

STATE OF ILLINOIS)
)
COUNTY OF WILL)

Document Prepared by &
When Recorded Mail to:

Keough & Moody P.C.
1001 East Chicago Avenue – Suite 103
Naperville, IL 60540
(630) 369-2700



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Receipt # T20090025138

Karen A. Stukel Will County Recorder **29P**

DT Date 02/27/2009 Time 12:50:23

Recording Fees: \$49.75

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**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS FOR SETTLER'S CROFT SUBDIVISION**

This document is recorded for the purpose of amending the Declaration of Covenants, Conditions, Easements and Restrictions for Settler's Croft Subdivision, which was recorded as Document Number R2003-070784 on March 27, 2003 in the Office of the Recorder of Deeds of Will County, Illinois (hereinafter "Declaration"), as subsequently amended.

This Amendment is adopted pursuant to the provision of Article Ten, Section 10.4 of the aforesaid Declaration. This Amendment shall become effective upon recording, in the Office of the Recorder of Deeds of Will County, Illinois, being an instrument in writing setting forth the change, provided the same is executed by the Board of Directors (hereinafter "Board") of the Settler's Croft Homeowners Association (hereinafter "Association").

WHEREAS, the Association is organized as a not-for-profit corporation and common interest community, existing under the law of the State of Illinois; and

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

WHEREAS, this corporation and its Board 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.

WHEREAS, this Declaration Amendment has been executed by the Board of the Association and language approved in writing by the acknowledged signatures of the Owners holding at least fifty-one percent (51%) of the total votes cast after determination of a quorum of the members entitled to vote, all in compliance with the Declaration.

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

1. Article 3, Section 3.1 of the Declaration shall be deleted in its entirety and replaced

7. Article 3, Section 3.18 shall be deleted in its entirety and replaced with the following language:

3.18. All additional landscaping in Parcels, e.g. trees, shrubs, must be approved by the Board of Directors of the Association. At no time shall artificial grass, plants or other artificial vegetation be placed or maintained upon the exterior portion of any Lot.

8. Article 4, Section 4.1 shall be deleted in its entirety and replaced with the following language:

4.1. An Architectural Review Committee is hereby created. It shall consist of at least three (3) and no more than five (5) members to be appointed by the Board of Directors of the Association.

9. Article 4, Section 4.2 shall be deleted in its entirety and replaced with the following language:

4.2. No addition to or alteration of any Unit or building shall be made, except interior alterations, until the construction plans and specifications, showing the nature, kind, shape, height and materials, color scheme and location, shall have been submitted to and recommended for approval by the Architectural Review Committee and approved in writing by the Board of Directors of the Association. The Architectural Review Committee shall not recommend for approval and the Board of Directors of the Association shall not approve any plans or specifications which do not comply with any provision of the aforesaid covenants, conditions and restrictions, and shall have the right to refuse to approve any such construction plans or specifications which are not suitable or desirable, in the opinion of the Architectural Review Committee and/or the Board of Directors of the Association, for aesthetic or other reasons; and in so passing upon such construction plans and specifications, the Committee and/or the Board of Directors of the Association shall have the right to take into consideration the suitability of the proposed addition or alteration with the surrounding area and the effect on the outlook from adjacent Units. It is understood and agreed that the purpose of architectural controls is to secure an attractive harmonious residential development having continuing appeal. In consideration of the eventual overall aspect of the Subdivision, the Committee and/or the Board of Directors of the Association will be guided by the standards of good architectural design.

10. Article 4, Section 4.5 shall be deleted in its entirety and replaced with the following language:

4.5. All plans, specifications and other material shall be filed in the office of the Association, its successors or assigns, for referral to the Architectural Review Committee. The Architectural Review Committee's recommendation for approval

or disapproval and the Board of Directors of the Association's approval or disapproval on matters required by this Declaration shall be by majority vote. A report in writing setting forth the recommendations of the Committee and/or the decisions by the Board of Directors of the Association and the reasons therefore shall thereafter be transmitted to the applicant within thirty (30) days after the date of filing all required plans, specifications and other material(s) by the applicant. Neither the Architectural Review Committee, nor the Board of Directors of the Association shall aid or collaborate with prospective contractors and make suggestions from preliminary sketches for informational comment, prior to the submittal of architectural drawings and specifications for approval. In the event that the Board of Directors fails to approve or disapprove within sixty (60) days after submission of all required documentation, the final plans, specifications and other materials as required by this Declaration, approval shall not be required and the related requirements of this Declaration shall be deemed to be complied with.

