

After Recording Mail To:
David A. Zipp, JD, MA
Attorney at Law
David A. Zipp, P.C.
42 E. Grand Ave, Ste. 101
Fox Lake, Illinois 60020



Image# 054030250007 Type: AMD
Recorded: 06/11/2015 at 10:48:59 AM
Receipt#: 2015-00034306
Page 1 of 7
Fees: \$42.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder
File **7202001**

Above Space for Recorder's Use Only

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ADDENDUM NUMBER 4 TO LEISURE POINT RESORT HOMEOWNERS ASSOCIATION, INC.

WHEREAS, on September 4, 1992, a Declaration for Leisure Point Resort Homeowners Association, Inc. was recorded in the Office of the Recorder of Deeds in Lake County, Illinois, as Document Number 3223641; and

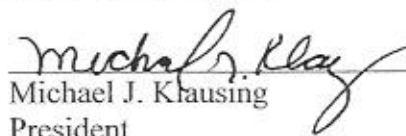
WHEREAS, this Addendum, Number Four (4) to the Declaration for Leisure Point Resort Homeowners Association, Inc. ("Amendment") is made this 10th day of June, 2015, by the Leisure Point Resort Homeowners Association, Inc. for the purposes amending the Declaration for Leisure Point Resort Homeowners, Association, dated September 4, 1992, as further amended by documents recorded as numbers 3704355, 4325720, and 4521020. The Declaration and this Amendment affect the real property described in the Declaration.

The Declaration is hereby amended as follows:

WHEREAS, a regular meeting of the Board of Directors, Officers and Members occurred on September 14, 2014 and the following attached and signed changes to Declaration of Covenants, Conditions, Restrictions, Easements and Bylaws are amended as attached.

Dated this 10 day of June, 2015

By


Michael J. Krausing
President

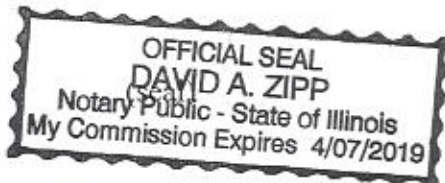
Leisure Point Resort Homeowner's Association, Inc.

7202001

Attested Lynda W. Rothman
Lynda W. Rothman
Secretary
Leisure Point Resort Homeowner's Association, Inc.

State of Illinois, County of Lake, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Klausung, President of the Leisure Point Resort Homeowner's Association, Inc. and Lynda W. Rothman, Secretary of the Leisure Point Resort Homeowner's Association, Inc. personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

David A. Zipp
NOTARY PUBLIC



Given under my hand and official seal, this, the 10th day of June 2015

Commission expires 4-7-2019

LEISURE POINT RESORT HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 314

Fox Lake, Illinois, 60020

The regular meeting of the Board of Directors, Officers and Members was held at El Puerto Mexican Restaurant, 200 N. Forest Ave. Fox Lake, IL 60020 at 11:00 AM Sunday, September 14, 2014.

Whereas, the purpose of the meeting was to amend the Declaration of the Covenants, Conditions, Restrictions, Easements and Bylaws of the Leisure Point Resort Homeowners

Association Inc.

The motion was made by Shirley Moehling and seconded by Kevin O'Neil (name) that the Declaration of Covenants, Conditions, Restrictions, Easements and Bylaws be amended to read as follows:

All assessment charges and fees are due and payable on the first business day of each month. All assessments must be received by the tenth of each month, or a \$25.00 late charge will be assessed to the owner's ledger. For example: if the January payment is not made, a fine of \$25.00 is assessed. If the February payment is also not made, an additional \$25.00 will be charged for January, plus a \$25.00 fee will be charged for February, thus \$75.00 will be assessed. All assessments remaining unpaid after sixty (60) days, may be turned over to the association attorney for collection proceedings which can include lien, foreclosure and eviction. All legal fees incurred in the process of collection shall be added to the owner's account. An HOA Board member should be contacted if unable to make timely assessment payments.

