stephen J. Morris  
ITS: Secretary

BY: John J. Martin  
ITS: DIRECTOR