11. Article 5, Section 5.1(b) shall be deleted in its entirety.
12. Article 5, Section 5.4(a) shall be deleted in its entirety and replaced with the following language:
 - a. Own, maintain and otherwise manage the Common Area and certain Improvements thereon and own, maintain and otherwise manage all other property acquired by the Association or which the Association agrees to maintain, including any obligation to maintain any landscaping located in concrete islands, cul-de-sac and median strips, if any, in the dedicated streets which are adjacent to or within the Property and to maintain any signage and lighting located thereon.
13. Article 5, Section 5.4(c) shall be amended to add that the Association, through the Board, shall have the authority to borrow money to fund repairs, replacements and improvements as may be required by the terms of the Declaration. The remaining consistent provisions of this section shall remain in full force and effect.
14. Article 5, Section 5.4(e) shall be deleted in its entirety and replaced with the following language:
 - E. Mow, care for, maintain vacant and unimproved portions of the Property and remove rubbish from same and to do any other things necessary or desirable in the judgment of the Board to keep any vacant portions of the unimproved portions of the Property neat in appearance and in good order. In the event that the Association is compelled to maintain portions of the property for which is it otherwise not responsible, the Association shall have the authority to assess the associated costs with any such maintenance to the responsible Owner.
15. Article 5, Section 5.4(g) shall be deleted in its entirety and replaced with the following language:

- g. Provide the following normal and exterior maintenance of each Parcel without special charge to the Owner:
 - i) Routine care of grass, trees and shrubs, not including replacement of damaged trees, grass, shrubs or other landscaping; and
 - ii) Removal of snow from driveways and "alleys" and both public and private walks when accumulation of two (2) or more inches.
- 16. Article 5, Section 5.4(h) shall be deleted in its entirety and replaced with the following language:
 - h. At the discretion of the Association, provide maintenance for the following items with or without special charge to the Owners:
 - i) Replacement of trees, grass and shrubs; and
 - ii) Care of trees, grass and shrubs situated within enclosed areas.
- 17. Article 5, Section 5.4(i) shall be deleted in its entirety and replaced with the following language:
 - i. Exercise all other powers and duties vested in or delegated to the Association by this Declaration or the Illinois General Not for Corporation Act and which are not specifically reserved to the Members by this Declaration, the corporate charter, or the Bylaws.
- 18. Article 5, Section 5.8 shall be deleted in its entirety and replaced with the following language:

5.8. The Owner shall be solely responsible for all maintenance, repair and replacement of his Unit, as well as any improvements on the Parcel. In the event that the Owner shall fail to effect promptly any repairs and replacements, the Association may, but shall not be required, to effect such repairs and replacements and the Association shall be entitled to reimbursement in full from the Owner for its cost of every kind incurred in this connection, including the right to receive applicable insurance proceeds. Each Owner shall keep the Unit insured against loss or damage by fire, lightening and windstorm under policies issued by the Company or Companies approved by the Board of Directors and providing for payment of monies sufficient to cover the full cost of replacing or repairing the same under policies payable in case of loss or damage to the Owner or to the Association, as their interest may appear, and shall deliver to the Association evidence of such insurance and the renewal thereof from time to time upon request. If, in such circumstances, the Association shall elect to undertake such repairs and replacements, the Association shall have the right through its agents, employees

and independent contractors, to enter upon the Unit and to both the exterior and interior of the Unit situated thereon to the extent necessary for the aforesaid purpose and shall not be guilty of any trespass. Such costs to the Association for repair and replacement shall become the personal obligation of the Owner and a continuing lien on the Unit recoverable with interest, costs and attorneys fees in the same manner and to the extent as provided under Article 6 hereof with respect to delinquent assessments.

19. Article 5, Section 5.11 shall be deleted in its entirety and replaced with the following language:

5.11. In order to prevent transiency and to preserve the residential character of the Association, no Unit shall be leased, and all Units must be occupied by the Owner and/or his/her immediate family as of the date of the recording of this amendment, except as specifically permitted in this Section. Immediate family shall be defined as the spouse, parent(s), grandparent(s), brother(s), sister(s) and/or children (natural, adopted or by marriage) of the Owner. Owners shall be permitted to have caretakers to aid with a disability and other domestic assistance, including live-in maids and nannies.