Whereas this amendment to the Declaration of Covenants, Conditions, Restriction, Easements and Bylaws as outlined above, will be made a part of the Declaration of Covenants, Conditions, Restrictions and Easements referenced hereto and fully incorporated, as if fully set forth therein and said amendment shall be recorded in the Recorder's Office of Lake County.

Michael J. Klaus 9/14/14
Michael J. Klaus, President

Dean Moehling 9/14/14
DEAN MOEHLING TREASURER

LEISURE POINT RESORT HOMEOWNERS ASSOCIATION, INC.

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Whereas, the purpose of the meeting was to amend the Declaration of the Covenants, Conditions, Restriction, Easements and Bylaws of the Leisure Point Resort Homeowners Association Inc.

The motion was made by Shirley Moehling and seconded by ^{Bill Johnson & Ch' Phu} ~~Shirley Moehling~~ (name) that the Declaration of Covenants, Conditions, Restriction, Easements and Bylaws be amended to read as follows:

No for sale or for rent signs, no professional, industrial, trade, or business signs, and no displays are permitted in any part of the common areas, or on home exteriors, except in such location and in such form as shall be determined by the board.

Questions related to this amendment should be directed to a member of the HOA Board. Any question directed to a board member regarding signage, will be responded to within a forty-eight hour period.

Whereas this amendment to the Declaration of Covenants, Conditions, Restriction, Easements and Bylaws as outlined above, will be made a part of the Declaration of Covenants, Conditions, Restrictions and Easements referenced hereto and fully incorporated, as if fully set forth therein and said amendment shall be recorded in the Recorder's Office of Lake County.

Michael J. Klausings 9/14/14
Michael J. Klausings President

Shirley Moehling 9/14/14
SHIRLEY MOEHLING TREASURER

LEISURE POINT RESORT HOMEOWNERS ASSOCIATION, INC.

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The motion was made by Kevin O'Neil and seconded by Jack Merchant (name) that the Declaration of Covenants, Conditions, Restriction, Easements and Bylaws be amended to read as follows:

All boats must be removed from slips and boat lifts by December 1 and may not be returned before April 1 unless by HOA approval. Boat lift covers must also be removed during the same period. This amendment is being instituted to maintain the consistent and well maintained appearance of the association and owners property.

Failure on the part of an owner/renter to remove their boat and cover, if applicable, will result in a fine being assessed against the property owner at the rate of \$150/month for each month that the boat and or cover are left in the slip or on the boat lift. The fine for the period of December through March will be \$600.

All fines remaining unpaid after sixty (60) days, may be turned over to the association attorney for collection proceedings which can include lien, foreclosure and eviction. All legal fees incurred in the process of collection shall be added to the owner's account.

Whereas this amendment to the Declaration of Covenants, Conditions, Restriction, Easements and Bylaws as outlined above, will be made a part of the Declaration of Covenants, Conditions, Restrictions and Easements referenced hereto and fully incorporated, as if fully set forth therein and said amendment shall be recorded in the Recorder's Office of Lake County.

Michael J. Klausings 9/14/14
Michael J. Klausings President

Dean Muehlberg 9/14/14
DEAN MUEHLBERG TREASURER

LEISURE POINT RESORT HOMEOWNERS ASSOCIATION, INC.

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Whereas, the purpose of the meeting was to amend the Declaration of the Covenants, Conditions, Restriction, Easements and Bylaws of the Leisure Point Resort Homeowners Association Inc.

The motion was made by Kevin O'Neil and seconded by Steve Rothman (name) that the By-Laws be amended to read as follows:

By-Laws Article III MEETINGS OF VOTING MEMBERS

Section 1. Annual Meeting An annual meeting of the Voting Members shall be held on a date chosen by the Board.

Section 2. Special Meetings no changes

Section 3. Place and Time of Meeting. All meetings of the Voting Members shall take place at a reasonable time and place designated by the Board or the person calling the meeting.

Section 4. Notice of Meetings. Allow notice of meetings to be sent electronically to owners.

