

**FIRST AMENDMENT
TO
DECLARATION
OF
COVENANTS AND RESTRICTIONS
FOR
SUNSET LAKES HOMEOWNERS,
SUNSET LAKE NO. 2**

R2017063858
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
08/15/2017 9:57:08 AM
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WHEREAS, the Declaration of Covenants and Restrictions for SUNSET LAKES HOMEOWNERS, SUNSET LAKE NO. 2 ("Declaration") was recorded with the Will County Recorder of Deeds as Document No. R2005120832 on July 19, 2005; and

WHEREAS, the Declaration created the SUNSET LAKES LAKEOWNERS' ASSOCIATION NO. 2 (the "Association"); and

WHEREAS, the Board of Directors (the "Board") has determined that this First Amendment to the Declaration changing the requirement for members of the Architectural Review Committee and to change the maximum length of a dock from twenty-two (22) feet to a size to be decided within the discretion of the Architectural Review Committee will benefit the safety and welfare of the members of the Association; and

WHEREAS, Article 8.3 of the Declaration provides for amendments to the Declaration; and

WHEREAS, the Board has called a meeting of the Board, pursuant to notice, on July 24, 2017, at which this proposed First Amendment was considered, discussed, and approved by the Board; and

WHEREAS, the Board has caused a copy of this First Amendment to be mailed to the Lot Owners along with the notice of said Board meeting; and

WHEREAS, at least two-thirds (2/3) of the Lot Owners have approved this First Amendment; and

NOW, THEREFORE, the following shall be considered an Amendments to Article 4.2(f) and Article 4.16 of the Declaration, whereby the following language shall be added to Article 4.2(f) and

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Article 4.16 of the Declaration, which additions are noted below by **bold** and deletions (if any) are noted by ~~strikethrough~~, and Article 4.2(f) of the Declaration shall thereafter read as follows:

4.2 Architectural Review Process

(f) ~~From and after the date of this Declaration and until ten (10) years following the date of this Declaration, the number of members of the Committee and the person or persons who comprise it shall be determined from time to time by the Developer, or its successors or assigns, by a designation made by the Developer in writing, a copy of which may be obtained from the Developer, Sunset Lakes Development, LLC, at 21432 S. Prestancia Drive, Mokena, Illinois 60448. From and after ten (10) years following the date of this Declaration, The number and members of the Committee shall be determined by the Board of Directors of the Association created pursuant to Article VII below, except that the majority members of the Committee must hold a valid Boat License in accordance with Article 6.3 of the Declaration below. if then existing; or otherwise, may be determined by a vote of not less than two thirds (2/3) of the Lakeowners. If at any time within ten (10) years from the date hereof, the Developer, or its appointee, assignee, or successor, shall expressly relinquish or refuse to exercise its power to determine the number and members of the Committee, the number and members of the Committee shall be determined by the Board of the Directors of the Association, if then existing; or otherwise, by the majority vote of the Lakeowners.~~

NOW, THEREFORE, the following shall be considered an Amendments to Article 4.16 of the Declaration, whereby the following language shall be added to Article 4.16 of the Declaration, which additions are noted below by **bold** and deletions (if any) are noted by ~~strikethrough~~, and Article 4.16 of the Declaration shall thereafter read as follows:

4.16 Docks

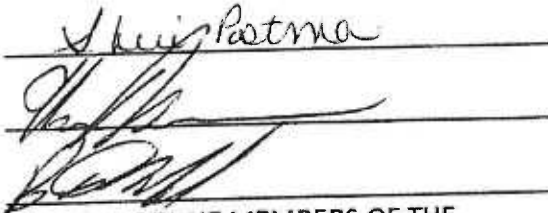
One dock per Lot shall be permitted within the Lake boundaries opposite the Lot's Lake frontage provided same is approved as set forth in Paragraph 4.2 above. Lakeowners so privileged shall be responsible for maintaining the structures erected hereunder in a durable and attractive condition. **As of the effective date of this Amendment, no dock shall be constructed, reconstructed, erected, remodeled, or altered without a Lot Owner first obtaining approval by the Architectural Review Committee as set forth in Paragraph 4.2, except that Lot Owners who prior to the effective date of this Amendment installed a dock without the approval of the Architectural Review Committee shall be "grandfathered" and need not obtain approval by the Architectural Review Committee for their current dock.** ~~No dock shall exceed twenty two (22) feet in length from the shoreline.~~ No floating docks or seawalls shall be permitted. All docks shall be mounted perpendicular to the shoreline, and all boats shall be docked in the same manner, **unless otherwise approved by the Architectural Review Committee.**

Except to the extent expressly set forth herein above, the remaining provisions of the Declaration, including the remaining provisions of Article 4.2(f) and Article 4.16 shall continue in effect

Declaration, including the remaining provisions of Article 4.2(f) and Article 4.16 shall continue in effect without change.

