

DUPAGE COU MAY 09,2007 OTHER 008 PAGES

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RESOLUTION No. 4

RESOLUTION FOR EXTERIOR HOME AND YARD/LAWN MAINTENANCE for WILLOW CREEK SINGLE FAMILY HOMEOWNERS ASSOCIATION P. O. Box 840 West Chicago, IL 60186

WHEREAS, WILLOW CREEK SINGLE FAMILY HOMEOWNERS ASSOCIATION ("Association") is either an Illinois Master Association or Common Interest Community Association as defined by Section 18.5(c)(7) of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, the Association has the authority under the Act to levy and collect reasonable fines from members for a violation of the Rules and Regulations of the Association and for any violation of the Declaration and By-Laws of the Association; and

WHEREAS, the Board recognizes that the Illinois Forcible Entry and Detainer Act has been amended to provide that if a Unit Owner fails to pay, when due, his or her proportionate share of the common expenses or any other expenses lawfully agreed upon or the amount of any unpaid fines, the Unit Owner's right to possession can be terminated by a Court.

Mr. & Mrs. Don Kochniarczyk 1220 Thomas Drive West Chicago, IL. 60185

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

Resolution No. 5 amends the Architectural and Landscaping Control Manual by adding sections 4.1.1.S (Exterior Home Maintenance), 4.1.1.T (Yard and Lawn Maintenance), and provides for the fines associated with violations of these restrictions.

4.1.1.S EXTERIOR HOME MAINTENACE

S.1 GENERAL

The Association reserves the right to enforce all City of West Chicago Ordinances and Codes which relate to the exterior of homes.

S.2 EXTERIOR HOME SURFACES

All exterior surfaces of the home shall be free of mold. All wood siding and trim shall be painted or stained and maintained.

4.1.1.T YARD AND LAWN MAINTENACE

T.1 GENERAL

Yard and yard beds shall be maintained in a clean and safe condition. Containers and trash shall not be present. Hoses shall be stored neatly when not in use and not left laying in yard.

T.2 SIDEWALKS AND DRIVEWAYS

All sidewalks, walkways, stairs, driveways and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. No weeds and/or grass shall be growing between the separation expansion cracks of sidewalks, walkways, driveways including curbs.

T.3 WEEDS

All premises and exterior property shall be maintained free from weeds. Weeds are considered plants that grow and reproduce aggressively. This does not include trees, shrubs, cultivated flowers, garden plants, and normal fescue grasses. Dandelions are considered to be a weed.

T.4 LAWN GRASS

All open areas of the yard not covered with beds, sidewalks, walkways, or driveways shall be covered with grass. Lawn grass shall be cut/mowed regularly and the grass length shall not exceed a height of six (6") inches. All grass not assessable by mower shall be trimmed such that its length does not exceed six (6") inches. Trimming should occur at the same time as lawn grass cutting/mowing such that all grass is the same length.

T.5 LEAVES

Leaves shall be removed from the yard and yard beds no later than May 31st of each year and in the fall leaves shall be removed from the yard no later November 31st of each year.

T.6 MAILBOXES

Mailboxes shall be plum and square. All metal mailboxes and posts shall be rust free and painted. All wood mailboxes shall be stained or painted so as to protect the wood from the elements. Monument mailboxes shall be structurally sound with no unattached parts.

T.7 DECORATIVE EDGING

Decorative edging surrounding yard beds, walkways, driveways, etc. including but not limited to stone and brick shall be maintained in place and structurally sound.

T.8 POTTED PLANTINGS

Potted plantings shall be in pots designed for the outdoors. Plastic, metal, cardboard, and wood crates or similar containers are not allowed.

T.9. FIREWOOD/LOGS

Outside storage of firewood/logs shall be stacked adjacent to the home. If there is no objection from adjacent homeowners it may be stacked on the property line. It shall be stacked in a neat and orderly manner, not scattered throughout the yard. No more than two (2) cords of firewood/logs shall be stored on the exterior of the home.

The initial fine for any violation of the sub-sections of 4.1.1.S or 4.1.1.T will be \$50.00. Any violation not corrected within thirty (30) days of initial fine will have an additional fine equal to 50% of the initial fine levied for every subsequent two week period where correction of the violation has not occurred.

Homeowners who are currently in non-compliance/violation of any of 4.1.1.S will have one hundred twenty (120) days from the date of this filled Resolution to make correction before any fine will be assessed.

