AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR SANDY POINT CONDOMINIUM ASSOCIATION

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Fees: $82.00
IL Rental Housing Fund: $18.00
Lake County IL
Anthony Vega Lake County Clerk
File 8028226

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Amended and Restated Declaration of Condominium (hereafter the "Declaration") for Sandy Point Condominium Association (hereafter the "Association"), which Declaration was recorded on September 19, 2016 as Document Number 7329589 in the Office of the Recorder of Deeds of Lake 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 amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, pursuant to Section 44 of the Declaration, this Declaration may be amended, changed or modified by an instrument in writing setting forth such amendment, change, or modification signed and acknowledged by the President or a Vice President and the Secretary of the Association and containing an affidavit by an officer of the Association certifying that, (i) at least sixty-six and two-thirds percent (66 2/3%) of the Unit Owners have approved such amendment, and (ii) a copy of the amendment has been mailed by Certified Mail to all mortgagees having bona fide liens of record against any Unit not less than ten (10) days prior to the date of such affidavit.

WHEREAS, pursuant to Section 13(c) the approval of a majority in number of First Mortgagees which represent at least fifty-one percent (51%) of the Units subject to mortgages or trust deeds

held by First Mortgagees in order, shall be required in order to materially amend any provisions of the Declaration. The

This document prepared by and after recording to be returned to:
SARAH A. HOPKINS, ESQ.
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060

39 mm

approval of a First Mortgagee shall be implied when such a First Mortgagee fails to submit a response to any written proposal for an amendment within sixty (60) days after it receives proper notice of the proposal, delivered by certified mail or registered mail, with a "return receipt" requested. Any amendment change or modification shall confirm to the provisions of the Act and shall be effective upon recordation thereof.

WHEREAS, this instrument has been signed and acknowledged by the President and the Secretary of the Board of Directors of the Association;

WHEREAS, an Affidavit signed by an officer of the Board of Directors is attached hereto as Exhibit B certifying that at least sixty-six and two-thirds percent (66 2/3%) of the Unit Owners have approved such amendment as evidenced by the Affidavit and the attached ballots of said Unit Owners;

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto as Exhibit C certifying that a copy of the amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit, not less than ten (10) days prior to the date of such affidavit;

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto as Exhibit D certifying that a copy of the Amendment has been mailed, via certified mail, to all holders of first mortgages on the Units, and that the First Mortgagees of the individual Units representing at least fifty-one percent (51%) of the Units in the Association have given their prior written approval (by affirmative or implied consent) for this Amendment;

NOW, THEREFORE, the Association hereby declares that Section 16 of the Declaration be and is hereby further amended as follows (additions in text are indicated by double underline and deletions in text are indicated by ~~strike-out~~):

16. Maintenance, Repair and Replacement of Common Elements.

Except as otherwise specifically provided in this Amended and Restated Declaration and/or By-Laws, the operation, care, upkeep, maintenance, repair, replacement and improvement of the Common Elements shall be furnished by the Board as part of the Common Expenses. No Owner shall undertake any maintenance, repair and/or replacement of the Common Elements without written authorization from the Board. ~~The Association shall also be responsible for the repair and replacement of all windows and doors, provided that where the need for such repair or replacement is caused by the act or omission of a Unit Owner, or a guest, Occupant, family member or pet of a Unit Owner, any expenses incurred by the Association shall be charged to the assessment account of the Unit Owner and shall be collectable in the same manner as any unpaid assessments or other Common Expenses.~~ However, the Owner shall be responsible for the repair and replacement of all windows and doors appurtenant to their Unit.

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 6 DAY OF December 2023

SANDY POINT
CONDOMINIUM ASSOCIATION

By: _____
Its President

ATTEST:

By: _____
Secretary

Legal Description

Sandy Point Condominium Association

Legal: Units 211 thru 297 in Sandy Point Condominiums as delineated on the survey of a part of Sandy Point, a planned Unit Development in the Southeast quarter of Section 18, Township 43 North, Range 10, East of the Third Principal Meridian, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded in the Recorder's Office of Lake County, Illinois, as Document 2953313, as amended from time to time; together with their undivided percentages interest in the common elements.

