

AFFIDAVIT OF AMENDMENT

Abbey Glenn Estates Homeowners Association
State of Illinois
County of Lake County

Image# 064578660003 Type: AFD
Recorded: 03/17/2025 at 12:40:25 PM
Receipt#: 2025-00012046
Page 1 of 3
Fees: \$70.00
IL Rental Housing Fund: \$18.00
Lake County IL
Anthony Vega Lake County Clerk
File **8088127**

BEFORE ME, the undersigned authority, personally appeared James Edgell, who, being duly sworn, deposes and states as follows:

1. **Affiant.** My name is James Edgell, President of Abbey Glenn Estates Homeowners Association, a homeowners association governing in Hawthorn Woods, Illinois, Lake County.
2. **Authority.** As President of the Association, I have the authority to execute this affidavit and certify amendments to the Association's governing documents.
3. **Meeting and Approval.** A duly noticed meeting of the homeowners of Abbey Glenn Estates Homeowners Association was held on December 19, 2024, in accordance with the Association's governing documents and applicable state law. At this meeting, the following amendments to the Declaration of Covenants, Conditions, and Restrictions were presented and voted upon. Each amendment was approved by a vote of 75% or more of the homeowners in accordance with the requirements for amending the Declaration. A summary of the vote results is attached as Exhibit A.
4. **Amendments to the Declaration.** The homeowners voted to amend the Declaration of Covenants, Conditions, and Restrictions as follows:

- **Article VII, Paragraph 3** is amended to remove references to T.V. reception dishes and now reads:

"3. Fences, Clothesline. No outside clotheslines shall be permitted. No fences shall be constructed without approval of the Architectural Control Committee. In no case shall chain link fences be allowed."

- **Article VII, Paragraph 5** is amended to clarify restrictions on vehicles and now reads:

"5. Commercial Vehicles, Campers, and Recreational Vehicles. No commercial vehicles, campers, inoperable vehicles, recreational vehicles (motorized land vehicles like RVs, campers, ATVs), and other types of non-passenger vehicles and accessories may be kept on any lot. The Board shall have the power to further regulate and interpret these vehicles upon any of the lots."

- **Article VII, Paragraph 9** is added to prohibit short-term rentals and now reads:

"9. Short-Term Rentals. Short-term rentals of less than 12 months are not allowed in Abbey Glenn Estates."

- o **Article II, Sections 6 and 7** are added to allow online meetings and electronic voting and now read:

"6. *Online Special Meetings.* The Board may conduct Special Meetings using a Board-approved online video conferencing platform when Secret Balloting is not required."

"7. *Electronic Voting.* During Special Meetings, voting may be conducted using a Board-approved electronic system for all Non-Secret Balloting."

- 5. **Filing and Effectiveness.** These amendments have been duly adopted by the membership in accordance with the procedures outlined in the Declaration of Covenants, Conditions, and Restrictions and applicable law. They shall take effect immediately upon recording in the Lake County Recorder's Office.

Further affiant sayeth naught.

Dated this 15 day of March, 2025.

Name: James Edgell  President, Abbey Glenn Estates Homeowners Association

NOTARY ACKNOWLEDGMENT

**STATE OF ILLINOIS
COUNTY OF LAKE COUNTY**

On this 15th day of March, 2025, before me, Kelly D Fojtik,
a Notary Public in and for said State, personally appeared James Edgell,
known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument, and acknowledged that he/she/they executed the same for the purposes therein
contained.

Witness my hand and official seal.