PASSED THIS / day of M	<i>1</i> A-/ , 2007
AYES:4	, a
NAYES: /	
ABSENT: O	
APPROVED THIS / sr day of	May , 2007
	WILLOW CREEK SINGLE FAMILY HOMEOWNERS ASSOCIAITON
	By: Donald Hocknies
STATE OF ILLINOIS)	SS
COUNTY OF DUPAGE)	
President and duly authorized agent of HOMEOWNERS ASSOICATION appear	of in and for said State and County, does hereby Don Kochniarczyk, as the of the Board of Directors of WILLOW CREEK ared before me in person, and acknowledged ent for the use and purpose therein set forth.
	Notary Public
(NOTARY SEAL)	**************************************
Date: 100')	OFFICIAL SEAL STERLING B PRICE NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 03/17/08

wi Y KNOWN AS WILLOW CREEK UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1988 AS DOCUMENT R83-091127 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 27, 1988 AS DOCUMENT R88-110006, IN DUPAGE COUNTY, ILLINOIS. ALL PROPERTIES ARE IN WEST CHICAGO, IL 60185

LOT	PIN	#	STREET
1	01-33-410-003	1060	Willow Creek Rd.
2	01-33-410-004	1050	Willow Creek Rd.
3	01-33-410-005	1040	Willow Creek Rd.
4	01-33-410-006	1030	Willow Creek Rd.
5	01-33-410-007	1020	Willow Creek Rd.
6	01-33-410-008	1010	Willow Creek Rd.
7	01-33-410-009	1000	Willow Creek Rd.
8	01-33-410-010	990	Willow Creek Rd.
9	01-33-410-011	980	Willow Creek Rd.
10	01-33-410-012	970	Willow Creek Rd.
11	01-33-411-001	950	Willow Creek Rd.
12	01-33-411-002	930	Willow Creek Rd.
13	01-33-411-003	922	Willow Creek Rd.
14	01-33-411-004	914	Willow Creek Rd.
15	01-33-411-005	906	Willow Creek Rd.
16	01-33-405-028	903	Willow Creek Rd.
17	01-33-405-027	911	Willow Creek Rd.
18	01-33-405-026	925	Willow Creek Rd.
19	01-33-405-025	933	Willow Creek Rd.
20	01-33-405-024	941	Willow Creek Rd.
21	01-33-405-023	963	Lakeside Drive
22	01-33-405-022	967	Lakeside Drive
23	01-33-405-021	969	Lakeside Drive
24	01-33-405-020	977	Lakeside Drive
25	01-33-405-019	985	Lakeside Drive
26	01-33-405-018	995	Lakeside Drive
27	01-33-405-017	997	Lakeside Drive
28	01-33-405-016	1001	Lakeside Drive
29	01-33-409-014	1009	Willow Creek Rd.

LOT	PIN	#	STREET
30	01-33-405-006	1063	Willow Creek Rd.
31	01-33-405-005	1065	Willow Creek Rd.
32	01-33-405-015	1005	Lakeside Drive
33	01-33-405-014	1009	Lakeside Drive
34	01-33-405-013	1019	Lakeside Drive
35	01-33-410-002	1070	Willow Creek Rd.
36	01-33-405-012	1023	Lakeside Drive
37	01-33-410-001	1080	Willow Creek Rd.
38	01-33-405-011	1027	Lakeside Drive
39	01-33-405-010	1029	Lakeside Drive
40	01-33-405-007	1057	Willow Creek Rd.
41	01-33-405-008	1055	Willow Creek Rd.
42	01-33-405-009	1043	Willow Creek Rd.
43	01-33-409-001	1015	Willow Creek Rd.
44	01-33-409-002	1026	Lakeside Drive
45	01-33-409-003	1024	Lakeside Drive
46	01-33-409-004	1022	Lakeside Drive
47	01-33-409-005	1020	Lakeside Drive
48	01-33-409-006	1010	Lakeside Drive
49	01-33-409-007	1000	Lakeside Drive
50	01-33-409-008	990	Lakeside Drive
51	01-33-409-009	980	Lakeside Drive
52	01-33-409-010	970	Lakeside Drive
53	01-33-409-011	995	Willow Creek Rd.
54	01-33-409-012	1005	Willow Creek Rd.
55	01-33-409-013	1007	Willow Creek Rd.

KNOWN AS WILLOW CREEK UNIT 1A, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1989 AS DOCUMENT R89-147869, IN DUPAGE COUNTY, ILLINOIS. ALL PROPERTIES ARE IN WEST CHICAGO, IL 60185

LOT	PIN	#	STREET
221	01-33-410-033	1001	Acorn Hill Lane
222	01-33-410-034	995	Acorn Hill Lane
223	01-33-410-035	985	Acorn Hill Lane
224	01-33-410-036	977	Acorn Hill Lane
225	01-33-410-037	965	Acorn Hill Lane
226	01-33-410-038	211	Long Oak Drive
227	01-33-410-039	209	Long Oak Drive
228	01-33-411-010	210	Long Oak Drive

