

AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF
PARTY WALL RIGHTS, EASEMENTS, COVENANTS
AND RESTRICTIONS
FOR
SPRING MILL TOWNHOMES ASSOCIATION

COOK COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS

This document is recorded for the purpose of amending the Amended and Restated Declaration of Party Wall Rights, Easements, Covenants and Restrictions and By-Laws (hereafter the "Declaration") for Spring Mill Townhomes Association (hereafter the "Association"), which Declaration was recorded on June 1, 1992 as Document No. 92379278 in the Office of the Recorder of Deeds of Cook County, Illinois, 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 the provisions of Article XII, Section 1 of the aforesaid By-laws. Said section provides that this Amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is signed and acknowledged by a two-thirds vote (2/3) of the Board of Directors of the Spring Mill Townhomes Association, at a regular meeting, or by a majority of the Unit Owners at a meeting called for that purpose.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Not-For Profit Corporation Act; and

WHEREAS, the Board and the Owners desire to amend the By-Laws to provide for staggered terms of the Board Members; and

WHEREAS, ~~the Amendment has been approved in writing by the acknowledged signatures of by a two-thirds vote of the Board of Directors, at a regular meeting, or by a majority of the Unit Owners at a meeting called for that purpose in compliance with Article XII, Section 1 of the By-Laws;~~

NOW, THEREFORE, the Declaration of Party Wall Rights and By-Laws for Spring Mill Townhomes Association is hereby amended in accordance with the text which follows (Additions in text are indicated by blocked; deletions by strike-outs):

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Property of Cook County Clerk's Office

11/11/11

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1. ARTICLE VI, SECTION 2.

The number of Directors shall be five (5) or seven (7). All directors shall be registered owners of the Association. Any unit owner, who is in good standing, will be eligible to request that his or her name be placed on the ballot for election to the Board of Directors. If the unit owner is behind in his or her monthly assessments, or has outstanding fines, his or her name will not appear on the ballot unless he clears his or her debt with the Association prior to the printing of the ballots.

~~The Board of Directors shall be elected annually at the annual meeting of unit owners. At the first annual meeting, after passage of this Declaration Amendment, the four candidates receiving the highest number of votes shall be elected to the Board for a term of two years and the three candidates receiving the next highest votes shall be elected to the Board for a term of one year. Thereafter, successors shall be elected for a term of two years each. Each Director shall hold office until his or her successor shall have been duly elected and shall have qualified as a unit owner of record.~~

If, during this tenure, a director's unit is placed under contract for sale, the director must resign and the Board shall fill the vacancy as set forth under Section 7 in this Article.

2. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration and By-Laws shall continue in effect without change.

03-28-95 10:03
RECORDING 29.00
MAIL 0.50
95225464

This Instrument Was Prepared By:

Bickley, Hart & Gardner
937 S. Roselle Road
Schaumburg, IL 60193

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

We, the undersigned, are the members of the Board of Directors of Spring Mill Townhomes Association, a common interest community established by the aforesaid Declaration of Covenants, and by our signatures below, we hereby execute and acknowledge the foregoing amendment to the Declaration and By-Laws.

EXECUTED AND ACKNOWLEDGED THIS 14 day of MARCH, 1995.

<u>Tandra D. Byrd</u>	TANDRA BYRD
<u>Barbara W. Rehr</u>	BARBARA W REHR
<u>Mary Strozelo</u>	MARY STROZELOR
<u>Lisa Del Giudice</u>	LISA DEL GIUDICE
<u>Patrick M. Eneghan</u>	PATRICK M ENEGHAN
<u>Patricia R. Rizzi</u>	PATRICIA RIZZI

BOARD OF DIRECTORS OF SPRING MILL TOWNHOMES ASSOCIATION

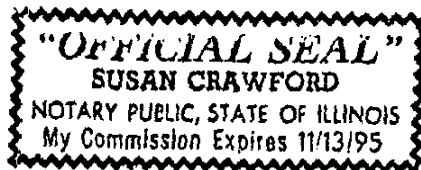
(Corporate)

(Seal)

I, SUSAN CRAWFORD, a Notary Public, hereby certify that on the above date the Board of Directors of Spring Mill Townhomes Association, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.

