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FIFTEENTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS AND  
COVENANTS FOR HIDDEN LAKE ESTATES CONDOMINIUM  
PALOS HILLS, ILLINOIS

JUN 19 1997

This Fifteenth Amendment to Declaration made this 21st day of January, 1997 by the Hidden Lake Estates Condominium Association, Palos Heights, Illinois.

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#3688 # SA \*-97-438397  
COOK COUNTY RECORDER

WITNESSETH:

WISPEAS, by the Declaration of Condominium Ownership ("Declaration") for Hidden Lake Estates Condominium ("Condominium") recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 29, 1980 as Document No. 25439399, certain property was submitted to the provisions of the Illinois Condominium Property Act (Act") as part of the Condominium and four units were created; and

WHEREAS, by the First Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 2, 1981 as Document No. 25925710, a portion of the Additional Land was submitted to the Act as part of the Condominium and fourteen units were created; and

WHEREAS, by the Second Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 27, 1983 as Document No. 26436473, certain Additional Land was submitted to the Act as part of the Condominium and eleven units were created; and

WHEREAS, by the Third Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 14, 1984 as Document No. 27213863, the Declaration was amended so as to provide that voting by the unit owners in the Condominium would thereafter be taken and computed on the basis of one vote per unit; and

WHEREAS, on April 30, 1987, a Judgment for Specific Performance was entered in the case entitled Hidden Lake Estates Condominium Association, Inc. vs. Palos Bank and Trust Company, et al. in the Circuit Court of Cook County, Illinois, Case No. 84 CH 10362, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 30, 1987 as Document No. 87231072, pursuant to which certain property therein legally described ("Development Area") was required to be submitted to the Act as part of the Condominium; and

WHEREAS, on October 28, 1987, a Judgment was entered in the case entitled Board of Managers of the Hidden Lake Estates Condominium Association, Inc. vs. Capitol Federal Savings and Loan Association, et al. in the Circuit Court of Cook County, Illinois,

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Case No. 86 CH 9164, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 28, 1987 as Document No. 87581613, pursuant to which a Board Resolution amending the Declaration was approved and confirmed by the court; and

WHEREAS, by the Fourth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 6, 1988 as Document No. 88142209, Section 4(c) of the Declaration was amended by the Board of Managers ("Board") of the Hidden Lake Estates Condominium Association ("Association") and two-thirds (2/3rds) of the Unit Owners voting on the amendment so as to provide that the obligation to maintain and repair the limited common elements would thereafter be imposed upon the owner of each Unit as to the limited common elements appurtenant to his Unit; and

WHEREAS, by the Fifth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on October 6, 1988 as Document No. 88460283, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Sixth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on October 27, 1988 as Document No. 88494978, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Seventh Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 15, 1989 as Document No. 89071906, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Eighth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 22, 1989 as Document No. 89285664, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Ninth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 11, 1989 as Document No. 89482182, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Tenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 2, 1989 as Document No. 89521267, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Eleventh Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 20, 1989, as Document No. 89607413, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

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WHEREAS, by the Twelfth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 17, 1990, as Document No. 90172544, a portion of the Additional Land was submitted to the Act as part of the Condominium and additional units were created; and

WHEREAS, by the Thirteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 27, 1991 as Document No. 91680695, Article 8 paragraphs (c) (Terms of Directors), and (j) (Annual Meeting) were amended; and

WHEREAS, by the Board of Managers Amendment to the Declaration and prior 13 Amendments thereto, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 27, 1991, as Document No. 91680696 corrected the unit percentage interest in the common elements as specified therein and eliminated proposed units that were included in error; and

WHEREAS, by the Fourteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on March 26, 1992 as Document No. 92200910, a portion of the Additional Land was submitted to the Act as part of the Condominium and additional units were created; and

WHEREAS, at a meeting of the Unit Owners called to approve certain changes and modifications of the Declaration and certain prior amendments thereto and the modifications as proposed having been duly approved by two-thirds (2/3) of the Unit Owners voting on the Amendment.

