

**AMENDMENT TO THE
DECLARATION OF
CONDOMINIUM OWNERSHIP
AND OF EASEMENTS,
RESTRICTIONS,
COVENANTS AND BY-LAWS
FOR
HIDDEN LAKE VILLAGE
CONDOMINIUM
ASSOCIATION**



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Mary Ellen Vanderverter Recorder

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This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws (hereafter referred to as "Declaration") for Hidden Lake Village Condominium Association (hereafter referred to as "Association") which Declaration was recorded on February 8, 1982, as Document No. 2207230 in the Office of the Recorder of Deeds of Lake County, Illinois, against the property (hereafter referred to as "Property") legally described in Exhibit "A" attached hereto.

This amendment is adopted pursuant to the provisions of Section 27 (b) of the Condominium Property Act which provides that if there is an omission or error in the Declaration, Bylaws or Other Condominium Instrument, The Association May Correct the Error or Omission by an Amendment to the Declaration, Bylaws, or Other Condominium Instrument in such respects as may be required to conform to the Condominium Property Act, and any other applicable statute or to the Declaration by vote of two-thirds of the members of the Board of Managers.

**This Document Prepared By and
After Recording to be Returned to:**

John H. Bickley III
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089
847.777.7252

WHEREAS the Declaration contains an error in that it requires unit owners who desire to install hard surfaced flooring to first install a sound adsorbent under cushion of such kind and quality as to

prevent the transmission of noise to the unit below, if any, and shall obtain approval of the Board prior to making such installation; and

WHEREAS the requirement for the installation of a sound absorbent under cushion constitutes an error in that the Association's Board of Managers has commissioned studies and determined that the construction of the building is such that no sound absorbent under cushion is capable of preventing the transmission of noise to the unit below; and

WHEREAS this error may be eliminated by an amendment to the Declaration which contains a blanket prohibition on the installation of hard surface flooring above the first floor; and

WHEREAS the Board of Managers of the Association has, by a vote of two thirds voted to amend the Declaration of condominium as set forth herein as evidenced by the certification by the Association Secretary attached hereto as Exhibit "B".

The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Hidden Lake Village Condominium Association be and is amended as follows (deletions indicated by ~~strikeout~~ and additions indicated by underline):

Article IV Paragraph 4.06 (b) (ii) is amended as follows:

All of the decorating within his own unit and the Limited Common Elements servicing his unit as may be required from time to time, including, but not limited to, painting, wallpapering, washing, cleaning, paneling, floor covering, draperies, window shades, curtains, lighting and other furnishings and decorating. Each Owner shall be entitled to the exclusive use of the interior surfaces of the perimeter walls, floors and ceiling of his unit, and such Owner shall maintain such interior surfaces in good condition at his sole expense. Such maintenance and use shall be subject to the rules and regulations of the Board or Association as may be imposed from time to time. ~~Except with respect to improvements in place as of the date of the recording of this Declaration, each owner who shall elect to install in any portion of his unit (other than in bed and powder rooms) hard surfaced floor covering (i.e. tile, slate, ceramic, parquet, etc.) shall be first required to install a sound adsorbent under cushion of such kind and quality as to prevent the transmission of noise to the unit below, if any, and shall obtain approval of the Board prior to making such installation. If such prior approval is not so obtained,~~ Except with respect to townhouse models where both the first floor and second floor comprising a single unit, and with respect to prior improvements expressly authorized by the Board, no hard surfaced floor covering (i.e. tile slate, ceramic, parquet, wood, laminate, etc.) may be installed or permitted to remain in any unit above the first floor, as well as the interior stairs at the front entryway. Hard surface flooring is permitted in the kitchen and commode areas, the interior unit entry area immediately beyond the front door and the rear stairways leading from the garages. A sound

absorbent under cushion of good quality shall be required before hard surfaced flooring is installed in the allowed areas. In the event any such improper improvements have been installed prior to the effective date of this amendment, they must be removed upon the sale or transfer of the unit, or immediately if the board determines that an unreasonable level of noise is being created as a result of the hard surface flooring. The Board may, in addition to exercising all of the other remedies provided for in this Declaration for breach of any of the provisions hereof, require removal of such nonconforming work, at the expense of the offending owner.

This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Lake County, Illinois.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

APPROVED THIS 17 DAY OF July, 2008.



President, Board of Managers of the Hidden Lake
Village Condominium Association