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KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
03/05/2020 11:17:50 AM
REC FEE: 63.00
IL RENTAL HSNG: 9.00
PAGES: 214
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**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS IN CONNECTION WITH BLUESTONE BAY SUBDIVISION,
NEW LENOX, ILLINOIS**

This document is recorded for the purpose of amending the Declaration of the Covenants, Conditions and Restrictions in Connection with Bluestone Bay Subdivision, New Lenox, Illinois, which was recorded as Document No. R96-078187 in the Office of the Will County Recorder of Deeds, as subsequently amended.

This Amendment is adopted pursuant to the provisions of Article XII, Sections 12.1 and 12.2 of the aforesaid Declaration. Article XII, Section 12.1 provides that the Declaration may be amended by vote of the majority of Owners of the residential Lots in the Subdivision. This Amendment shall become effective upon signing by the Declarant or, where appropriate, the majority of the Owners of Lots in the Subdivision, and the same being recorded in the Office of the Recorder of Deeds of Will County, Illinois.

RECITALS

WHEREAS, this organization is a not-for-profit corporation and condominium association organized and existing under the laws of the State of Illinois; and

WHEREAS, the affairs of this corporation are managed by its Board of Directors; and

WHEREAS, this corporation and its Board of Directors are responsible for managing certain real estate in the County of Will, State of Illinois, which real property is subject to the provisions of the Declaration of the Covenants, Conditions and Restrictions in Connection with Bluestone Bay Subdivision, New Lenox, Illinois, which was recorded as Document No. R96-078187 in the Office of the Will County Recorder of Deeds (hereinafter "Declaration"); and

WHEREAS, this Amendment has been executed by the Board of the Association and language approved in writing by the acknowledged signatures of the Owners who in the aggregate own a majority of the Common Elements or that is approved by the affirmative vote of at least a majority of the voting members voting in person or by proxy at a duly called meeting of the members, in compliance with Article XII, Section 12.1 of the Declaration.

NOW THEREFORE, the Declaration is hereby amended in accordance with the text which follows:

1. Article 2.3 of the Declaration is hereby deleted in its entirety and replaced with the following language:

3. FENCES, SHEDS, POOLS AND EXTERIOR ANTENNAS:

- (A) Construction of fences are permitted consistent with the regulations of the Village of New Lenox, Illinois, and after procurement of a permit from the Village, if necessary. However, fences of metal, cyclone-type, screen, fiberglass or like material are prohibited. Wooden privacy fences are to be no more than five feet in height, except for swimming pool enclosures, which shall be governed by local ordinances, and are to be a minimum of one-half feet from the property line. Split rail and/or evergreen hedging is recommended for those who would desire either screening or fencing. Any fence constructed on any Lot may not extend beyond or in front of the front wall of the building situated thereon.
- (B) No detached garages, temporary or permanent accessory buildings of any kind, except sheds as provided for below, shall be constructed upon any Lot in the Subdivision. Dog runs and outside kennels are prohibited unless properly screened and landscaped and observe all side yard and rear yard setbacks. Detached buildings for the purpose of housing equipment necessary for in-ground pools are permitted, unless it is a shed in compliance with this section, as provided below.
- (C) Sheds shall be limited to one per Lot. Sheds may not be used as a dwelling space and must be located in the backyard of the Lot. The maximum allowable footprint of a

shed, when measuring its outer dimensions, shall be no greater than 150 square feet. The maximum wall height of a shed, not including its foundation, shall be no greater than eight (8) feet. All sheds must have a solid floor composed of either: a four inch (4") concrete slab or integrated floor of suitable building material with concrete pylons. All exterior shed walls shall be of wood-framed 2x4 stud construction. Exterior cladding of the shed shall be brick, wood, or vinyl. Exterior shed walls made of plastic, rubber, fiberglass, or all-metal materials are prohibited. The exterior color of a shed must match, as closely as possible, the exterior color of the primary residence. Shed roofs must be sloped, and not flat, so as to compliment the appearance of the of the primary residence. Roof shingles must match, as closely as possible, the shingles of the primary residence. Sheds must have a door that latches and all shed doors must be latched closed when not in use. Any utilities servicing the shed must be fully contained underground and not visible on the exterior of the shed. No items may be stored outside of, adjacent to, or attached to the exterior of the shed. Lot Owners are responsible for the maintenance of a shed located on their property. Prior to construction of any shed on any Lot, written board approval must be obtained.

