

**AMENDMENT TO THE  
DECLARATION OF  
COVENANTS,  
CONDITIONS AND  
RESTRICTIONS FOR  
FOR SAN TROPAI  
BUILDING  
NO. ONE  
CONDOMINIUM**



Doc# 1709629029 Fee \$170.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/06/2017 11:31 AM PG: 1 OF 67

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Covenants, Conditions and Restrictions (hereafter the "Declaration") for San Tropai Building No. One Condominium, (hereafter the "Association"), which Declaration was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part hereof.

**WITNESSETH:**

WHEREAS, the Board of Directors and Unit Owners desire to adopt an Amendment to restrict dogs at the Association; and

WHEREAS, pursuant to Section 46 of the Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission signed by Unit Owners owning not less than seventy-five percent (75%) of the total ownership of Common Elements and certified by the Association's Secretary and any change, modification or rescission shall be effective upon Recordation of such instrument in the office of the Recorder of Deeds of Cook County, Illinois; and

WHEREAS, said instrument has been certified by the Secretary of the Association; that said instrument has been approved by the Unit Owners comprising not less than 67% of the total votes collectively, as evidenced by the Affidavit and the attached ballots of said Owners; and

This document prepared by and after recording to be returned to:

Pamela J. Park  
Kovitz Shifrin Nesbit  
175 North Archer Avenue  
Mundelein, IL 60060 — (847) 537-0500

NOW, THEREFORE, the Association hereby declares that Section 32 of the Declaration be and is hereby amended as follows (additions in text are indicated by

underline and deletions are indicated by ~~strike-out~~):

32. **Animals.** No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred or kept in any Unit or the Common Elements, with the exception that ~~dogs, cats or other household pets~~ may be kept in Units, provided said cats are not kept or bred for any commercial purpose and are kept in strict accordance with such rules and regulations relating to household cats as may be from time to time adopted by the Board. Any cat deemed by the Board, in its sole discretion, as causing or creating a nuisance or unreasonable disturbance may be permanently removed from the Property upon three (3) days' written notice from the Board.

(a) Only a dog or other household pet other than a cat ("Non-Permitted Pet"), being kept in a Unit by a current Unit Owner or Occupant as of the effective date of this Amendment shall be permitted to remain in such Unit, until one of the following occurs:

- (1) The death or removal of the Non-Permitted Pet.
- (2) Sale of the Unit.
- (3) Termination of a lease after the effective date.

(b) No Non-Permitted Pet may be replaced upon its death or removal after the effective date of this Amendment if it is in violation of this section.

(c) All Non-Permitted Pets currently on the premises must be registered with the Board. Failure to register a pet may result in a fine or legal action being filed.

(d) The Board of Directors shall have the authority to levy a fine against any Unit Owner for violations of this section or any of the provisions of the Declaration, By-Laws or rules and regulations of the Association. Failure to pay a fine when due will result in late fees being added to the Unit Owner's assessment account.

(e) Prior to levying of a fine, the Unit Owner shall first be notified of the pendency of the violation and shall have an opportunity to be heard on the date set forth in the Notice of Violation. All findings of the Board relative to fines shall be sent in writing to the appropriate parties. A fine may either be a flat charge or may accrue on a daily basis until compliance with the rules.

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

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

APPROVED THIS 7 DAY OF February, 2017

SAN TROPAI CONDOMINIUMS NO. 1

By: SARA NEIMAN  
Its President

ATTEST:

By: Lynne Key  
Secretary

COOK COUNTY  
RECORDER OF DEEDS