EXHIBIT B

AFFIDAVIT AS TO UNIT OWNER APPROVAL

I, Rick Richter, do hereby certify that I am the duly elected and qualified secretary for Sandy Point Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for Sandy Point Condominium Association, was duly approved by at least sixty-six and two-thirds percent (66 2/3%) of the Unit Owners at a meeting called for that purpose, in accordance with the provisions of the Declaration.

Secretary

Dated at Lake Zurich, Illinois this 6 day of Dec, 2023.

EXHIBIT C

AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

I, Richard Richter, do hereby certify that I am the duly elected and qualified Secretary for the Sandy Point Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for Sandy Point Condominium Association was mailed, via certified mail, to all mortgagees having bona fide liens of record against any Unit, not less than ten (10) days prior to the date of such affidavit.

Secretary

Dated at Lake Zurich, Illinois this

27 day of March, 2024.

EXHIBIT D

AFFIDAVIT AS TO MORTGAGEE NOTIFICATION AND APPROVAL

I, Richard Richter, do hereby certify that I am the duly elected and qualified Secretary for the Sandy Point Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the Sandy Point Condominium Association was mailed, via certified mail, to all holders of first mortgages on the Units, and that the First Mortgagees of the individual Units representing at least fifty-one percent (51%) of the Units in the Association have given their prior written approval, or the approval of the First Mortgagee is implied as the First Mortgagee failed to submit a response to any written proposal for an amendment within sixty (60) days after it receives proper notice of the proposal, delivered by certified or registered mail, with a return receipt request.

Secretary

Dated at Lake Zurich, Illinois this

27 day of March, 2024

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☑ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Bob Proxy holder (signature)

LEE PLATE (print name)

DATE: 6 DEC, 2023

Property Address: 211 Sandy Point Lane

Illinois

Percentage of Ownership in the Common Elements: 3.69 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Lee proxy holder (signature)

LEE PLATE (print name)

DATE: 6 DEC, 2023

Property Address: 213 Sandy Point Lane

Illinois

Percentage of Ownership in the Common Elements: 3.37 %

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Zete proxy holder (signature)

LEE PLATZ (print name)

DATE: _____, 2____

Property Address: 215 Sandy Point Lane

Illinois

Percentage of Ownership in the Common Elements: 2.56 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

CP

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

X **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

_____ (signature)

Richard C Sustich (print name)

DATE: December 6, 2023

Property Address: 217 Sandy Point Lane, Lake Zurich, Illinois

Percentage of Ownership in the Common Elements: 2.558 %

Name and Address of Mortgage Lender (if any):***

Rocket Mortgage Company
1050 Woodward Avenue
Detroit, MI 48226

Loan No. 3397694589

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

_____ (signature)

Marina Scott (print name)

DATE: Dec 6, 2023

Property Address: 223 Sandy Point Lane

Illinois

Percentage of Ownership in the Common Elements: 2.57 %

Name and Address of Mortgage Lender (if any):***

Newrez

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

_____ (signature)

Robert Thorp _____ (print name)

DATE: 12-6, 2023

Property Address: 225 SANDY POINT CN

Illinois

Percentage of Ownership in the Common Elements: 3.39 %

Name and Address of Mortgage Lender (if any):***

CHASE

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

C. Obrochta (signature)

Cara Obrochta (print name)

DATE: Dec 6, 2023

Property Address: 227 Sandy Point Ln

Illinois

Percentage of Ownership in the Common Elements: 3.66 %

Name and Address of Mortgage Lender (if any):***

Freedom Mortgage

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Proxy holder (signature)

LEE PLATZ (print name)

