

AMENDMENT
TO
DECLARATION

200600033649
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
10-18-2006 At 11:26 am.
AMEND LAND 72.00
RHSP Purchase 10.00

OF

COVENANTS,
CONDITIONS
& RESTRICTIONS

FOR

LAKWOOD CREEK
WEST HOMEOWNERS
ASSOCIATION

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for LAKWOOD CREEK WEST HOMEOWNERS ASSOCIATION ("Declaration") was recorded with the Kendall County Recorder of Deeds on November 18, 2003, as Document No. 200300040996; and

WHEREAS, the Board of Directors has determined that an Amendment to the Declaration will benefit from the safety and welfare of the members of the Association; and

WHEREAS, Article 15, Section 15.3, of the Declaration provides for amending the Declaration; and

OCenter Title
Services, Inc.
6282-0126(b)

WHEREAS, the Board has approved the following Amendment to Article 5, Section 5.11 to the Declaration pertaining to storage buildings and sheds. This Amendment has been signed and acknowledged by the Board and sixty-seven (67%) percent of the Owners have approved the change.

NOW, THEREFORE, the following shall be considered an Amendment to the Declaration:

Article 5, Section 5.11, shall be amended in its entirety to read as follows:

OCenter Title Services, Inc.
162 West Hubbard Street
Chicago, IL 60610

5.11 Storage Buildings and Sheds.

Storage buildings and sheds may be installed only with prior approval of the Review Committee. If an Owner fails to maintain any storage building or shed on such Owner's property, the Association shall give notice to the Owner describing the needed repairs (the "Notice Repairs"). If the Notice Repairs are not made within thirty (30) days after notice from the Association, the Association shall have the right, but not the obligation, to enter upon the Owner's Unit to make the Notice Repairs and charge the cost of those repairs to the Owner. If, in the opinion of the Board of Directors, a storage building or shed is beyond repair, the Association shall give notice to the Owner directing the Owner to remove the storage building or shed. If the storage building or shed is not removed within thirty (30) days after notice from the Association, the Association shall have the right, but not the obligation, to enter upon the Owner's Unit to remove the storage building or shed and make repairs to area and to charge the cost of the removal and repairs to the Owner. Invoices not paid within forty-five (45) days shall be deemed delinquent and the Association shall have the same rights with respect thereto as provided in Section 8.10 for delinquent assessments as well as all rights and remedies provided by law or by the Association's Declaration and By-Laws.

NOW THEREFORE, we the undersigned members of the Board of Directors of LAKEWOOD CREEK WEST HOMEOWNERS ASSOCIATION consent to the amendment aforementioned.

Robert Bell 9/18/06
Michelle Torres 9-28-06

BEING ALL OF THE MEMBERS OF THE
BOARD OF DIRECTORS

PREPARED BY:
Lara A. Anderson
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101690

Shed Rules

All sheds within the subdivision shall meet the following minimum standards:

1. All sheds must meet Village of Montgomery building codes.
2. The frame of the shed must be constructed from at least 2x4 lumber.
3. The siding of the shed must be horizontal wood or vinyl siding. The siding must match the style and color of the siding on the house.
4. The roof of the shed must be shingled to match the color of the shingles on the house. If, in the future, the house is re-shingled in a different color or style, the shed must be re-shingled to match.
5. All sheds must have a locking mechanism to keep children out.
6. The maximum allowable size for the shed is 8x10 feet at the foundation.
7. The walls of the shed cannot exceed 8 feet in height. The total height of the shed cannot exceed 10 feet from ground level to the highest point of the roof.
8. Storage containers under 4 feet in height are allowed, and do not fall under the shed restrictions. Any container that stands taller than 4 feet will be considered a shed.
9. All sheds must be approved by the Architectural Review Committee prior to any work starting.
10. All sheds must be 10.5 feet from the easement and a minimum of 10 feet from the house.