Section 5. Quorum. At a meeting of the Voting Members, a quorum shall be one-third (1/3) of all voting members, thus six (6) Voting Members present in person or by Proxy). If a quorum is not present at the commencement of any meeting of Voting Members, the meeting shall be adjourned and may only be called again in accordance with the provisions of these by-laws.

Section 6. Proxies no changes

Section 7. Manner of Acting. Except as set forth below and except as otherwise required by the Declaration or these By-Laws, any action to be taken at any meeting of the Voting Members at which a quorum is present (6 Voting Members in person or by proxy), shall be upon the affirmative vote of more than fifty percent (50%) of the Voting Members who are attending the meeting in person or by proxy. (i.e. if there are 9 Voting Members present or by Proxy, 5y votes would be required, if 6 Voting Members present or by Proxy then 4 votes)

Whereas this amendment, as outlined above, will be made a part of the Declaration of Covenants, Conditions, Restrictions and Easements and By-Laws referenced hereto and fully incorporated, as if fully set forth therein and said amendment shall be recorded in the Recorder's Office of Lake County.

Michael J. Klasing 9/14/14
Michael J. Klasing President

Dean Moehling 9/14/14 TREASURER
DEAN MOEHLING

LEISURE POINT RESORT HOMEOWNERS ASSOCIATION, INC.

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The motion was made by Kevin O'Neil and seconded by Kevin Kridle (name) that the By-Laws be amended to read as follows: Steve Rothman

By-Laws ARTICLE IV BOARD OF DIRECTORS

Section 1. In General no changes

Section 2. Number, Tenure and Qualifications. The number of members of the Board shall be a minimum of three (3). The members of the Board shall each be elected at large solely by, from and among, the Voting Members. Each member of the Board shall serve for a term on one (1) year or until his successor shall have been elected and qualified. Each member of the Board shall hold office without compensation. Each member of the Board shall be one of the Unit Owners. In the event that a Unit Owner is a corporation, partnership, trust or other legal entity other than a natural person or persons, then any shareholder, officer or director of such corporation, partner of such partnership, beneficiary or individual trustee of such trust, or manager of such other legal entity, may be eligible to serve as a member of the board. Notwithstanding the above, only one person from each Unit may be a member of the board. A member of the Board may succeed himself in office.

Section 3 Election The Voting Members shall elect at least three (3) Board members. Each Voting Member shall be entitled to cumulate his votes in the manner provided by law and the candidate receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected. Upon the expiration of the terms of office of the Board members, successors shall be elected for a term of one (1) year. Voting Members having at least two-thirds (2/3) of the total votes may from time to time increase or decrease the term of office of Board members at any annual or special meeting of Voting Members, provided that such number shall not be less than three (3) and that the terms of at least one-third (1/3) of the persons on the Board shall expire annually. Members of the Board shall receive no compensation for their services unless expressly authorized by the Board with the approval of Voting Members having two-thirds (2/3) of the total votes. Vacancies in the Board, including vacancies due to an increase in the number of persons on the Board, shall be filled by the Voting Members present at the next annual meeting or at a special meeting called for such purpose. Except as otherwise provided in this declaration, the Property shall be managed by the Board and the Board shall act by a majority vote of those present at its meetings when a quorum exists. a majority of the total number of the members of the board shall constitute a quorum. Meetings of the Board may be called, held and conducted in accordance with such resolutions as the Board may adopt.

Section 4. Regular Meetings no change

Section 5. Special Meetings no change

Section 6. Notice. This section is changed to include notice of special and regular meetings of the Board. It also allows notices to be emailed to the email address on the records of the association instead of mailed. A copy of the notice will also be posted near the mailboxes at least 48 hours in advance of a Board meeting.

Sections 7-12 are not changed.

Whereas this amendment, as outlined above, will be made a part of the Declaration of Covenants, Conditions, Restrictions, Easements and Bylaws referenced hereto and fully incorporated, as if fully set forth therein and said amendment shall be recorded in the Recorder's Office of Lake County.

Michael J. Klaus 9/14/14
Michael J. Klaus, President

Dean Moehling 9/14/14
DEAN MOEHLING TREASURER