LOT	PIN	#	STREET
229	01-33-411-009	220	Long Oak Drive
230	01-33-411-008	230	Long Oak Drive
231	01-33-411-007	240	Long Oak Drive
250	01-33-400-016	998	Acorn Hill Lane
251	01-33-400-017	990	Acorn Hill Lane
252	01-33-400-018	970	Acom Hill Lane

KNOW AS WILLOW CREEK UNIT 1B, BEING A SUBDIVISION OF PART OF THE SOUTH ONE HALF OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDAN: ACCORDING TO A PLAT THEREOF RECORDED SEPTEMBER 23, 1993 AS DOCUMENT NUMBER R93-215696 IN DUPAGE COUNTY, ILLINOIS. ALL PROPERTIES ARE IN WEST CHICAGO, IL 60185

LOT	PIN	#	STREET
209	01-33-410-040	1033	Acorn Hill Lane
210	01-33-410-041	1031	Acorn Hill Lane
211	01-33-410-042	1029	Acorn Hill Lane
212	01-33-410-043	1027	Acorn Hill Lane
213	01-33-410-044	1025	Acorn Hill Lane
214	01-33-410-045	1023	Acorn Hill Lane
215	01-33-410-046	1021	Acom Hill Lane
216	01-33-410-047	1019	Acom Hill Lane
217	01-33-410-048	1017	Acorn Hill Lane
218	01-33-410-049	1011	Acorn Hill Lane
219	01-33-410-050	1009	Acorn Hill Lane
220	01-33-410-051	1005	Acorn Hill Lane
232	01-33-411-021	250	Long Oak Drive
233	01-33-411-020	260	Long Oak Drive
234	01-33-411-019	270	Long Oak Drive
235	01-33-411-018	280	Long Oak Drive
236	01-33-411-017	290	Long Oak Drive

LOT	PIN	#	STREET
237	01-33-411-016	310	Long Oak Drive
238	01-33-411-015	320	Long Oak Drive
239	01-33-411-014	330	Long Oak Drive
240	01-33-411-013	340	Long Oak Drive
206	01-33-410-031	357	Long Oak Drive
241	01-33-411-012	360	Long Oak Drive
244	01-33-400-025	1032	Acom Hill Lane
245	01-33-400-026	1030	Acorn Hill Lane
246	01-33-400-027	1024	Acorn Hill Lane
247	01-33-400-028	1022	Acorn Hill Lane
248	01-33-400-029	1020	Acorn Hill Lane
249	01-33-400-030	1000	Acorn Hill Lane
253	01-33-400-021	271	Long Oak Drive
254	01-33-400-022	277	Long Oak Drive
255	01-33-400-023	283	Long Oak Drive
256	01-33-400-024	289	Long Oak Drive

KNOWN AS WILLOW CREEK UNIT 2A, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1989 AS DOCUMENT NUMBER R89-163589, IN DUPAGE COUNTY, ILLINOIS. ALL PROPERTIES ARE IN WEST CHICAGO, IL 60185

LOT	PIN	#	STREET
56	01-33-304-006	1026	Woodside Drive
57	01-33-304-018	910	Woodside Drive
58	01-33-304-017	920	Woodside Drive
59	01-33-304-016	924	Woodside Drive
60	01-33-304-015	934	Woodside Drive
61	01-33-304-014	946	Woodside Drive
62	01-33-304-013	960	Woodside Drive
63	01-33-304-012	970	Woodside Drive
64	01-33-304-011	976	Woodside Drive
65	01-33-304-010	988	Woodside Drive
66	01-33-304-009	998	Woodside Drive
67	01-33-304-008	1010	Woodside Drive
68	01-33-304-007	1020	Woodside Drive
69	01-33-304-004	1046	Woodside Drive
70	01-33-304-002	1100	Natalie Drive
126	01-33-405-031	1125	Marcella Lane
127	01-33-405-032	1115	Marcella Lane
128	01-33-405-033	1105	Marcella Lane
129	01-33-405-034	1067	Willow Creek Rd.
169	01-33-412-001	343	Woodside Drive
170	01-33-412-002	333	Woodside Drive
171	01-33-412-003	329	Woodside Drive
172	01-33-412-004	327	Woodside Drive
173	01-33-412-005	317	Woodside Drive
174	01-33-412-006	311	Woodside Drive
175	01-33-412-007	309	Woodside Drive
176	01-33-412-008	307	Woodside Court
177	01-33-412-009	305	Woodside Court
178	01-33-412-010	303	Woodside Court

