

ADDENDUM TO THE  
BYLAWS OF THE  
DECLARATION OF  
COVENANTS, CONDITIONS,  
RESTRICTIONS, EQUITABLE  
SERVITUDES, GRANTS AND  
EASEMENTS FOR  
GEORGETOWN HOME-  
OWNERS ASSOCIATION OF FRANKFORT



**R2014080231**

Receipt # T20140024580

**Karen A. Stukel**

**Will County Recorder 7P**

VP

Date 09/15/2014

Time 09:32:45

Recording Fees:

\$48.75

IL Rental Hsng. Support Program:

\$ 9.00

**THIS ADDENDUM** to the Bylaws of the Declaration of Covenants, Conditions, Restrictions, Equitable Servitudes, Grants and Easements for Georgetown Homeowners Association of Frankfort, is made and entered into this 9<sup>th</sup> day of September, 2014.

**WHEREAS**, the Georgetown Subdivision, being a subdivision of part of the Southeast one-quarter (1/4) of section 24, Township 35 North, Range 12, East of the Third Principal Meridian in Will County, Illinois also being a resubdivision of part of Lots 5 and 6 of Georgetown Square subdivision in Will County, Illinois, was established by the recording of the Plats of Subdivision in the Office of the Recorder of Deeds, Will County, Illinois on May 30, 1989 as Document Number R89-25414 and May 30, 1989 as Document Number R89-25415.

**WHEREAS**, the Declaration (hereinafter "Declaration") of Covenants, Conditions, Restrictions, Reservations, Equitable Servitudes, Grants and Easements for *Georgetown Homeowners Association of Frankfort*, was recorded in the Office of the Recorder of Deeds, Will County, Illinois on May 30, 1989 as Document Number R89-025420.

**WHEREAS**, a First Amendment to the Declaration was recorded with the Recorder of Deeds, Will County, Illinois on October 24, 2011 as Document Number R2011099488.

***This Document Prepared By and Return To:***

Cynthia A.G. Reynolds  
7202 Georgetown Commons  
Frankfort, IL 60423  
(815) 464-3505

***Common Address:***

Intersection of Harlem Avenue  
and Georgetown Commons Drive  
Frankfort, Illinois 60423  
PINS: See Exhibit "A"

1 of 7 Xn7

**WHEREAS**, a Second Amendment to the Declaration was recorded with the Recorder of Deeds, Will County, Illinois on March 26, 2002 as Document Number R2002052168.

**WHEREAS**, a Third Amendment to the Declaration was recorded with the Recorder of Deeds, Will County, Illinois on May 24, 2004 as Document Number R2004091334.

**WHEREAS**, a Fourth Amendment and Restatement of the Declaration which completely amended and restated the Declaration, was recorded with the Recorder of Deeds, Will County, Illinois on October 15, 2013 as Document Number R2013119488 and rerecorded on December 2, 2013 as Document Number R2013136048.

**WHEREAS**, a Fifth Amendment to the Declaration was recorded with the Recorder of Deeds, Will County, Illinois on July 3, 2014 as Document R2014057012.

**WHEREAS**, the Georgetown Subdivision is a detached single-family home subdivision in Frankfort, Will County, Illinois.

**WHEREAS**, the owners of the residential lots in the Georgetown Subdivision are members of an Illinois not-for-profit corporation named "**Georgetown Homeowners Association of Frankfort**"

**WHEREAS**, the Association is governed by an owner-elected/appointed Board of Directors.

**WHEREAS**, the Bylaws provide administrative provisions to govern the operation of the Association.

**WHEREAS**, the Bylaws allow for amendments or modifications to the Bylaws at a special or regular meeting of the Board by a majority of the directors then serving on the Board, provided that no provision of the Bylaws shall conflict with the Declaration, and will be recorded after approval.

**WHEREAS**, Article VIII, Section 1., subsection t, of the Bylaws provides as follows:



## **ARTICLE VIII. BOARD OF DIRECTORS**

Section 1. ***Powers of the Association.*** The affairs of the Association shall be managed by its Board of Directors which shall have the following powers and duties:

- t. To determine, decide, grant or deny by majority vote of Board Members, the conditions of "Hardship Exemptions" to the Fifth (5<sup>th</sup>) Amendment addressing Lease Restrictions.

- 1. The conditions of Hardship Exemptions are attached as an addendum to the Bylaws.

### **ADDENDUM TO BYLAWS OF GEORGETOWN HOMEOWNERS ASSOCIATION**

The Board of Directors has elected on September 9, 2014 to modify the original Bylaws of the Georgetown Homeowners Association Declaration of Covenants, Conditions, and Restrictions to establish guidelines to determine conditions for exemptions to the Fifth Amendment.

