

**THIS DOCUMENT HAS BEEN  
PREPARED BY, AND AFTER  
RECORDATION SHOULD BE  
RETURNED TO:**

Schoenberg Finkel Beederman Bell Glazer, LLC  
300 South Wacker Drive  
Suite 1500  
Chicago, Illinois 60606  
Attn: Michael C. Kim, Esq.

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PREAMBLE TO THE  
AMENDED, CONSOLIDATED AND RESTATED  
DECLARATION OF PROTECTIVE COVENANTS  
AND BY-LAWS  
FOR  
YORK WOODS

WHEREAS, the original Declaration of Protective Covenants (hereinafter the "Declaration") for York Woods was recorded on October 5, 1962 as Document No. R62-35480 in the Office of the Recorder of Deeds of DuPage County, Illinois against the Property legally described in Exhibit "1" attached hereto, and

WHEREAS, the Declaration has been amended from time to time by the following documents (hereinafter referred to as the "Amendments") recorded with the Recorder of Deeds of DuPage County, Illinois:

<u>Document No.</u>	<u>Recording Date</u>
R62-44521	December 14, 1962
R64-3038	January 29, 1964
R64-28317	July 23, 1964
R67-10949	April 17, 1967
R82-49551	October 27, 1982

WHEREAS, pursuant to Section 1-75(a) of the Illinois Common Interest Community Association Act (the "Act"), on January 16, 2014, the Board of Directors of York Woods Community Association elected to be covered by the Act; and

WHEREAS, the Declaration and By-Laws of York Woods did not conform or comply with certain provisions of the Act; and

WHEREAS, pursuant to Section 1-60 of the Act, on April 6, 2023, the Board of Directors of York Woods Community Association voted to amend the Declaration and By-Laws to conform and comply with the Act in order to avoid the likelihood that confusion, illegal action, or litigation could result, imposing needless financial expense on the Association and individual Owners and possibly also calling into question the validity of actions of the Board of Directors of the Association; and

WHEREAS, the Board also recognizes the burden and practical difficulty on the Board and the Owners and others in reviewing, consulting and referring to the Declaration, the Amendments, and relevant provisions of the Act; and

WHEREAS, the Board desires to prepare, and has caused to be prepared, a single document consolidating the Declaration, the Amendments, the relevant provisions of the Act into one document (hereinafter referred to as the "Amended, Consolidated and Restated Declaration"), to provide the Board, Owners and others with a convenient document for ease of reference;

NOW THEREFORE, in furtherance of the foregoing recitals, the Declaration of Protective Covenants for York Woods and related By-Laws are hereby amended and restated in accordance with the attached documents and are being recorded for the above stated purposes.

BOARD OF DIRECTORS OF YORK WOODS COMMUNITY ASSOCIATION

THIS PREAMBLE IS NOT PART OF THE AMENDED, CONSOLIDATED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND BY-LAWS FOR YORK WOODS.

**APPROVAL BY BOARD OF DIRECTORS**

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF DUPAGE     )

We, the undersigned, constitute at least two-thirds (2/3) of the members of the Board of Directors of York Woods Community Association established by the aforesaid Declaration of Protective Covenants and By-Laws. By our signatures below, we hereby approve of and consent to the amendments to the Declaration and By-Laws pursuant to Section 1-60 of the Illinois Common Interest Community Association Act. In witness, whereof we have cast our votes and signed this document in favor of these Amendments at a duly called meeting of the Board held on April 6, 2023.

Cindy Brook  
\_\_\_\_\_, President

Neil Ue  
\_\_\_\_\_, Secretary

[Signature]  
\_\_\_\_\_, Treasurer

[Signature]  
\_\_\_\_\_, Director

Patte Knuth  
\_\_\_\_\_, Director

[Signature]  
\_\_\_\_\_, Director

\_\_\_\_\_, Director

**BOARD OF DIRECTORS OF  
YORK WOODS COMMUNITY  
ASSOCIATION**

ATTEST: Neil Ue  
Secretary

**PRESIDENT EXECUTION**

I, Cindy Groh, am the President of the Board of Directors of York Woods Community Association, an Illinois not-for-profit corporation and common interest community established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendments to the Declaration and By-Laws pursuant to Section 1-20(b) of the Illinois Common Interest Community Association Act.

EXECUTED this 6 day of April, 2023.

Cindy Groh  
President

## SECRETARY CERTIFICATION

I, Nicole Vlahos, state that I am the Secretary of the Board of Directors of York Woods Community Association and as such Secretary and keeper of the books and records of said Association I further state that the foregoing amendments were approved by at least two-thirds (2/3) of the members of the Board of Directors of said Association, at a meeting of the Board duly noticed and convened and held for that purpose on April 6, 2023 at which a quorum was present throughout, and such approval has not been altered, modified, or rescinded in any manner but remains in full force and effect.

  
\_\_\_\_\_  
Secretary

FORM OF NOTICE TO OWNERS

TO: All Owners of the York Woods Community Association  
FROM: Board of Directors  
RE: Amendments to the Declaration and By-Laws of York Woods

Enclosed is a copy of the amended Declaration of Protective Covenants and By-Laws for our Association. These amendments were approved by the Board of Directors on April 10, 2023 based on the authority of the Illinois Common Interest Community Association Act and are necessary to eliminate conflicts between the wording of the existing Declaration and By-Laws and the requirements of the Act.

If you have any questions, please contact Blaine Brugh at 211 W. Chicago Ave, suite 10, Hinsdale, IL 60521.

Very truly yours,

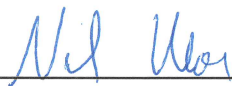
  
\_\_\_\_\_  
Secretary

EXHIBIT 1

LEGAL DESCRIPTION

[TO BE INSERTED]