NOW, THEREFORE, the Hidden Lake Estates Condominium Association hereby amends the Declaration as previously amended, as follows:

1. The Amendments to the Declaration set forth in the Judgment Order entered on October 28, 1987 in the matter of Board of Managers of the Hidden Lake Estates Condominium Association, Inc. v. Capitol Federal Savings & Loan Association, et al. in the Circuit Court of Cook County, Illinois, Case No. 86 CH 9164 recorded on October 28, 1987 as Document No. 87581613 provided in part as follows:

- (a) The definition of "common elements" contained in Section 1(f) of the Declaration shall be amended so as to exclude the roofs, walls and structural components of the buildings enclosing one or more, but less than all of the units.
- (b) Section 1(g) of the Declaration shall be amended so as to provide that the roofs, walls and structural components of the buildings enclosing one or more, but less than all of the units are "limited common elements" appurtenant to the respective units in each building."

2. The Amendments set forth above are hereby modified as follows:

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- (a) The Association shall provide at its expense for the sealing of the unit's roof at such times and upon such intervals as the Board of Managers deems reasonable. Further, repair and replacement of the roof structures shall remain the Unit Owner's obligation and expense as a limited common element.
- (b) The Association shall provide at its expense staining (oxford brown) of the exterior of the units at such times and upon such intervals as the Board of Managers deems reasonable. Any non-conforming neutral staining existing on the date hereof shall be permitted to remain as is unless or until a Unit Owner notifies the Association in writing of its intent to return to the uniform color (oxford brown).
- (c) The Association shall undertake at its expense, the repair and replacement of the sidewalks and driveways as the Board of Managers deems reasonable.

APPROVED by two-thirds (2/3) of the total votes of the voting members this 21st day of January, 1997.

HIDDEN LAKE ESTATES CONDOMINIUM

By: [Signature]  
President

ATTEST:

[Signature]  
Jackie Postillion

[Signature]  
Larry Wolfe

[Signature]  
Jim Bertino

[Signature]  
Harry Raber

[Signature]  
Bob Seifert

[Signature]  
Jean Herrington

[Signature]  
Bennie Sisson

[Signature]  
Arlene O'Connor

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STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

## AFFIDAVIT OF MAILING

James Bertino being first duly sworn on oath deposes and states that a copy of the Amendment to Declaration has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit ownership not less than ten (10) days prior to the recording of the Fifteenth Amendment to Declaration

Subscribed and Sworn  
to this 17<sup>th</sup> day of  
June, 1997.

Donna M Michau  
Notary Public



THIS DOCUMENT PREPARED BY:

Naomi H. Schuster  
11800 S. 75th Avenue, #100  
Palos Heights, IL 60463  
(708) 448-8081

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UNITS 1-12, 14-29A, 30, 30A, 31, 31A, 32-53 AS DELINEATED ON THE PLAT OF SURVEY DATED APRIL 29, 1980 AND RECORDED AS DOCUMENT NUMBER 25439399 AND SUBSEQUENTLY AMENDED BY ADDITIONS DATED, 1ST AMENDMENT - 6/25/81, 2ND AMENDMENT - 10/27/82, 3RD AMENDMENT - 8/14/84, 4TH AMENDMENT - 6/6/88, 5TH AMENDMENT - 9/29/88, 6TH AMENDMENT - 10/25/88, 7TH AMENDMENT - 2/14/89, 8TH AMENDMENT - 6/15/89, 9TH AMENDMENT - 10/10/89, 10TH AMENDMENT - 10/30/89, 11TH AMENDMENT - 12/15/89, 12TH AMENDMENT - 4/9/90 RESPECTIVELY AND RECORDED 1ST AMENDMENT - 25925710, 2ND AMENDMENT - 26486473, 3RD AMENDMENT - 27213863, 4TH AMENDMENT - 88142209, 5TH AMENDMENT - 88460283, 6TH AMENDMENT - 88494978, 7TH AMENDMENT - 89071906, 8TH AMENDMENT - 89285664, 9TH AMENDMENT - 89482182, 10TH AMENDMENT - 89521267, 11TH AMENDMENT - 89607413, 12TH AMENDMENT - 90172544, 13TH AMENDMENT - 91680695, BOARD AMENDMENT - 91680696, 14TH AMENDMENT - 92200910, RESPECTIVELY OF THE HIDDEN LAKE ESTATES CONDOMINIUM, A CONDOMINIUM DEVELOPMENT IN SECTION 22, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH RESERVE LINE OF THE CALUMET FEED CANAL, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. # 23-22-200-082-1001 THROUGH 1055

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