SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CAMBRIDGE ON THE LAKE CONDOMINIUM ASSOCIATION GASCONY BUILDING

This Amendment to Declaration made and entered into the 25th day of March, 1997 by an instrument in writing signed and acknowledged by the Board of Directors and approved by the Owners having at least three-fourths of the total vote of the Cambridge on the Lake Condominium Association-Gascony Building, is an amendment to that certain Declaration of Condominium Gwnership and By-Laws, Easements, Restrictions and Covenants for Cambridge on the Lake Condominium Association-Gascony Building (hereinafter record to as "Declaration") registered with the Registre, of Titles of Cook County on June 23, 1972 as Document Number T2631252.

DEPT-01 RECORDING \$127.00 107777 TRAN 5354 06/26/97 10:00:00 \$3457 \$ DR #-97-461598 COOK COUNTY RECORDER

For Use by Recorder's Office Only

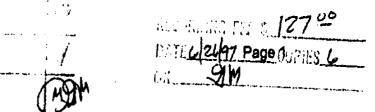
WITNESSETH

WHEREAS, the Cambridge on the Lake Condominion Association - Gascony Building (hereinafter referred to as "Association") is the assignce of the developer's rights as set forth and described in the Declaration; and

WHEREAS, pursuant to Article XII, Section 8, the Declaration may be amended by an instrument signed and acknowledged by the Board of Directors and approved by Owners having at least three-fourths of the total vote of the Association, and containing an affidavit by an officer of the Board certifying that a copy of the amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit ownership no less than ten days prior to the date of such affidavit. Any amendment adopted pursuant to the above provisions shall be recorded in the office of the Recorder of Deeds of Cook County, Illinois; and

This document prepared by and after recording to be returned to:

Jordan I. Shifrin Kovitz Shifrin & Waltzman 750 Lake Cook Road, Suite 350 Buffalo Grove, IL 60089 — (847) 537-0500 WHEREAS, said instrument has been signed and acknowledged by the members of the Board (Exhibit B attached hereto); and



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WHEREAS, said instrument has been approved by Owners having at least 3/4 of the total vote of the Association; and

WHEREAS, an affidavit is attached hereto as Exhibit C certifying that a complete copy of the amendment has been mailed by certified mail to all mortgagees having a bona fide lien of record not less than ten days prior to the execution of said affidavit.

NOW, THEREFORE, the Association hereby declares that the Declaration be and is hereby amended as follows:

Section (h) of Article VIII presently reads as follows:

No animals of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that dogs, cats, or other household pets may be kept in Units, subject to rules and regulations adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purpose, and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three days' written notice from the Board.

Section (h) of Article VIII small be deleted in its entirety and replaced as follows:

- (h) No dogs, cats or animals of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that birds, fish or cats that have been neutered or spayed, may be kept in Units, subject to rules and regulations adopted by the Board and amended from time to (imo), provided that they are not kept, bred, or maintained for any commercial purpose.
 - (1) Only a Unit occupant on the exective date of this Amendment shall be permitted to keep an existing dog in their Unit, until one of the following occurs:
 - (i) The death or removal of said dog.
 - (ii) Sale of the Unit.
 - (iii) Termination of a lease after the effective date.
 - (2) No dog may be replaced upon its death or removal after the effective date of this Amendment.
 - (3) Any dog, cat or other animal in residence as a result of the grandfathering clause set forth herein, which is kept in violation of the

limitations of this section or any pet which is being kept in violation of this Amendment or any pet that is in violation of any rules and regulations adopted by the Board or is causing a nuisance or unreasonable disturbance, shall be permanently removed from the property upon three (3) days' written notice from the Board.