- (i) Occupancy of a Unit by an immediate family member of an Owner without the Owner residing in the Unit shall not constitute a lease as defined under this Amendment, even if a written memorandum or agreement has been executed between the parties. Immediate family shall be defined as the spouse, parent(s), grandparent(s), brother(s), sister(s) and/or children (natural, adopted or by marriage) of the Owner. The Board reserves the right to request proof of the relationship. The Board's decision as to the proof of relationship shall be final and binding.
- (ii) If a Unit is held in trust, occupancy of the Unit by a beneficiary of the trust, or an immediate family member of a beneficiary of the trust shall likewise not constitute a lease as defined under this Amendment, even if a written memorandum or agreement has been executed between the parties.
- (iii) To avoid hardships and to meet special situations, any Owner may apply for a hardship waiver of enforceability of this policy. "Hardship" includes death, disability, job transfer, transfer to active duty in the armed forces of the United States or any other extreme circumstance in which, in the Board of Directors's sole discretion, the Board of Directors decides that a waiver should apply. The Owner must submit a request, in writing, to the Board of Directors, requesting a hardship waiver, setting forth all reasons why he or she is entitled to same. If the Board determines a hardship exists, the Owner requesting such hardship will be permitted to lease his/her Unit for a period of not to exceed twelve (12) months. Once the tenant moves out or this period expires, whichever occurs first, the Unit Owner must come into

compliance with this amendment and may no longer lease his/her Unit unless and until a subsequent hardship exemption has been approved by the Board. Failure to abide by all rules and regulations of the Association may result in revocation of hardship status.

- (iv) In the event the Owner of a Unit permits his Unit to become non-Owner occupied without complying with the provisions of this Amendment to the Declaration, the Board, after service of a 30-day notice of violation of this Amendment to the Declaration upon the new tenant and the Owner, by personal delivery or by certified mail, return receipt requested, and in the event the new tenant fails to vacate the Unit within such 30-day period, the Association may initiate a forcible entry and detainer action against the new tenant, and/or Owner, and all Owners hereby consent to the bringing of such action in their name. As an alternative, the Association may seek a restraining order against the new tenant and the Owner to prevent the Unit from continuing to be non-Unit Owner occupied. Any and all legal fees and court costs incurred in the enforcement of this restriction shall be assessed to the Unit violating the provisions of this amendment and deemed a part of the Owner's respective share of the common expenses. If such costs and fees are not paid, those costs and fees may be the subject of a lien of the Association against the Unit and may be collected using all the remedies available for the collection of delinquent assessments.
- (v) Notwithstanding the foregoing provisions of this Section, the Association shall retain the right to lease a Unit to any bona fide tenant in furtherance of the Association's now or hereafter existing rights under Article IX of the Illinois Code of Civil Procedure (Forcible Entry and Detainer Act), as amended, or to the extent that the Association has an interest in a Unit, and leasing said Unit is found by the Board to be in the best interests of the Association.
- (vi) To the extent that any other provision of the Declaration or the Bylaws permit an Owner to lease his/her Unit or permit a lease of a Unit to be assigned or subleased, such provisions are hereby deleted from the Declaration and/or Bylaws. In the event of any conflict between any provision of the Declarations or Bylaws with regard to leasing (or subleasing) of a Unit and this Article Five, Section 5.11, the provisions of this Article Five, Section 5.11 shall govern.

20. Article 6, Section 6.4 shall be deleted in its entirety and replaced with the following language:

6.4. In addition to the assessments authorized in Section 6.3 of this Article, the Association may levy a Subsequent Assessment or Special Assessment(s) from time to time for nonrecurring expenses, improvements, maintenance or repairs or to make

up for a budget shortfall, which shall be computed in the same way as assessments in this Article. The Board shall cause a notice of the amount of such Special Assessment to be levied against each Unit to be mailed to each Owner no less than ten (10) and no more than thirty (30) days prior to any Board meeting concerning the adoption of the proposed Special Assessment. In the event that a regular or special assessment shall exceed fifteen percent (15%) of the previous year's total assessment, the Board, upon written petition by Owners with twenty percent (20%) of the votes of the Association delivered to the Board within fourteen (14) days of the Board action, shall call a meeting of the Owners within thirty (30) days of the date of delivery of the petition to consider the increase in regular assessment or Special Assessment. Unless a majority of the total votes of the Owners are cast at the meeting to reject the action, it is ratified. Special Assessments shall be payable in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved, if the Board so determines.