DATE: 6 DEC, 2023

Property Address: 231 Sandy Point Lane

Illinois

Percentage of Ownership in the Common Elements: 2.57 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Joel Wilms _____ (signature)

_____ (print name)

DATE: 12/6, 2023

Property Address: 233 Sandy Point, L.Z. 60047

Illinois

Percentage of Ownership in the Common Elements: 2.57 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☑ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

[illegible] (signature)

[illegible] (print name)

DATE: 6 Dec, 2023

Property Address: 235 Sandy Point Lane

Illinois

Percentage of Ownership in the Common Elements: 3.39 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☐ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☒ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

I think all first generation windows should be replaced.
2nd. gen. windows should not be covered.

OWNER:

Virginia J. Dzik (signature)

VIRGINIA J. DZIK (print name)

DATE: 12-6, 2024

Property Address: 237 Sandy Point Lane

Illinois

Percentage of Ownership in the Common Elements: 3.66 %

Name and Address of Mortgage Lender (if any):***

N/A

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Bob Proxy holder (signature)

LEO DIATE (print name)

DATE: 6 Dec, 2023

Property Address: 243 Sandy Point Lane

Illinois

Percentage of Ownership in the Common Elements: 2.56 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

_____ (signature)

LEE PATE (print name)

DATE: 6 DEC, 2023

Property Address: 245 Sandy Point Ln.

Illinois

Percentage of Ownership in the Common Elements: 2.572 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Gloria Proxy holder (signature)

Lee Plate (print name)

DATE: 6 Dec, 2023

Property Address: 247 Sandy Point Lane

Illinois

Percentage of Ownership in the Common Elements: 2.57 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

Lp

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Gloria Proxy holder (signature)

Vera Plate (print name)

DATE: 6 Dec, 2023

Property Address: 251 Sandy Point Ln

Illinois

Percentage of Ownership in the Common Elements: 2.57 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

_____ (signature)

Rich Baader (print name)

DATE: 12/6/23, 2____

Property Address: 253 SANDY POINT

Illinois

Percentage of Ownership in the Common Elements: 2.57 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Robert Sloma (signature)

ROBERT SLOMA (print name)

DATE: 12-6, 2023

Property Address: 255 SANDY POINT LN LAKE ZURICH

Illinois

Percentage of Ownership in the Common Elements: 3.37 %

Name and Address of Mortgage Lender (if any):***

CHASE

Loan No. 4023769202

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

[illegible], Proxy holder (signature)

[illegible] (print name)

DATE: 6 Dec, 2023

Property Address: 263 Sandy Point Ln

Illinois

Percentage of Ownership in the Common Elements: 2.50 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

Gp

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

proxy holder (signature)

LEE PLATE (print name)

DATE: 6 Dec, 2023

Property Address: 265 Sandy Point Ln

Illinois

Percentage of Ownership in the Common Elements: 3.26 %

Name and Address of Mortgage Lender (if any):***

Loan No.

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

3 Ok proxy holder (signature)

LEE PLATE (print name)

DATE: 6 Dec, 2023

Property Address: 267 Sandy Point Ln

Illinois

Percentage of Ownership in the Common Elements: 3.53 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

LP

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☑ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Blake proxy holder (signature)

Lee Plate (print name)

DATE: 6 Dec., 2023

Property Address: 271 Sandy Point Ln

Illinois

Percentage of Ownership in the Common Elements: 2.42 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

LP

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☑ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

_____ (signature)

John Garris (print name)

DATE: December 6th, 2023

Property Address: 273 Sandy Point Ln

Illinois

Percentage of Ownership in the Common Elements: 2.40 %

Name and Address of Mortgage Lender (if any):***

N/A

Loan No. N/A

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☐ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☒ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Margaret Poska (signature)

Margaret Poska (print name)

DATE: 12-6, 2023

Property Address: 275 Sandy Point Ln.