- (4) The Board of Directors has the right to determine whether any breed or species of pet is not conducive to condominium living or jeopardizes the health and safety of other residents of the building.
- (5) The Board of Directors shall have the authority to levy a fine against any Unit Owner for violations of this section or any of the provisions of the Declaration, By-Laws or rules and regulations of the Association. Failure to pay a fine when due will result in late fees for the non-payment of any fine.
- (6) Pier to levying of a fine, the Unit Owner shall first be notified of the pendency of the violation and shall have an opportunity to be heard at the next regularly scheduled Board meeting. All findings of the Board relative to fines shall be sent in writing to the appropriate parties. A fine may either be a flat charge or may accrue on a daily basis until compliance with the rules.
- (7) In addition to the authority to levy fines against the Owner for violation of this Amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Owner and/or their terrant, under 735 ILCS 5/9-111, an action for injunctive and other equitable relief, or an action at law for damages.
- (8) Any action brought on behalf of the Association and/or the Board of Directors to enforce this Amendment shall subject the Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.
- (9) All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Unit and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.
- (10) The effective date of this Amendment shall be deemed to be the date of recording with the office of the Recorder of Deeds of Cook County.

- (11) This Amendment shall not prohibit an occupant from keeping a seeing eye dog, used for the assistance of the visually impaired, in their unit nor shall it prohibit the use of any specially trained animal that serves the handicapped.
- (12) Anyone visiting with a dog(s) must use the stairwells; no dogs are permitted on the elevator.

Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

This Amendment is executed by an instrument in writing, signed and acknowledged by the Board of Directors and at least three-fourths of the total vote of the Association, in the exercise of the power and authority conferred upon and vested in Association, and the signatories hereby warrant that they possess full power and authority to execute this instrument.

Page 4

EXHIBIT A

LEGAL DESCRIPTION

Units 401 through 460, both inclusive, described as follows: That part of Lot Three (3) in Cambridge Countryside Unit 8 (hereinafter described) described as follows: Commencing at a point on the East line of said Lot 636.92 feet South of the most Easterly Northeast corner of said Lot; thence North 90 degrees 00 minutes 00 seconds West, at right angles to said East line of Lot 3, 179.84 feet to the place of beginning of the parcel of land to be herein described; thence North 67 degrees 00 minutes 00 seconds West, 187.92 feet; thence North 23 degrees 00 minutes 00 seconds East, 7.0 feet; thance North 67 degrees 00 minutes 00 seconds West, 45.0 feet; thence South 23 degrees 60 minutes 00 seconds West, 41.08 feet; thence North 67 degrees 00 minutes 00 seconds West, 162.83 feet; thence South 23 degrees 00 minutes 00 seconds West, 78.0 (eet; thence South 67 degrees 00 minutes 00 seconds East, 195.38 feet; thence North 23 degrees 00 minutes 00 seconds East, 34.08 feet; thence South 67 degrees 00 minutes 00 seconds East, 200.37 feet; thence North 23 degrees 00 minutes 00 seconds East, 72.00 feet to the place of beginning, said Cambridge Countryside Unit 8 being a subdivision in the North Half (1/2) of Section 9, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrat of Titles of Cook County, Illinois, on April 11, 1969, as Document Number 2444606.

Consisting of 60 units, all located at 200 Lakra Boulevard, Buffalo Grove, Illinois and having the following Property Identification Numbers:

Unit No.	P.J.N.	Unit.No.	P.U.N.
01	03-09-200-021-1001	17	03-09-200-021-1017
02	03-09-200-021-1002	18	03-09-200-021-1018
03	03-09-200-021-1003	19	03-09-200-021-1019
04	03-09-200-021-1004	20	03-09-20(-021-1020
05	03-09-200-021-1005	21	03-09-200-021-1021
06	03-09-200-021-1006	22	03-09-200-021-1032
07	03-09-200-021-1007	23	03-09-200-021-1023
08	03-09-200-021-1008	24	03-09-200-021-1024
09	03-09-200-021-1009	25	03-09-200-021-1025
10	03-09-200-021-1010	26	03-09-200-021-1026
11	03-09-200-021-1011	27	03-09-200-021-1027
12	03-09-200-021-1012	28	03-09-200-021-1028
13	03-09-200-021-1013	29	03-09-200-021-1029
14	03-09-200-021-1014	30	03-09-200-021-1030
15	03-09-200-021-1015	31	03-09-200-021-1031
·16	03-09-200-021-1016	32	03-09-200-021-1032