I, Susan Crawford,
am also a Board
Member, Treasurer,
but cannot sign
above and notarize
my own signature.

By: Susan Crawford
Notary Public
3/14/95



3/14/94 Susan Crawford 95225464

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EXHIBIT A

LEGAL DESCRIPTION

That part of the West 25 chains of the North West Quarter of Section 15, Township 41 North, Range 10 East of the Third Principal Meridian, which lies Southerly of the Southerly line of Higgins Road as widened, and described more particularly as follows: Beginning at the South West corner of the North West Quarter of said Section 15; thence Northward along the West line of the said North West Quarter of Section 15, North 30 degrees, 11 minutes 39 seconds East a distance of 1671.56 feet; thence South 69 degrees, 35 minutes 25 seconds East, a distance of 290.36 feet; thence North 3 degrees 11 minutes 39 seconds East, a distance of 314.12 feet to a point on the Southerly line of Higgins Road; thence Eastward along the said Southerly line of Higgins Road, south 69 degrees 35 minutes 24 seconds East a distance of 431.64 feet, thence South 1 degree 51 minutes 12 seconds a distance of 532.79 feet to a point on a curved line being the Westerly line of Grand Canyon Parkway; thence Southwestward along the said curved line, convexed to the North West for an arc 569.42 feet in Radius, having a chord length of 564.17 feet on a bearing of South 26 degrees, 12 minutes 09 seconds West for an arc length of 590.24 feet to a point of tangency; thence South 3 degrees 29 minutes 34 seconds East, a distance of 688.74 feet a point on the South line of the North West Quarter of Section 15; thence Westward along the said South line, South 89 degrees, 31 minutes 39 seconds West, a distance of 562.95 feet to the point of beginning, Cook County, Illinois.

PIN#s 07-15-107-55 to 07-15-108-53

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PROPERTY

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CERTIFICATION AS TO BOARD MEMBERS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, PATRICIA E. RIZZI, state that I am the Secretary of the Board of Directors of Spring Mill Townhomes Association subscribed to the foregoing instruments represent the Board Members who represent two-thirds of the Board and that, by their respective signatures, said Board Members acknowledged the foregoing instrument as their free and voluntary act for the purposes set forth therein.

By: Patricia E. Rizzi
Secretary

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AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS
AND RESTRICTIONS
FOR
SPRING MILL TOWNHOMES ASSOCIATION

05 MAR 23 AM 10:03

This document is recorded for the purpose of amending the Amended and Restated Declaration of Party Wall Rights, Easements, Covenants and Restrictions and By-Laws (hereafter the "Declaration") for Spring Mill Townhomes Association (hereafter the "Association"), which Declaration was recorded on June 1, 1992 as Document No. 92379278 in the Office of the Recorder of Deeds of Cook County, Illinois, 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 the provisions of Article XII, Section 1 of the aforesaid By-laws. Said section provides that this Amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is signed and acknowledged by a two-thirds vote (2/3) of the Board of Directors of the Spring Mill Townhomes Association, at a regular meeting, or by a majority of the Unit Owners at a meeting called for that purpose.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Not-For Profit Corporation Act; and

WHEREAS, the Board and the Owners desire to amend the By-Laws to provide for staggered terms of the Board Members; and

WHEREAS, the Amendment has been approved in writing by the acknowledged signatures of by a two-thirds vote of the Board of Directors, at a regular meeting, or by a majority of the Unit Owners at a meeting called for that purpose in compliance with Article XII, Section 1 of the By-Laws;

NOW, THEREFORE, the Declaration of Party Wall Rights and By-Laws for Spring Mill Townhomes Association is hereby amended in accordance with the text which follows (Additions in text are indicated by blocked; deletions by strike-outs):

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1. ARTICLE VI, SECTION 2.

The number of Directors shall be five (5) or seven (7). All directors shall be registered owners of the Association. Any unit owner, who is in good standing, will be eligible to request that his or her name be placed on the ballot for election to the Board of Directors. If the unit owner is behind in his or her monthly assessments, or has outstanding fines, his or her name will not appear on the ballot unless he clears his or her debt with the Association prior to the printing of the ballots.

