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 Page 1 of 5
 Fees: \$70.00
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RECORDING COVERSHEET

NON-STANDARD DOCUMENT

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Please update the following information when re-recording

Submitted By:

Return To:

James Edgell
26 25382 N Abbey Glenn DR
Hawthorne Woods IL 60047

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

OF Abbey Glenn Estates Homeowners Association

This Amendment to the Declaration of Covenants, Conditions, and Restrictions ("Declaration") for Abbey Glenn Estates Homeowners Association is made and adopted this 15 day of MARCH, 2025, by the undersigned officers of the Association, pursuant to the authority granted in the Declaration and in accordance with the vote of the homeowners at a duly noticed meeting held on December 19, 2024.

RECITALS

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Abbey Glenn Estates Homeowners Association was recorded on July 14th in the County of Lake County Recorder's Office as Document No. 3365363 and Re-Recorded on Nov. 19th 2024 as Document No. 8068184.

WHEREAS, the Board of Directors of Abbey Glenn Estates Homeowners Association has determined that certain amendments to the Declaration are necessary and in the best interests of the Association; and

WHEREAS, the requisite percentage of homeowners, being 75% or more, have approved the following amendments in accordance with the Declaration and applicable law.

AMENDMENTS

1. Amendment to Article VII, Paragraph 3

Article VII, Paragraph 3 of the Declaration is hereby amended to read as follows:

"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."

2. Amendment to Article VII, Paragraph 5

Article VII, Paragraph 5 of the Declaration is hereby amended to read as follows:

"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."

3. Addition of Article VII, Paragraph 9

A new Article VII, Paragraph 9 is added to the Declaration to read as follows:

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

4. Addition of Article II, Sections 6 and 7

New sections are added to Article II to read as follows:

"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."

EFFECT OF AMENDMENT

This amendment shall become effective upon its recording in the Lake County Recorder's Office. Except as expressly amended herein, all other provisions of the Declaration shall remain in full force and effect.

CERTIFICATION

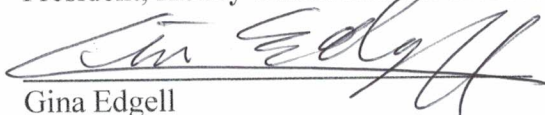
The undersigned officers of Abbey Glenn Estates Homeowners Association hereby certify that the foregoing amendments were duly adopted by the required percentage of homeowners at a duly noticed meeting held on December 19, 2024. A vote summary is attached as Exhibit A.

IN WITNESS WHEREOF, the undersigned have executed this Amendment on this 15 day of March, 2025.

SIGNATURES



James Edgell
President, **Abbey Glenn Estates Homeowners Association**



Gina Edgell
Secretary, **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 and Gina 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)

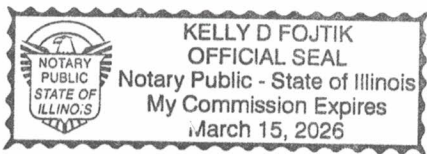


EXHIBIT A - Balloting Results From Special Meeting held on December 19th, 2024

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%			