Unit.No	. P.I.N.
33	03-09-200-021-1033
34	03-09-200-021-1034
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36	03-09-200-021-1036
37	03-09-200-021-1037
38	03-09-200-021-1038
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	' <i>S</i> '
	03-09-200-021-1051 03-09-200-021-1053 03-09-200-021-1054 03-09-200-021-1055 03-09-200-021-1057 03-09-200-021-1058 03-09-200-021-1059 03-09-200-021-1060

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EXHIBIT B

APPROVAL BY BOARD OF DIRECTORS

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

中の日本人 持人以下の名の人間

We, the undersigned, are the members of the Board of Directors of the Cambridge on the Lake Condominium Association - Gascony Building, a condominium established by the aforesaid Declaration, and by our signatures below, we hereby execute and acknowledge the foregoing Amendment to the Declaration regarding pets.

EXECUTED AND ACKNOWLEDGED this 25th day of March, 1997.

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Kevel Benzuey- Lecretary

Marlene Lucentice - Vice her.

Being the Members of the Board of Diractors of the Cambridge on the Lake Condominium Association - Gascony Building

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EXHIBIT C

AFFIDAVIT OF MAILING

STATE OF ILLINOIS COUNTY OF COOK))ss.)
Condominium Associatio Amendment was mailed	state that I am the of the Board of Directors of the Cambridge on the Lake n - Gascony Building, and hereby certify that the foregoing to mortgagees having bona fide liens of record against any an days prior to the date of this affidavit.
Dated: March 25, 1	997 By: Jung Ohen's Titie: Rosidan
	Conto Office

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Gascony Home Owners

Subject: Amending By Laws

It has come to my attention from many owners who are fearful that our building will become a haven of leased apartments. At the last Board of Directors meeting, I passed on the comments of such a possibility in the future. We are in favor of amending the By Laws to protect such an occurrence. At the same time, it would be to our advantage to make a provision in our By laws for the exclusion of dogs and exotic pets in our building.

The procedure for legal protection can be costly, perhaps up to \$1500.00/\$1800.00. However, should it necessitate obtaining legal aid to remove a bad renter, the cost could be even more. Also, in order to project with the By Law change, 75% unit

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Thank you for your kind cooperation.

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TO: Gascony Home Owners

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Kindly return this sheet, filled in accordingly, to the next Board meeting, September 10, or drop in the suggestion box. We would appreciate your replies no later than September 9.

Thank you for your kind cooperation.

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President		Tá
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Thank you for your kind cooperation.

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Irv Lewis, President		74
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TO: Gascony Home Owners			
Subject: Amending By Laws			
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Name SHUMILAS

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Unit_ 407

To: Gascony Home Owners

Subject: Amending By Laws

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Sincerely,

Irv Lewis, President

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Sincerely,

Irv Lewis. President

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Name Bissi Mangurten

Gascony Home Owners

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Thank you for your kind cooperation,

Thank you for your kind cooperat	ion.	• • • • • • • • • • • • • • • • • • • •
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Gascony Home Owners

Amending By Laws Subject:

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Unit_4/3

TO: Gascony Home Owners

Subject: Amending By Laws

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Kindly return this s..

Board meeting, September 1...
We would appreciate your reprise.

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Name Charles	Ruker	Buchnick .	Unit 414
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Gascony Home Owners

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Gascony Home Owners TO:

Subject: Amending By Laws

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Board meeting, September it.,

We would appreciate your replies ...

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CHANGE	DV	TAWC	FOR	FOLT	OWING

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	YES	МО
Proceed with no leases	\square	
Proceed with no pets as outlined above		

Name IRN + FRAN Lewis unit 416

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TO: Gascony Home Owners

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Sincerely,

Irv Lewis, President

CHANGE BY LAWS FOR FOLLOWING

My Clark's Office Proceed with no leases Proceed with no pets as outlined above

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(Monday)

Thank you for your kind cooperation.