Notary Public Signature: Kelly D Fojtik

Notary Public Name (Printed): Kelly D Fojtik

My Commission Expires: March 15, 2026

Notary Seal: (Place seal here)

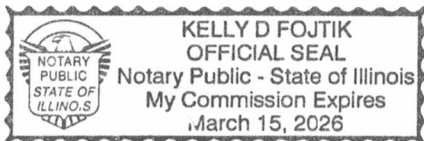


EXHIBIT A - Balloting Results From Special Meeting held on December 19th, 2024

House Number	Street home	Allow TV-Dish	Commercial Trucks	Recreational Vehicles	Landscape Maintenance	House Maintenance	AirBnB	On-line meetings	On-line voting	Clarified	Prohibited	Commercial Trucks AND
										EA A VII - 3	EA A VII - 5	EA A VII - 9
1	23450 W. Newhaven Drive											
2	23475 W. Newhaven Drive	Y	Y	Y	Y	Y	Y	Y	Y			
3	23486 W. Newhaven Drive	Y	Y	Y	N	N	Y	Y	Y			
4	24963 N Abbry Glenn Dr	Y	Y	Y	Y	Y	Y	Y	Y			
5	24974 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
6	25020 N. Abbey Glenn Drive	N	N	N	Y	Y	Y	Y	Y			
7	25023 N. Abbey Glenn Drive	Y	Y	Y	N	N	N	Y	Y			
8	25055 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
9	25097 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
10	25100 N. Dante Drive	Y	Y	Y	Y	Y	Y	Y	Y			
11	25122 N Dante Dr	Y	Y	Y	Y	Y	N	Y	Y			
12	25133 N Abbey Glenn Dr											
13	25147 N. Dante Drive	Y	Y	Y	Y	Y	Y	Y	Y			
14	25156 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
15	25162 N. Dante Drive	Y	Y	Y	Y	Y	Y	Y	Y			
16	25179 N. Dante Drive	Y	Y	Y	Y	Y	N	Y	Y			
17	25185 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
18	25194 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
19	25220 N Abbey Glenn Dr	Y	Y	Y	Y	Y	Y	Y	Y			
20	25223 N. Abbey Glenn Drive	Y	Y	N	Y	Y	Y	Y	Y			
21	25223 N. Dante Drive	Y	Y	Y	Y	Y	Y	Y	Y			
22	25246 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
23	25247 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
24	25265 N. Dante Drive	Y	Y	Y	Y	Y	Y	Y	Y			
25	25271 N Dante Drive	Y	Y	Y	Y	Y	Y	Y	Y			
26	25275 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
27	25280 N Abbey Glenn Drive											
28	25297 N. Abbey Glenn Drive	Y	Y	Y	N	N	Y	Y	Y			
29	25322 N. Abbey Glenn Drive	Y	Y	Y	N	N	Y	Y	Y			
30	25339 N Northbridge Rd	Y	Y	Y	N	N	Y	Y	Y			
31	25360 N. Northbridge Road	Y	Y	Y	Y	Y	Y	Y	Y			
32	25364 N. Abbey Glenn Drive	Y	Y	Y	N	N	Y	Y	Y			
33	25365 N. Northbridge Road	N	Y	Y	N	N	N	Y	Y			
34	25382 N Abbey Glenn Dr	Y	Y	Y	Y	Y	Y	Y	Y			
35	25397 N Abbey Glenn Dr	Y	Y	Y	Y	Y	Y	Y	Y			
36	25397 N Northbridge Road	Y	Y	Y	Y	Y	Y	Y	Y			
37	25400 N. Northbridge Road	Y	Y	N	Y	Y	Y	Y	Y			
38	25429 N. Northbridge Road											
39	25435 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
40	25438 N Northbridge Road	N	Y	N	N	N	N	N	N			
41	25447 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
42	25463 N. Northbridge Road	N	Y	Y	N	N	N	N	N			
43	25465 N. Abbey Glenn Drive	Y	Y	N	N	N	Y	Y	Y			
44	25480 N Northbridge Rd	N	N	N	N	N	N	N	N			
45	25480 N. Abbey Glenn Drive	Y	Y	Y	Y	Y	Y	Y	Y			
46	25159 N Abbey Glen	Y	Y	Y	Y	Y	Y	Y	Y			
		37	40	36	31	31	35	39	39			
		80%	87%	78%	67%	67%	76%	85%	85%			

mailto:
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