

AMENDMENTS TO BY-LAWS OF
West Summerdale Condo Association
An Illinois Not-For-Profit Corporation
(Formerly "1737 Summerdale Condominium Association")

The land referred to in these amendments is described as follows:

- UNIT 1737-1 (Permanent Index No.: 14-07-218-037-1001)
- UNIT 1737-2 (Permanent Index No.: 14-07-218-037-1002)
- UNIT 1737-3 (Permanent Index No.: 14-07-218-037-1003)
- UNIT 1739-1 (Permanent Index No.: 14-07-218-037-1004)
- UNIT 1739-2 (Permanent Index No.: 14-07-218-037-1005)
- UNIT 1739-3 (Permanent Index No.: 14-07-218-037-1006)

IN THE 1737 SUMMERDALE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 31 AND 32 IN BLOCK 4 IN SUMMERDALE, BEING A RESUBDIVISION OF LOTS 31 TO 40 INCLUSIVE OF LOUIS E. HENRY'S SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A SUBDIVISION (EXCEPT THE WEST 25 FEET THEREOF) OF THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1737 SUMMERDALE CONDOMINIUM MADE BY FRANK AND MARLENE NUCCIO AND RECORDED ON AUGUST 16, 1978 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24786351 TOGETHER WITH AN UNDIVIDED 16.6668 PERCENT INTEREST IN THE COMMON ELEMENTS, AS SAID ELEMENTS ARE DEFINED AND SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

Article I (*amends name*)

Name and Location of Not-For-Profit Association

The name of this not for profit association is the WEST SUMMERDALE CONDO ASSOCIATION (hereinafter referred to as the Association). Its principal place of business is Chicago, Illinois.

(Effective July 1, 1997)

Article VII

Assessments and Fiscal Management

Section 6 (*Completely replaces original Section 6*)

A \$10 (ten dollar) late fee will be assessed to any owner who does not pay their assessment within the calendar month for which it is owed. The last day of any month is the last day for a current monthly assessment payment to be made to the Treasurer. Said late fee shall be in addition to the regular assessment and shall be due at the time of payment for the late month.

(Effective June 1, 1997)

23.00
9/4/97
JM

(M) JM

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Article VIII
Use and Occupancy Restrictions

Section 1 (*Supplements as new subsection added to the end of original Section 1*)

(a) Unit owners not living on the premises are subject to a \$50 per month maintenance fee.

(b) Unit owners may lease their unit for a maximum period of two years. Extensions may be granted, by a majority of the members, for good cause shown. Should such an extension be granted, the maintenance fee shall be increased to \$150 per month for the subsequent agreed period.

(c) No more than 20% (one unit) of the total units may be leased at the same time.
(Effective May 18, 1997)

Section 6 (*Additional new section*)

Small dogs (defined as 25 lbs. or less) are allowed with the following conditions: (1) no unsupervised rights to the yard or other common areas of the property, (2) dogs must be walked and may not use the backyard for waste relief, (3) no house pet shall be abused or allowed to become an unreasonable disturbance to any other member. Members who do not comply with this section risk eviction of said dog. A warning of violation can be given by any member to the dog owner and registered with the condo association. The second reported violation will result in eviction of the transgressing dog. The owner in violation shall have one month to remove said dog from the premises.

(This amendment replaces old Section 6 and is effective July 20, 1997)

AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

Article XX (*Completely eliminates this Article*)
Sale or Lease by a Unit Owner-First Option to Board

Article XX is withdrawn.
(Effective July 20, 1997)

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(Effective June 1, 1997)

Handwritten initials and a signature in the bottom right corner, including a circled 'M' and '9/21'.

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