

WHEREAS, a copy of this Amendment has been provided to all lien holders of record against any dwelling unit in the Association by regular United States mail as provided for in Article IX, Section 1 of the Declaration;

WHEREAS, a copy of this Amendment has been provided to all lot owners in the Association at least forty-five (45) days prior to the date this Amendment takes effect as provided for in Article X, Section 1 of the Declaration; and

WHEREAS, this Amendment shall become effective upon recordation in the Office of the Recorder of Deeds of Will County, Illinois.

NOW THEREFORE, the Amended and Restated Declaration of Covenants and Restrictions for Brighton Lakes Homeowners Association is hereby amended in accordance with the text that follows:

AMENDMENT

1. ARTICLE VII. "COVENANTS AND RESTRICTIONS RELATING TO BRIGHTON LAKES" is amended by adding the following Section 19, which shall contain the following language only:

"Section 19.

- (a) **Prohibition against Leasing.** *Each owner shall occupy and use his/her dwelling unit as a private dwelling. Rental or leasing of dwelling units is prohibited, except as hereinafter provided. For purposes of this Section, rentals or leasing to a member of the owner's immediate family members, including, children, grandchildren, siblings or parents shall not be prohibited or restricted by the Association.*
- (b) **Hardship Provisions.** *In the event that an owner, due to medical or health reasons, or other justifiable cause constituting a hardship, in the sole discretion of the Board, shall be unable to occupy the dwelling unit for a period in excess of four (4) months and based on said hardship desires to lease said dwelling unit, the owner shall make application to the Board which may, by majority vote and review of the application, grant to the owner an exception to the above leasing restriction, upon such conditions as the Board may establish and uniformly apply.*
- (c) **Leasing Cap.** *No more than seventeen (17) of the one hundred seventy-seven (177) total dwelling units (9.6%) may be leased, rented or occupied by someone other than the owner or owner's immediate family at any time. In order for a dwelling unit to be counted toward and considered to be within the initial seventeen (17) dwelling units eligible to be leased, a copy of the current lease for the dwelling unit must be on file with the Association as of the date of the recording of this Amendment.*