Sincerely,

Irv Lewis, President

CHANGE BY LAWS FOR FOLLOWING

_			
		YES	NO
Proceed with n	o leases	\square	
Proceed with n outline	o pets as d above	\boxtimes	

Name, Music S. Lassian Unit 419

Property of Cottoning Clerk's Office

Gascony Home Owners

Subject: Amending By Laws

It has come to my attention from many owners who are fearful that our building will become a haven of leased apartments. At the last Board of Directors meeting, I passed on the comments of such a possibility in the future. We are in favor of amending the By Laws to protect such an occurrence. At the same time, it would be to our advantage to make a provision in our By Laws for the exclusion of dogs and exotic pets in our building.

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Board meeting, September 1...
We would appreciate your replies

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Trely, Kindly return this sheet, filled in accordingly, to the next Board meeting, September 10, or drop in the suggestion box. We would appreciate your replies no later than September 9. (Monday)

CHANGE BY LAWS FOR FOLLOWING

YES Proceed with no leases Proceed with no pets as outlined above

Name Palton Davis

Unit 4200

Property of Coot County Clert's Office

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UNOFFICIAL COPY

Gascony Home Owners

Subject: Amending By Laws

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Thank you for your kind cooperation.

Thank you for your kind coopera	tion.	
Sincerely,	2	
Irv Lewis, President		745
CHANGE BY LAWS FOR		$O_{x_{\alpha}}$
	YES	NO
Proceed with no leases	X	
Proceed with no pets as outlined above		X
Name Mulas Sheenber		Unit 421

Property of Coot County Clert's Office

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UNOFFICIAL COPY

Gascony Home Owners

Amending By Laws Subject:

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CHANGE BY LAWS FOR FOLLOWING

Thank you for your kind cooperation.	(Foliday)
Sincerely,	
Irv Lewis, President	45
CHANGE BY LAWS FOR FOLLOWING	0,50
YES	ио
Proceed with no leases	
Proceed with no pets as outlined above	

Name William 12. All

Property of Cook County Clerk's Office

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UNOFFICIAL COPY

To: Gascony Home Owners

Subject: Amending By Laws

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Thank you for your kind coopera	tion.	(Honday)
Sincerely,	4	
Irv Lewis, President CHANGE BY LAWS FOR	FOLLOWING	750
	YES	NO
Proceed with no leases		
Proceed with no pets as outlined above		

Name	Regina	Schlesinger	Unit_ <u>4,23</u>
	71	J	

Property of Cook County Clerk's Office

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UNOFFICIAL COPY

Gascony Home Owners

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CHANGE BY LAWS FOR FOLLOWING

Thank you for your kind coopera	tion.	(, ,
Sincerely,	20.	
Irv Lewis, President	0	大分
CHANGE BY LAWS FOR	FOLLOWING	$O_{\mathcal{K}_{\alpha}}$
	YES	МО
Proceed with no leases	\bowtie	
Proceed with no pets as outlined above		

Unit 424

Property or Coot County Clert's Office

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UNOFFICIAL COPY

Gascony Home Owners

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AUTHAN	D1/	TRUC	TO D	POLLOWING
CHARGER	PV	1.AWC	M.() H	MICHAEL SINCE

Thank you for your kind cooperat	ion.	•
Sincerely,	12	
Irv Lewis, President	Ci	74.6
CHANGE BY LAWS FOR	FOLLOWING	Or
	YES	ИО
Proceed with no leases	V	
Proceed with no pets as outlined above	V	

Name	FRANK	BEHOF	Unit	425
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Property or Coot County Clert's Office

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UNOFFICIAL COPY

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Board meeting, September
We would appreciate your replace
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CHANGE BY LAWS FOR FO	LLOWING	O _x
	YES	NO
Proceed with no leases	M	
Proceed with no pets as outlined above	X	
Name (insold & Commence	Yabler	_Unit26
7		

