

The Willow Hill Condominium Association

P.O. Box 8259, Northfield, Illinois 60093

DEPT-11 RECORDING \$25.50  
110306 TRAN 4146 10/07/97 16:52:00  
SERIES & DR \*97-747101  
COOK COUNTY RECORDER

September 23, 1997

This letter is to verify the fact that the board of managers of the Willow Hill Condominium Association has verified the ballots for the amendments listed on the following page and we affirm that the required 24 votes has been cast to approve the amendments. The undersigned are the acting members of the board of managers:

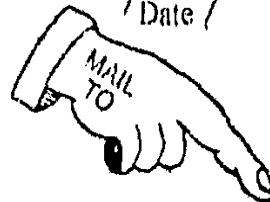
Frank D. McCabe 9/23/97  
Board Member Date

Frank Lou 9/23/97  
Board Member Date

Alvin W. Simpson 9/23/97  
Board Member Date

Cynthia P. Neider 9/23/97  
Board Member Date

Michael H. Appel 9/23/97  
Board Member Date



Pete Janus  
100 N. LaSalle  
STE 1111  
Chicago, IL 60602

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## Amendments to Willow Hill Condominium Association By-Laws

- I. Voting rights of any unit owner shall be revoked if the association monthly dues, as determined by the board of managers, is three or more months in arrears. Voting rights will be reinstated when an owner resumes a current status with the dues.
  
- II. A late fee of \$15 will be assessed to each unit owner(s) who fails to pay a monthly assessment prior to the 15th of the month in which it is due. For example, all monthly association assessments are due on or before the fifth of each month. A ten-day grace period will be provided before the late fee is charged. This charge will then become an obligation to pay by that certain unit member (who is in arrears) and the Willow Hill Condominium Association reserves all rights and remedies associated with the collection of these dues as it would assume for all other assessments.
  
- III. If a pet owner violates any of the Village of Northfield (chapter 17) ordinances, that certain owner will be subject to the law enforcement deemed necessary by the Village of Northfield Police Department. However, the Willow Hill Condominium Association reserves the right to establish its own lawful remedies to the control of animals and fowl, which are cared for, or may be deemed pets of any association member or resident. If a pet, owner or caretaker of a pet violates any of the Village of Northfield Ordinance Chapter 17, regarding regulations of animals and fowl in any individual unit or common area of Willow Hill Condominium Association, the offense should be:
  - (1). Immediately reported to a condo association board member and sworn to by at least two neighbors.
  
  - (2). The board member receiving the statement, will then be authorized to issue a \$25 fine for the first reported instance. The fine will be due immediately and will then become an obligation to pay by that certain unit member (who is in violation of this amendment). The Willow Hill Condominium Association reserves all rights and remedies associated with the collection of these fines as it would assume for all other assessments.
  
  - (3). The second offense, to be reported in the same manner, will result in a fifty dollar(\$50) fine.
  
  - (4). A third offense will result in an order of removal of the pet within thirty(30) days from the date of any such notification.

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Lot A in Willow Hill Consolidation No. 1, of Lots 1 to 8 inclusive, and Lot B in Willow Hill Consolidation No. 2 of Lots 9 to 21, both inclusive, and vacated alleys adjoining, in Block 7 in George F. Nixon and Company First Addition to Northfield, being a Subdivision in the North 1/2 of the Southeast 1/4 of Section 24, Township 42 North, Range 12, East of the Third Principal Meridian, and part of Lot 17 in County Clerk's Division in said Section 24, in Cook County, Illinois.

P. I. N. 04-24-404-022  
04-24-404-023

ADDRESS: 341-347 and 351-357 BRISTOL COURT  
1883-1889, 1891-1897, 1899-1905 and 1907-1913,  
1915-1921 and 1923-1929 WILLOW HILL COURT  
NORTHFIELD, ILLINOIS

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