21. Article 6. Section 6.6 shall be deleted in its entirety and replaced with the following language:

6.6. The Board shall maintain a Contingency, Replacement and Start-Up Reserve. Capital Improvements and expenditures which may become necessary during the year shall be charged first against the Contingency, Replacement and Start-Up Reserve.

22. Article 6. Section 6.7 shall be deleted in its entirety and replaced with the following language:

6.7. Written notice of any meeting called for the purpose of adopting special assessments shall be sent to all Owners not less than ten (10) nor more than thirty (30) days in advance of such meeting.

23. Article 6. Section 6.9 shall be deleted in its entirety and replaced with the following language:

6.9. Any installment of an assessment which is not paid when due shall be delinquent. If said installment is not paid within thirty (30) days after the due date, the Board may, upon notice to such Owner of such delinquency, accelerate the maturity of all remaining installments due with respect to the current assessment year and the total amount shall be immediately due and payable and commence to bear interest from the date of acceleration at the maximum rate permitted by law. The Board may determine a late charge from time to time per month for all delinquent assessments. The Association may bring an action against the Owner personally obligated to pay assessments and recover same, including interest, costs, including those costs charged by the Association's managing agent in the collection of assessments, and attorney's fees for such action, the amount of which shall be added to the amount of such assessment and included in any judgment rendered in any such

action. To the extent permitted by any court decision or any statute or law now or hereafter effective, the amount of any delinquent or unpaid charges or assessments and any accelerated installments, together with interest, late charges as determined by the Board, costs, including those costs charged by the Association's managing agent in the collection of assessments, attorney's fees and court costs as above provided shall be and become a lien or charge against the delinquent Owner's Parcel and may be foreclosed by any action brought in the name of the Association. To the extent permitted by statute or law now or hereafter effective, the Board may bring an action in Forcible Entry and Detainer to collect any delinquent assessments.

24. Article 6, Section 6.11 shall be deleted in its entirety and replaced with the following language:

6.11. The following books and records, to be kept by the Board, shall be available for inspection by any Owner or any representative of an Owner duly authorized in writing, or any holder of a first mortgage lien on a Parcel, at such reasonable time or times during normal business hours as may be requested in writing by the Owner or by the holder of said first mortgage lien:

(i) Copies of the recorded declaration, other duly recorded covenants and bylaws and any amendments, articles of incorporation, annual reports and any rules and regulations adopted by the Association or its Board;

(ii) Detailed and accurate records in chronological order of the receipts and expenditures affecting the common areas, specifying and itemizing the maintenance and repair expenses of the common areas and any other expenses incurred, copies of all contracts, leases, or other agreements entered into by the Association;

(iii) The minutes of all meetings of the Association and the Board shall be maintained for not less than seven (7) years;

(iv) Ballots and proxies related thereto, if any, for any election held for the Board of the Association and for any other matters voted on by the Owners shall be maintained for not less than one (1) year; and

(v) Such other records of the association as are available for inspection by members of a not-for-profit corporation pursuant to Section 107.75 of the General Not For Profit Corporation Act of 1986.

Failure to provide the requested records or respond to the request within thirty (30) days shall be deemed a denial by the Board. The Board may charge a reasonable fee for copying and/or obtaining and making available said records.

25. Article 6, Section 6.13 shall be deleted in its entirety and replaced with the following language:

6.13. The lien of the assessments provided herein shall be superior to all other liens, except (a) taxes, special assessments and special taxes theretofore or thereafter levied by any political subdivision or municipal corporation of this State and other State or federal taxes which by law are a lien on the interest of the unit owner prior to preexisting recorded encumbrances thereon and (b) encumbrances on the interest of the unit owner recorded prior to the date of the Unit Owner's failure or refusal to pay such charges, which by law would be a lien thereon prior to subsequently recorded encumbrances.