The Conditions upon which an exemption to the Fifth Amendment may be considered and granted are as such:

- 1. Extended absences due to medical conditions, non-permanent job transfer/assignment, or for military service assignments of more than three (3) months:

\*Medical Conditions: In instances where the owner or immediate family member (spouse or children) requires care outside of the residence.

\*Non-Permanent Job Transfer/Assignment: Job Transfer or Assignment of six (6) months or more. If a job transfer or assignment is for more than twelve (12) months, the Board may grant an extension provided that the owner can provide proof at the end of the transfer/assignment period, in the form of an employer letter, confirming that the position is still in place. No extension will be granted beyond a total of two (2) years.

\*Military: Military Personnel on deployment, or required to be absent for more than three (3) months. Temporary Duty Assignment (TDY) of up to three (3) months is not a qualifying hardship as described and accepted in this addendum.

- 2. Loss of primary income earner (bread-winner) family member through death or divorce.

- 3. Other Situations necessitated by financial hardship, determination of which will be at the sole discretion of the Board Members, dependent on the circumstances presented.

The lease of the home must be in accordance with the Fifth Amendment found in the GHA Declaration of Covenants.

Exemptions will be granted at the sole discretion of the GHA Board. A majority, not an unanimous, vote by the board members will determine approval/disapproval. If at any time a Board Member finds himself/herself applying for a Hardship Exemption, he/she will remove himself/herself from the voting process. Said Board Member will be prohibited from voting based on conflict of interest.

Hardship Exemption will expire twelve (12) months to the date of being granted. Owners may re-apply for exemption, however, there is no obligation by the Board to grant approval based solely on previous approval.

The waiver has been granted and will remain in effect for the specified amount of time upon the condition that THE OWNER CONTINUES TO REMAIN CURRENT WITH PAYMENT OF GHA ANNUAL DUES. If THE OWNER FALLS IN ARREARS, THE EXEMPTION WILL BE IMMEDIATELY REVOKED.

Initialed by: President Cynthia A.G. Reynolds cagr, Vice President Jerome Williams JW,  
Treasurer Judy Holz JH, Secretary Sharon Jackson \_\_\_\_\_, Financial Secretary Teddy Anagbogu TA.

**EXHIBIT "A"**  
**PINs applicable to Lots**

<b>LOT NUMBER</b>	<b>PIN</b>
1	09-24-426-007
2	09-24-426-006
3	09-24-426-005
4	09-24-426-004
5	09-24-426-003
6	09-24-426-002
7	09-24-426-001
8	09-24-426-010
9	09-24-426-011
10	09-24-426-012
11	09-24-426-013
12	09-24-426-014
13	09-24-426-015
14	09-24-426-016
15	09-24-426-017
16	09-24-426-021
17	09-24-426-020
18	09-24-426-019
19	09-24-426-018
20	09-24-426-022
21	09-24-426-023
22	09-24-476-006
23	09-24-476-001
24	09-24-476-002
25	09-24-476-003



<i>LOT NUMBER</i>	<i>PIN</i>
26	09-24-476-004
27	09-24-476-005
28	09-24-476-007
29	09-24-476-008
30	09-24-476-009
31	09-24-476-010
32	09-24-476-011
33	09-24-476-012
34	09-24-476-013
35	09-24-476-014
36	09-24-476-015
37	09-24-476-016
38	09-24-476-017
39	09-24-476-018
40	09-24-476-020
41	09-24-476-031
42	09-24-476-030
43	09-24-476-029
44	09-24-476-028
45	09-24-476-027
46	09-24-476-026
47	09-24-476-025
48	09-24-476-024
49	09-24-476-021
50	09-24-476-022
51	09-24-476-023
52	09-24-401-018

<i>LOT NUMBER</i>	<i>PIN</i>
53	09-24-401-017
54	09-24-401-016
55	09-24-401-015
56	09-24-401-014
57	09-24-401-013
58	09-24-401-012
59	09-24-401-011
60	09-24-401-010
61	09-24-401-009
62	09-24-401-008
63	09-24-401-007
64	09-24-427-005
65	09-24-427-004
66	09-24-427-003
67	09-24-427-002
68	09-24-427-001
69	09-24-427-006
70	09-24-427-007
71	09-24-427-008
72	09-24-427-009
73	09-24-427-010
74	09-24-427-011
75	09-24-427-012
76	09-24-427-0013
77	09-24-477-001
78	09-24-477-002
79	09-24-477-003

<i>LOT NUMBER</i>	<i>PIN</i>
80	09-24-477-004
81	09-24-477-005
82	09-24-477-006
83	09-24-477-007
84	09-24-477-015
85	09-24-477-014
86	09-24-477-013
87	09-24-477-012
88	09-24-477-011
89	09-24-477-010
90	09-24-477-009
91	09-24-477-008
92	09-24-427-018
93	09-24-427-017
94	09-24-427-016
95	09-24-427-015
96	09-24-427-014