This First Amendment shall take effect and shall be deemed adopted upon the recording of this First Amendment.

NOW THEREFORE, we the undersigned members of the Board of SUNSET LAKES LAKEOWNERS' ASSOCIATION NO. 2 consent to the aforementioned.


BEING ALL OF THE MEMBERS OF THE
BOARD OF DIRECTORS

MAIL TO:

PREPARED BY:
TRESSLER LLP
2600 East 107th Street, Suite 100
Bolingbrook, IL 60440
(630) 759-0800
#688591

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WE, THE UNDERSIGNED, by affixing our names to this instrument do hereby certify that we are the Lot Owners of the SUNSET LAKES LAKEOWNERS' ASSOCIATION NO. 2 and that pursuant to Article 4.16 of the Declaration of Covenants and Restrictions for SUNSET LAKES HOMEOWNERS, SUNSET LAKE NO. 2 recorded in the office of the Recorder of Deeds of Will County as Document No. R2005120832 on July 19, 2005, hereby consent to the foregoing First Amendment to Article 4.16 of the Declaration.

NAME

ADDRESS

UNIT NO.

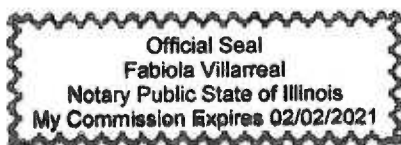
STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

Sheri Postma, being first duly sworn on oath depose and state that the Lot Owner(s) whose name(s) are subscribed to the foregoing First Amendment are the true and correct Lot Owners at SUNSET LAKES LAKEOWNERS' ASSOCIATION NO. 2 and the signatures to this Petition were a free and voluntary act for the uses and purposes therein set forth.

Sheri Postma

SUBSCRIBED and SWORN to before me
this 14 day of August, 2017.

Fabiola Villarreal
Notary Public



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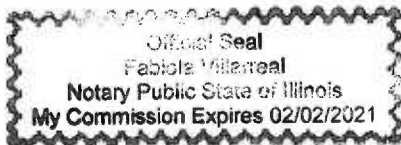
I, Sheri Postma, do hereby certify that I am the duly qualified and acting Secretary of the SUNSET LAKES LAKEOWNERS' ASSOCIATION NO. 2, an Illinois not-for-profit corporation, and as such am the keeper of the records and files of the Association. I do further certify that at least two-thirds (2/3) of the Lot Owners have approved the change as required under Article 4.16 of the Declaration.

IN WITNESS WHEREOF, I hereunto affix my hand and seal on this 25th day of July, 2017.

Sheri Postma
Secretary

SUBSCRIBED and SWORN to before me
this 14th day of August, 2017.

Fabiola Villareal
Notary Public



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EXHIBIT A

Legal Description

LOTS 18, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, AND OUTLOT F, IN SUNSET LAKES PHASE TWO, BEING A SUBDIVISION OF PART OF OUTLOT D SUNSET LAKES PHASE ONE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 2005 AS DOCUMENT NO. R2005119682, IN WILL COUNTY, ILLINOIS.

- and -

LOTS 124, 125, AND 126, IN SUNSET LAKES PHASE ONE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 2005 AS DOCUMENT NO. R2005081250, IN WILL COUNTY, ILLINOIS.

Lot Number	Permanent Index Number	Lot Number	Permanent Index Number
89	14-12-10-205-005-0000	114	14-12-10-205-037-0000
90	14-12-10-205-006-0000	115	14-12-10-205-038-0000
91	14-12-10-205-007-0000	116	14-12-10-205-035-0000
92	14-12-10-205-008-0000	117	14-12-10-205-034-0000
93	14-12-10-205-009-0000	118	14-12-10-205-033-0000
94	14-12-10-205-010-0000	119	14-12-10-205-041-0000
95	14-12-10-205-011-0000	120	14-12-10-205-041-0000
96	14-12-10-205-012-0000	121	14-12-10-205-030-0000
97	14-12-10-205-013-0000	122	14-12-10-205-029-0000
98	14-12-10-205-014-0000	123	14-12-10-205-028-0000
99	14-12-10-205-015-0000	124	14-12-10-205-004-0000
101	14-12-10-205-017-0000	125	14-12-10-205-003-0000
102	14-12-10-205-018-0000	126	14-12-10-205-002-0000
103	14-12-10-205-019-0000	114	14-12-10-205-037-0000
104	14-12-10-205-020-0000	115	14-12-10-205-038-0000
105	14-12-10-205-021-0000		
106	14-12-10-205-022-0000		
107	14-12-10-205-023-0000		
108	14-12-10-205-024-0000		
109	14-12-10-205-025-0000		
110	14-12-10-205-026-0000		
111	14-12-10-205-040-0000		
112	14-12-10-205-039-0000		
113	14-12-10-205-038-0000		

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