

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

**R2017063853**  
KAREN A. STUKEL  
WILL COUNTY RECORDER  
RECORDED ON  
08/15/2017 9:57:03 AM  
REC FEE: 39.75  
IL RENTAL HSG: 9.00  
PAGES: 5  
BBMSB

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 Sixth Amendment to the Declaration grandfathering those Lot Owners with less than three (3) trees located in the parkway of their Lot will benefit the 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 Sixth Amendment was considered, discussed, and approved by the Board; and

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

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

DOCUMENT RECORDED WAS A  
COPY - NOT AN ORIGINAL

165

additions are noted below by **bold** and deletions (if any) are noted by ~~striketrough~~, and Article 4.10(a) of the Declaration shall thereafter read as follows:

**4.10 Lawn and Landscaping**

(a) Within ninety (90) days after issuance of an occupancy permit, or such additional time as the Committee may allow due to seasonal requirements, the Owner of each lot shall establish a lawn (plant grass or sod) and complete the landscaping plan. Each lot shall contain a minimum of five (5) trees, with a minimum 2-inch diameter each, in the front yard at all times, three (3) of which trees shall be located in the parkway, **except that Owners who prior to the effective date of this Amendment have less than three (3) trees located in the parkway shall be "grandfathered" and shall not be required to plant additional tree(s) in their parkway;** provided, however, that in the case of a corner lot, such lot shall have not less than six (6) 2-inch diameter trees in the front yard at all times, including two (2) trees in each of the parkways. Said trees shall be planted at the Lot Owner's sole expense within ninety (90) days following issuance of an occupancy permit for a residence upon such lot. Such trees shall conform in all respects to the requirements of the Village of Manhattan.

Except to the extent expressly set forth herein above, the remaining provisions of the Declaration, including the remaining provisions of Article 4.10 shall continue in effect without change.

This Sixth Amendment shall take effect and shall be deemed adopted upon the recording of this Sixth 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 107<sup>th</sup> Street, Suite 100  
Bolingbrook, IL 60440  
(630) 759-0800  
#696585

DOCUMENT RECORDED WAS A  
COPY - NOT AN ORIGINAL

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 8.3 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 Sixth Amendment to Article 4.10(a) of the Declaration.

<u>NAME</u>	<u>ADDRESS</u>	<u>UNIT NO.</u>

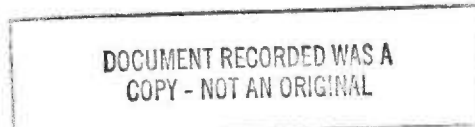
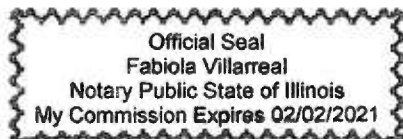
STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF WILL            )

Sheri Postma, being first duly sworn on oath depose and state that the Lot Owner(s) whose name(s) are subscribed to the foregoing Sixth 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<sup>th</sup> day of August, 2017.

Fabiola Villarreal  
Notary Public



AFFIDAVIT

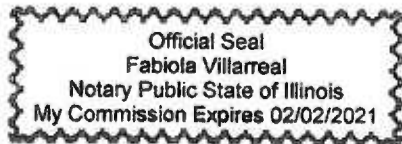
I, Sheri Postma, do hereby certify that I am the duly qualified and acting Secretary of the SUNSET LAKES LAKEOWNERS' ASSOCIATION NO. 2, an Illinois not-for-profit corporation, and as such am the keeper of the records and files of the Association. I do further certify that at least two-Sixths (2/3) of the Lot Owners have approved the change as required under Article 8.3 of the Declaration.

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

Sheri Postma  
Secretary

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

Fabiola Villarreal  
Notary Public



DOCUMENT RECORDED WAS A  
COPY - NOT AN ORIGINAL

**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		

DOCUMENT RECORDED WAS A  
COPY - NOT AN ORIGINAL