Property or Coot County Clert's Office

Gascony Home Owners

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CHANGE BY LAWS FO	R FOLLOWING	0,5	ယ
	YES	NO	356
Proceed with no leases	\boxtimes		
Proceed with no pets as outlined above Please be specifical about "lystic pits".	\boxtimes		Ö
Name his Berlen-		Unit_ <u>427</u>	

Property of County Clerk's Office

Gascony Home Owners

Subject: Amending By Laws

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CHANGE BY LAWS FO	OR FOLLOWING	0,00
	YES	ио
Proceed with no leases		
Proceed with no pets as outlined above	<u></u>	
Name of Shakaral		4/28 Unit 9:7-96

Property of Cook County Clerk's Office

97461598

UNOFFICIAL COPY

To: Gascony Home Owners

Subject: Amending By Laws

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CHANGE BY LAWS PO	ok Following		XC.
	YES	NO	100
Proceed with no leases	\boxtimes		C
Proceed with no pets as outlined above	\bowtie		

Name ARDMORE + PHYLLIS WILLER

Property of Coot County Clert's Office

To: Gascony Home Owners

Subject: Amending By Laws

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where must are seek legal adv.

(indly return this sheet, Board meeting, September 10, can be would appreciate your replies not thank you for your kind cooperation.

Thank you for your kind cooperation. Proceed with no pets as outlined above

Name	Sha	Luly	Unit	432

97461598

Property of Cook County Clerk's Office

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UNOFFICIAL COPY

Gascony Home Owners

Subject: Amending By Laws

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CHANGE BY LAWS	FOR FOLLOWING	Occ
	YES	NO C
Proceed with no leases	\square	
Proceed with no pets as outlined above	\square	

Name Thomas D Rivers Unit 133

97461598

Property of County Clerk's Office

Gascony Home Owners

Subject: Amending By Laws

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Board meeting, September lu,
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	YES	NO
Proceed with no leases	X	
Proceed with no pets as outlined above		

Name_	Jesse	D	Kelsey	
7				

The wording is very confusing. No renting and no pate

Proberty of Cook County Clark's Office

単の写真と見るといる情報を記り言語

UNOFFICIAL COPY

Gascony Home Owners

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Thank you for your kind cooperation.

Thank you for your kind cooperation.	(11011111111111111111111111111111111111
Sincerely,	
Irv Lewis, President	
CHANGE BY LAWS FOR FOLLOWING	0,
YES N	0 150
Proceed with no leases	
Proceed with no pets as outlined above	
Name with a the Orman	9nit_ (/2, (

Proberty of Cook County Clerk's Office

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UNOFFICIAL COPY

Gascony Home Owners TO:

Subject: Amending By Laws

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CHANGE BY LAWS FOR FO	LLOWING	Ox
	YES	NO
Proceed with no leases	\boxtimes	
Proceed with no pets as outlined above	X	
Damiel L. Jonah		426

Property of County Clerk's Office

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UNOFFICIAL COPY

Gascony Home Owners

Subject: Amending By Laws

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Thank you for your kind cooperat:	ior.	\1.	onas,
Sincerely,	120		
Irv Lewis, President		976	
CHANGE BY LAWS FOR E	FOLLOWING	O	C.
	YES	NO	6
Proceed with no leases	×		0.
Proceed with no pets as outlined above	X		
Name /ERA SCHIENG		IInit /	437

Property of Coot County Clert's Office

TO: Gascony Home Owners

Subject: Amending By Laws

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Board meeting, September 1..

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CHANGE BY LAWS FOR FOLLOWING

	YES	NO
Proceed with no leases		
Proceed with no pets as outlined above		

Name William F. Lemiein

Property of Coot County Clert's Office

TO: Gascony Home Owners

Subject: Amending By Laws

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CUMING DI DUNG 10	N 10DD0#1110	Ux.
	YES	NO
Proceed with no leases	\boxtimes	
Proceed with no pets as outlined above	\boxtimes	

		`/	unit 440
Name	andene Clade	viek_	Unit_ P TO

Property of Coof County Clerk's Office

TO: Gascony Home Owners

Amending By Laws Subject:

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Sincerely,

Irv Lewis, President

The Clark's CHANGE BY LAWS FOR FOLLOWING

		YES	МО	6
Proceed with no	leases			C
Proceed with no outlined	pets as above			

Property of Coot County Clark's Office

TO:

Subject:

UNOFFICIA	AL COPY
	AL COPY Why Leave out Optics?
Gascony Home Owners	
ct: Amending By Laws	
s come to my attention from our building will become a he last Board of Directors me of such a possibility in the	haven of leased apartments. Beting, I passed on the com- me future. We are in favor of

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(Monday)

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Sincerely,

Irv Lewis, President

CHANGE BY LAWS FOR FOLLOWING

	YES	NO	%
Proceed with no leases No PeTsof.	\boxtimes		-0
Proceed with no leases No PeTscF. Proceed with no pets as ANY KINDS outlined above	·		

Name - lorence - A. Kak Unit 4-42

Property of Coot County Clert's Office

Gascony Home Owners

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Thank you for your kind cooperation.	(1101144)
Sincerely,	
Irv Lewis, President	
CHANGE BY LAWS FOR FOLLOWING	$O_{\kappa_{\alpha}}$
YES NO	
Proceed with no leases	6
Proceed with no pets as outlined above	
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Property of County Clark's Office

Gascony Home Owners

Subject: Amending By Laws

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Thank you for your kind cooperat	tion.	•	
Sincerely,	1		
	$C_{/}$		
Irv Lewis, President		76	
CHANGE BY LAWS FOR	FOLLOWING	(O.	_
	YES	МО	
Proceed with no leases	abla		6
Proceed with no pets as outlined above			
1311 2			

and Kirkner Unit 446

Property or Coot County Clert's Office

To: Gascony Home Owners

Subject: Amending By Laws

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The procedure for legal protection can be costly, perhaps up to \$1500.00/\$1800.00. However, should it necessitate obtaining legal aid to remove a bad renter, the cost could be even more. Also, in order to paceed with the By Law change, 75% unit owners must be in favor of this action. Consequently, before

When we seek leg.

Kindly return this snear Board meeting, September 10, We would appreciate your replies.

Thank you for your kind cooperation incerely, Kindly return this sheet, filled in accordingly, to the next Board meeting, September 10, or drop in the suggestion box. We would appreciate your replies no later than September 9. (Monday)

NO YES Proceed with no leases Proceed with no pets as outlined above

Name Sic & Rooth Freezewy

Property of Cook County Clerk's Office

To: Gascony Home Owners

Amending By Laws Subject:

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Thank you for your kind coopera	tion,	`	
Sincerely,	77		
Irv Lewis, President	C/6	74	
CHANGE BY LAWS FOR	FOLLOWING		
	YES	NO	
Proceed with no leases	\boxtimes		Ç
Proceed with no pets as outlined above	\boxtimes		

Name III ... Solvey Unit 4.57

Property of Cook County Clerk's Office

Gascony Home Owners

Subject: Amending By Laws

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CARAGE BI DAMS	TON TODDONING		
	YES	NO	
Proceed with no leases	\bowtie		-6)
Proceed with no pets as outlined above			

Name - fet our L'Abend 11 Unit_ 452

Property or Cook County Clerk's Office

To: Gascony Home Owners

Subject: Amending By Laws

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Thank you for your kind cooperation.

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Unit 453

Property of Coof County Clark's Office

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Gascony Home Owners

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	YES	NO
Proceed with no leases	\boxtimes	
Proceed with no pets as outlined above	\boxtimes	

454 MARIE POKRIEFKE. Unit

Proberty or Coot County Clert's Office

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Gascony Home Owners

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Thank you for your kind coopera	vion.	(monday
Sincerely,	12	
Irv Lewis, President	C.	245
CHANGE BY LAWS FOR		МО
	YES	NO
Proceed with no leases	\boxtimes	
Proceed with no pets as outlined above	\boxtimes	

Name SCHWANTZ

Unit 455

Property of Coot County Clert's Office