Illinois

Percentage of Ownership in the Common Elements: 2.409 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Trust property holder (signature)

LEE PLATZ (print name)

DATE: 6 Dec, 2023

Property Address: 283 Sandy Point Ln

Illinois

Percentage of Ownership in the Common Elements: 2.14 %

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

_____ (signature)

Rick Richter / proxy holder (print name)

DATE: 12/6, 2023

Property Address: 285 Sandy Point Ln

Illinois

Percentage of Ownership in the Common Elements: 2.82 %

Name and Address of Mortgage Lender (if any):***

_____

_____

_____

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

RR

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

K. Jessup P. R. Jessup (signature)

KATHLEEN JESSUP PETER R. JESSUP (print name)

DATE: 12/6, 2023

Property Address: 287 SANDY PT, LK ZURICH, IL

Illinois

Percentage of Ownership in the Common Elements: 3.09 %

Name and Address of Mortgage Lender (if any):***

NA

Loan No. NA

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

— $10,000 $125,000 PER YEAR

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

_____ (signature)

PETER FAIRQUHAR, (print name)

DATE: DECEMBER 6, 2023

Property Address: 291 SANDY POINT LN.

Illinois

Percentage of Ownership in the Common Elements: _____ %

Name and Address of Mortgage Lender (if any):***

FLAG STAR BANK

_____

_____

Loan No. _____

OCTOBER
$1200
30/UNIT

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

LAKE STRONG RECYCLAN

#23 - #27 CONDUCTING

OCTOBER 36

160,000

36

3500 415 15000

850 30000

$70/40

MONEY TO COUNT 2ND GOV

#35,000 600

OUTSIDE WATER

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

KATHLEEN JESSUP PETER R. JESSUP (signature)

K. G. Jessup P. R. Jessup (print name)

DATE: 12 / 6, 2023

Property Address: 243 SANDY PT, LK ZURICH IL

Illinois

Percentage of Ownership in the Common Elements: 2.14 %

Name and Address of Mortgage Lender (if any):***

NA

Loan No. NA

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☒ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Barbara Polk (signature)

Barbara Polk (print name)

DATE: Dec. 6, 2023

Property Address: 295 Sandy Point Lane

Illinois

Percentage of Ownership in the Common Elements: 2.15 %

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

SANDY POINT CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for Sandy Point Condominium Association, specifically regarding the maintenance responsibility for the windows and doors:

☑ **I AGREE** THE AMENDMENT SHOULD BE PASSED.

☐ **I DO NOT AGREE** THE AMENDMENT SHOULD BE PASSED.

OWNER:

Rick Richter (signature)

Suzanne Richter (print name)

DATE: 12/6, 2023

Property Address: 297 Sandy Point Ln
Lake Zurich IL 60047
Illinois

Percentage of Ownership in the Common Elements: 2.44 %

Name and Address of Mortgage Lender (if any):***

X

Loan No. X

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

Proxy Holder's Name: Rick Richter

Proxy Holder's Unit # and Address: 297 Sandy Point Ln Lake Zurich IL 60047

APPROVAL

I, Henry Zobel as Owner of 285 Sandy Point Ln.
(your name) (your unit address)

Hereby approve this document for use at the 2023 Annual Meeting for Sandy Point Condominium Association

Signed: [signature] Date: 12-1-23

PROXY must be returned by one of the following methods by December 4, 2023

1. Email to: SandyPointCondominium@gmail.com
2. Fax to (847) 757-7171
3. Mail to Mperial Asset Management, LLC, 110 N Brockway Street, Ste 320, Palatine, IL 60067