LOT	PIN	#	STREET
179	01-33-412-011	301	Woodside Court
180	01-33-412-012	299	Woodside Court
181	01-33-412-013	287	Woodside Court
182	01-33-412-014	277	Woodside Drive
183	01-33-412-015	267	Woodside Drive
184	01-33-412-016	249	Woodside Drive
185	01-33-412-017	239	Woodside Drive
186	01-33-410-013	250	Woodside Drive
187	01-33-410-014	266	Woodside Drive
188	01-33-410-015	288	Woodside Drive
189	01-33-410-016	296	Woodside Drive
190	01-33-410-017	298	Woodside Drive
191	01-33-410-018	310	Woodside Drive
192	01-33-410-019	312	Woodside Drive
193	01-33-410-020	322	Woodside Drive
194	01-33-410-021	330	Woodside Drive
195	01-33-410-022	340	Woodside Drive
196	01-33-410-023	344	Woodside Drive
197	01-33-304-005	1030	Woodside Drive
200	01-33-410-025	1027	Woodside Drive
201	01-33-410-026	1019	Woodside Drive
202	01-33-410-027	1011	Woodside Drive
203	01-33-410-028	997	Woodside Drive
204	01-33-410-029	987	Woodside Drive
205	01-33-410-030	975	Woodside Drive
209	01-33-410-031	976	Woodside Drive

KNOW AS WILLOW CREEK UNIT 2B, BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED MARCH 16, 1995 AS DOCUMENT NUMBER R95-31295, IN DUPAAGE COUNTY, ILLINOIS. ALL PROPERTIES ARE IN WEST CHICAGO, IL 60185

LOT	PIN	#	STREET
159	01-33-306-002	1155	Natalie Drive
96	01-33-413-007	310	Thomas Drive
91	01-33-405-055	321	Thomas Drive
103	01-33-305-004	1205	Thomas Drive
71	01-33-304-034	1110	Natalie Drive
72	01-33-304-033	1120	Natalie Drive
73	01-33-304-032	1130	Natalie Drive
74	01-33-304-031	1140	Natalie Drive
75	01-33-304-030	1150	Natalie Drive
76	01-33-304-029	1160	Natalie Drive
77	01-33-304-028	1170	Natalie Drive
78	01-33-304-027	1200	Thomas Drive
79	01-33-304-026	1210	Thomas Drive
80	01-33-304-025	1220	Thomas Drive
81	01-33-304-024	1230	Thomas Drive
82	01-33-304-023	1240	Thomas Drive
83	01-33-304-022	1250	Thomas Drive
84	01-33-304-021	1260	Thomas Drive
85	01-33-304-020	381	Thomas Drive
86	01-33-304-019	371	Thomas Drive
87	01-33-405-059	361	Thomas Drive
88	01-33-405-058	351	Thomas Drive
89	01-33-405-057	341	Thomas Drive
90	01-33-405-056	331	Thomas Drive
92	01-33-405-054	311	Thomas Drive
93	01-33-405-053	301	Thomas Drive
94	01-33-405-052	271	Marcella Lane
95	01-33-405-051	261	Marcella Lane
97	01-33-413-008	330	Thomas Drive
98	01-33-413-009	340	Thomas Drive
99	01-33-413-010	360	Thomas Drive
100	01-33-305-001	1245	Thomas Drive
101	01-33-305-002	1235	Thomas Drive
102	01-33-305-003	1225	Thomas Drive

LOT	PIN	#	STREET
104	01-33-413-002	351	Natalie Drive
105	01-33-413-003	341	Natalie Drive
106	01-33-413-004	331	Natalie Drive
107	01-33-413-005	321	Natalie Drive
108	01-33-413-006	311	Natalie Drive
109	01-33-405-050	251	Marcella Lane
110	01-33-405-049	241	Marcella Lane
111	01-33-405-048	231	Marcella Lane
112	01-33-405-047	221	Marcella Lane
113	01-33-405-046	211	Marcella Lane
114	01-33-405-045	201	Marcella Lane
115	01-33-405-044	1195	Marcella Lane
116	01-33-405-043	1185	Marcella Lane
117	01-33-405-042	1175	Marcella Lane
118	01-33-405-041	1165	Marcella Lane
119	01-33-405-039	1155	Marcella Lane
120	01-33-405-038	1145	Marcella Lane
121	01-33-405-037	1135	Marcella Lane
154	01-33-412-020	330	Natalie Drive
155	01-33-412-021	340	Natalie Drive
156	01-33-412-022	350	Natalie Drive
157	01-33-412-023	370	Natalie Drive
158	01-33-306-001	1165	Natalie Drive
160	01-33-412-024	361	Gavin Court
161	01-33-412-025	351	Gavin Court
162	01-33-412-026	341	Gavin Court
163	01-33-412-027	331	Gavin Court
164	01-33-412-028	340	Gavin Court
165	01-33-412-029	350	Gavin Court
166	01-33-412-030	360	Gavin Court
167	01-33-307-001	1131	Natalie Drive
168	01-33-307-002	1121	Natalie Drive