- (D) Owners in violation of the provisions outlined in Article 2.3 will be subject to a fine per the Association's Rules and Regulations. All costs and expenses, including attorney's fees, incurred by the Board in connection with any violations under these provisions shall be assessed to the account of the Unit Owner responsible thereof as part of the common expenses.
- (E) In the event of any conflict between any provision of the Declarations, By-Laws, or Rules and Regulations with regard to the construction and maintenance of a shed structure, the provisions of this Article shall govern.

2. **The effective date of this Amendment shall be deemed to be the date of recording with the Office of the Recorder of Deeds of Will County, Illinois.**
3. **Except to the extent expressly set forth herein, the remaining provisions of the Declaration shall remain in full force and effect.**

END OF TEXT OF AMENDMENT

CERTIFICATION

We, the undersigned, as Board Members of the Blue Stone Bay Community Association, Inc. do hereby authenticate the Ballots and Proxies received and further certify that the required percentage of unit owner approval to adopt the Second Amendment to the Declaration of the Covenants, Conditions and Restrictions in Connection with Bluestone Bay Subdivision, New Lenox, Illinois, was obtained, at a meeting of the members, which was properly called and where a quorum of the members were present.

Tim King
PRESIDENT

JANUARY 20, 2020
DATE

Lisa Jekle
SECRETARY

JANUARY 20, 2020
DATE

Tom Lutten
TREASURER

JANUARY 20, 2020
DATE

Gavin Roberts
DIRECTOR

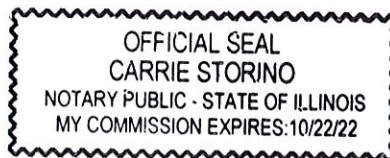
JANUARY 20, 2020
DATE

[Signature]
DIRECTOR

JANUARY 20, 2020
DATE

Subscribed and Sworn to before me this
20TH day of JANUARY, 2019. 2020

[Signature]
Notary Public



AFFIDAVIT

The Affiant, LISA JAHNKE, upon oath, states the following:

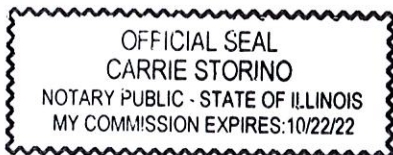
- (1) I, LISA JAHNKE, am over twenty-one (21) years of age and have personal knowledge of all matters contained in this Affidavit.
- (2) I am currently a duly elected member of the Board of Directors of the Blue Stone Bay Community Association, Inc. I currently hold the position of Secretary on the Board of Directors of the Blue Stone Bay Community Association, Inc.
- (3) On MARCH 26, 2019, I caused to be sent via regular mail, a notice to all owners of record for all lots submitted to the Bluestone Bay Community Association, Inc., the attached Second Amendment to the Declaration of the Covenants, Conditions and Restrictions in Connection with Bluestone Bay Subdivision, New Lenox, Illinois.
- (4) Such notice was sent pursuant to all the requirements of the Declaration of the Covenants, Conditions and Restrictions in Connection with Bluestone Bay Subdivision, New Lenox, Illinois, as subsequently amended.

Lisa A. Jahnke
SIGNATURE

4-24-19
DATE

Subscribed and sworn to before me
this 24th day of April, 2019.

Carrie Storino
NOTARY PUBLIC



STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

We, the undersigned, as Members of the Board of Directors of the Blue Stone Bay Community Association, Inc., established by the aforesaid Declaration, by our signatures below do hereby acknowledge and execute the foregoing Second Amendment to the Declaration of the Covenants, Conditions and Restrictions in Connection with Bluestone Bay Subdivision, New Lenox, Illinois.

EXECUTED this 20TH day of JANUARY, 2020, 2019.

Jim King
PRESIDENT

Lisa Jable
SECRETARY

Tom Lintner
TREASURER

Garrett Roberts
BOARD MEMBER

[Signature]
BOARD MEMBER

Subscribed and Sworn to before me
this 20TH day of JANUARY, 2019, 2020

[Signature]
Notary Public