pdf **2024 Budget Treasurer's Letter FINAL.pdf**
44 KB

SPCA - 2024 Includes 2023 and 2024 Windows and Water Meters						
Account - General Fund Income	2022 Budget	2023 Budget	2023 YTD Thru 6/30/23	2023 End-of-Year Projected	2024 Budget Draft	% Change
4000 - INCOME						
4001 - Assessments	$276,254.00	$276,254.00	$138,127.02	$276,254.04	$276,254.00	0.00%
Total for 4000 - INCOME	$276,254.00	$276,254.00	$138,127.02	$276,254.04	$276,254.00	0.00%
7000 - OTHER OPERATING INCOME						
7020 - Late Fee Income	$0.00	$0.00	$272.43	$272.43	$0.00	0.00%
7099 - Other Income	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
Total for 7000 - OTHER OPERATING INCOME	$0.00	$0.00	$272.43	$272.43	$0.00	0.00%
Total for Income	$276,254.00	$276,254.00	$138,399.45	$276,526.47	$276,254.00	0.00%
Expense						
5000 - ADMINISTRATIVE						
5001 - Accounting	$50.00	$55.00	$15.00	$30.00	$57.75	5.00%
5010 - Bank Fees	$124.00	$120.00	$54.65	$109.30	$126.00	5.00%
5020 - Insurance Premiums	$18,087.00	$19,200.00	$10,308.48	$20,616.96	$20,160.00	5.00%
5060 - Office Supplies & Storage	$0.00	$120.00	$120.00	$240.00	$126.00	5.00%
5070 - Printing & Postage	$150.00	$150.00	$419.45	$838.90	$157.50	5.00%
5090 - Miscellaneous	$300.00	$0.00			$300.00	0.00%
Total for 5000 - ADMINISTRATIVE	$18,711.00	$19,645.00	$10,917.58	$21,835.16	$20,627.25	5.00%
5100 - UTILITIES						
5110 - Electricity	$1,200.00	$1,200.00	$722.45	$1,444.90	$1,260.00	5.00%
5130 - Trash & Recycling Service	$10,920.00	$11,500.00	$6,379.09	$12,758.18	$11,250.00	-2.17%
5140 - Water/Sewer	$31,094.00	$27,000.00	$10,426.05	$20,852.10	$25,000.00	-7.41%
Total for 5100 - UTILITIES	$43,214.00	$39,700.00	$17,527.59	$35,055.18	$37,510.00	-5.52%
5200 - LANDSCAPING						
5205 - Landscape Improvements	$5,000.00	$0.00	$0.00	$0.00	$5,000.00	

Those on auto pay through our portal will have their payments automatically updated. If you are not on auto pay, visit https://mperial.cincwebaxis.com to pay, or update your preferred method of payment.

If you have any questions, please email them to SandyPointCondominium@gmail.com

Sincerely,

Mperial Asset Management, LLC
As Managing Agent for Sandy Point Condominium Association

— PROPERTY MANAGEMENT, LEASING & INVESTMENT SPECIALISTS —
110 North Brockway Street, Suite 320 ■ Palatine, Illinois 60067 PHONE (866) Mperial FAX (847) 757-7171
www.Mperial.com

SANDY POINT CONDOMINIUM ASSOCIATION
NOMINATIONS / ABSENTEE BALLOT / PROXY

Your Name: Henry and Jan Zobel

Unit Number / Address: 285

NOMINATIONS

Please circle or write-in the five (5) persons for whom you wish to nominate and vote (you may nominate yourself) for a position on the Association's Board of Directors:

Chuck Pepe, Incumbent Lee Plate, Incumbent Rich Sustich, Incumbent

Rick Richter, Incumbent Bob Sloma, Incumbent

Chuck Pepe Lee Plate Rich Sustich

Rick Richter Bob Sloma

ABSENTEE BALLOT

This document shall be used as an absentee ballot, cast for the persons above should they become candidates for the Association's Board of Directors at the Meeting. If you would like to leave the above blank and give your vote to another member, please see the PROXY section below.

PROXY

You may designate another Owner (below) to act as your proxy and nominate/cast your votes as he/she sees fit. You may designate your Attorney as a Proxy Holder.