~~The Board of Directors shall be elected annually at the annual meeting of unit owners.~~ At the first annual meeting, after passage of this Declaration Amendment, the four candidates receiving the highest number of votes shall be elected to the Board for a term of two years and the three candidates receiving the next highest votes shall be elected to the Board for a term of one year. Thereafter, successors shall be elected for a term of two years each. Each Director shall hold office until his or her successor shall have been duly elected and shall have qualified as a unit owner of record.

If, during this tenure, a director's unit is placed under contract for sale, the director must resign and the Board shall fill the vacancy as set forth under Section 7 in this Article.

2. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration and By-Laws shall continue in effect without change.

This Instrument Was Prepared By: Bickley, Hart & Gardner
937 S. Roselle Road
Schaumburg, IL 60193

condo\springail\dec.ame

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Property of Cook County Clerk's Office

ADMITTED

UNOFFICIAL COPY

9 2 5 6 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

We, the undersigned, are the members of the Board of Directors of Spring Mill Townhomes Association, a common interest community established by the aforesaid Declaration of Covenants, and by our signatures below, we hereby execute and acknowledge the foregoing amendment to the Declaration and By-Laws.

EXECUTED AND ACKNOWLEDGED THIS 14 day of MARCH, 1995.

<u>Tandra J. Byrd</u>	TANDRA BYRD
<u>Barbara W. As...</u>	BARBARA W AS...
<u>Mary S. Strzelc...</u>	MARY STRZELC...
<u>Lisa Del Giubbe</u>	LISA DEL GIUBBE
<u>Patrick M. Beneghan</u>	PATRICK M. BENEZHAN
<u>Patricia Rizzi</u>	PATRICIA RIZZI

BOARD OF DIRECTORS OF SPRING MILL TOWNHOMES ASSOCIATION

(Corporate)

(Seal)

I, SUSAN CRAWFORD, a Notary Public, hereby certify that on the above date the Board of Directors of Spring Mill Townhomes Association, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.

I, Susan Crawford, am also a Board member, Treasurer, but cannot sign above and notarize my own signature.

By: Susan Crawford
Notary Public
3/14/95



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3/14/94 Susan Crawford

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EXHIBIT A

LEGAL DESCRIPTION

That part of the West 25 chains of the North West Quarter of Section 15, Township 41 North, Range 10 East of the Third Principal Meridian, which lies southerly of the southerly line of Higgins Road as widened, and described more particularly as follows: Beginning at the South West corner of the North West Quarter of said Section 15; thence Northward along the West line of the said North West Quarter of Section 15, North 30 degrees, 11 minutes 39 seconds East a distance of 1671.56 feet; thence South 69 degrees, 35 minutes 25 seconds East, a distance of 290.36 feet; thence North 3 degrees 11 minutes 39 seconds East, a distance of 314.12 feet to a point on the southerly line of Higgins Road; thence Eastward along the said southerly line of Higgins Road, South 69 degrees 35 minutes 24 seconds East a distance of 431.64 feet, thence South 1 degree 51 minutes 12 seconds a distance of 532.79 feet to a point on a curved line being the westerly line of Grand Canyon Parkway; thence Southwestward along the said curved line, convexed to the North West for an arc 569.42 feet in Radius, having a chord length of 564.17 feet on a bearing of South 26 degrees 12 minutes 09 seconds West for an arc length of 590.24 feet to a point of tangency; thence South 3 degrees 29 minutes 34 seconds East, a distance of 688.74 feet a point on the South line of the North West Quarter of Section 15; thence Westward along the said South line, South 89 degrees, 11 minutes 39 seconds West, a distance of 562.95 feet to the point of beginning, Cook County, Illinois.

PIN#s 07-15-101-55 to 07-15-105-53

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PROPERTY

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CERTIFICATION AS TO BOARD MEMBERS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, PATRICIA E. RIZZI, state that I am the Secretary of the Board of Directors of Spring Mill Townhomes Association subscribed to the foregoing instruments represent the Board Members who represent two-thirds of the Board and that, by their respective signatures, said Board Members acknowledged the foregoing instrument as their free and voluntary act for the purposes set forth therein.

By: *Patricia E. Rizzi*
Secretary

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