

THIRTEENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND
COVENANTS FOR HIDDEN LAKE ESTATES CONDOMINIUM
PALOS HILLS, ILLINOIS

This Thirteenth Amendment to Declaration made this 27th
day of December, 1990 by the Hidden Lake Estates Condominium
Association, Palos Heights, Illinois.

WITNESSETH:

WHEREAS, by the Declaration of Condominium Ownership ("Declaration") for Hidden Lake Estates Condominium ("Condominium") recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 29, 1980 as Document No. 25439399, certain property was submitted to the provisions of the Illinois Condominium Property Act ("Act") as part of the Condominium and four units were created; and

WHEREAS, by the First Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 2, 1981 as Document No. 25925710, a portion of the Additional Land was submitted to the Act as part of the Condominium and fourteen units were created; and

WHEREAS, by the Second Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 27, 1983 as Document No. 26486473, certain Additional Land was submitted to the Act as part of the Condominium and eleven units were created; and

WHEREAS, by the Third Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 14, 1984 as Document No. 27213863, the Declaration was amended so as to provide that voting by the unit owners in the Condominium would thereafter be taken and computed on the basis of one vote per unit; and

WHEREAS, on April 30, 1987, a Judgment for Specific Performance was entered in the case entitled Hidden Lake Estates Condominium Association, Inc. vs. Palos Bank and Trust Company, et al., in the Circuit Court of Cook County, Illinois, Case No. 84 CH 10362, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 30, 1987 as Document No. 87231072, pursuant to which certain property therein legally described ("Development Area") was required to be submitted to the Act as part of the Condominium; and

WHEREAS, on October 28, 1987, a Judgment was entered in the case entitled Board of Managers of the Hidden Lake Estates Condominium Association, Inc. vs. Capitol Federal Savings and

Association, et al., in the Circuit Court of Cook County, Illinois, Case No. 86 CH 9164, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 28, 1987 as Document No. 87581613, pursuant to which a Board Resolution amending the Declaration was approved and confirmed by the Court; and

WHEREAS, by the Fourth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 6, 1988 as Document No. 88142209, Section 4(c) of the Declaration was amended by the Board of Managers ("Board") of the Hidden Lake Estates Condominium Association ("Association") and two-thirds (2/3rds) of the Unit Owners voting on the amendment so as to provide that the obligation to maintain and repair the limited common elements would thereafter be imposed upon the owner of each Unit as to the limited common elements appurtenant to his Unit; and

WHEREAS, by the Fifth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 6, 1988 as Document No. 88460283, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Sixth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 27, 1988 as Document No. 88494978, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Seventh Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 15, 1989 as Document No. 89071906, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Eighth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 22, 1989 as Document No. 89285664, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Ninth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 11, 1989 as Document No. 89482182, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Tenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 2, 1989 as Document No. 89521267, a portion of the Additional Land was submitted to the Act as part of the

Condominium and two units were created; and

WHEREAS, by the Eleventh Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 20, 1989, as Document No. 89607413, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Twelfth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 17, 1990, as Document No. 90172544, a portion of the Additional Land was submitted to the Act as part of the Condominium and additional units were created; and

WHEREAS, at a meeting of the Unit Owners called to approve certain changes and modifications of the By-Laws of the Association and the modifications as proposed having been duly approved by the members,

NOW, THEREFORE, the Hidden Lake Estates Condominium Association, hereby amend the Declaration as follows:

1. Article 8. Paragraph (c) is deleted and the following provision is inserted in lieu thereof:

(c) At each annual meeting of the unit owners, the unit owners shall, by a vote of a majority of the unit owners present at such meeting, elect a Board, four (4) members of the Board shall be elected for a term of two (2) years, and three (3) members for a term of one (1) year. Thereafter, members of the Board shall serve without compensation for a term of two (2) years, and until their successors are elected, however, Board members may succeed themselves. Vacancies in the Board shall be filled by the unanimous vote of the members of the Board. A majority of the members of the Board shall constitute a quorum. The Board shall act by the vote of the majority of those members present at a meeting of the Board when a quorum is present.

2. The following provision of Article 8, Paragraph (j) is deleted:

(j) . . . An annual meeting of the unit owners shall be held on the first Saturday in April in each year for the purpose of electing members of the Board and such other business as may come before the meeting . . .

The following provision is inserted in lieu thereof:

(j) . . . Thereafter, an annual meeting of the unit owners shall be held on the second Wednesday in July in each year for the purpose of electing members of the Board and such other business as may come before the meeting . . .

APPROVED by two-thirds of the total votes of the voting members this _____ day of _____, 1990.

HIDDEN LAKE ESTATES CONDOMINIUM

By: _____
President

ATTEST:

Secretary