26. Article 6. Section 6.14 shall be deleted in its entirety.
27. Article 9. Section 9.1 shall be amended to provide that if a First Mortgagee fails to respond to a request for approval within sixty (60) days from the date that notice is sent, its silence shall be deemed its tacit approval. The remaining consistent provisions of this section shall remain in full force and effect.
28. Article 10. Section 10.14 shall be deleted in its entirety.
29. Article 10. Section 10.15 shall be amended to provide that notice may also be sent via regular, first class mail. The remaining consistent provisions of this section shall remain in full force and effect.
30. The following shall be added as Article 10. Section 10.16:

10.16. Notwithstanding anything stated herein to the contrary, in the event any property, which it is the obligation of the Association to maintain is damaged or destroyed by the negligent or willful acts or omissions of any Owner or the Owner's family, guests or invitees, it shall be such Owner's obligation to promptly repair or replace such property to the same condition as existed prior to such damage or destruction. In the event that the Owner fails to make said repairs or replacement within a reasonable amount of time, as determined by the Board, the Association may make the necessary repairs or replacement and the costs thereof shall become a lien upon the Lot in the same manner as provided in Article 6 for nonpayment of assessments.
31. Except to the extent expressly set forth herein, the remaining provisions of the Declaration shall remain in full force and effect.
32. The effective date of this Amendment shall be deemed to be the date of recording with the Office of the Recorder of Will County, Illinois.

END OF TEXT OF AMENDMENT

CERTIFICATION

We, the undersigned, as Board members of the Settler's Croft Homeowners Association do hereby authenticate the Ballots and Proxies attached hereto and further certify that these pages represent the required percentage of Owner approval to amend the Declaration of Covenants, Conditions, Easements and Restrictions for Settler's Croft Subdivision.

Michael Slawch
PRESIDENT

11/11/08
DATE

Peter Stanch
SECRETARY

11/11/08
DATE

Subscribed and Sworn to before me this
11th day of November, 2008.

Mary Ann Frenzel
Notary Public
OFFICIAL SEAL
MARY ANN FRENZEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/24/2012

STATE OF ILLINOIS)
)
COUNTY OF WILL)

We, the undersigned, as Members of the Board of Directors of the Settler's Croft Homeowners Association established by the aforesaid Declaration, by our signatures below do hereby acknowledge and execute the foregoing Amendment to the Declaration of Covenants, Conditions, Easements and Restrictions for Settler's Croft Subdivision.

EXECUTED this 11th day of November

Michael Stevoh

PRESIDENT

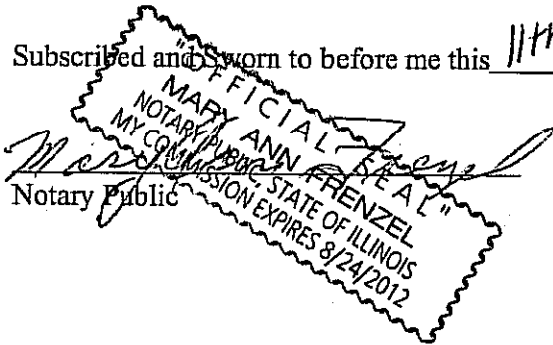
Paul Stuch

SECRETARY

Raymond Hawkey

TREASURER

Subscribed and sworn to before me this 11th day of November, 2008.



AFFIDAVIT

The Affiant, Mary E. Nance, upon oath, states the following:

- (1) I, Mary E. Nance, am over twenty-one (21) years of age and have personal knowledge of all matters contained in this Affidavit.
- (2) I am currently Property Manager for the Settler's Croft Homeowners Association.
- (3) On 10/31/08, 2008, I caused to be sent via certified mail, a notice to all mortgagees of record for all units submitted to the Settler's Croft Homeowners Association, with the attached Amendment to the Declaration of Covenants, Conditions, Easements and Restrictions for Settler's Croft Subdivision.
- (4) Such notice was sent pursuant to all the requirements of the Declaration of Covenants, Conditions, Easements and Restrictions for Settler's Croft Subdivision.

Mary E. Nance
SIGNATURE

Oct 31, 2008
DATE

Subscribed and sworn to before me this 31st day of October, 2008

Mary E. Nance
NOTARIAL SEAL
NOTARY PUBLIC
OFFICE OF THE CLERK OF THE SUPREME COURT
STATE OF ILLINOIS
COMMISSION EXPIRES 8/24/2012

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

Richard Keller
(Signature)

11 NOV 08
(Date)

10053 CROFT LANE
(Address)

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

11-11-08
(Date)

Jeanne Rensberger
(Signature)
20687 SETTLERS LN
(Address)

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

Proxy for heavy (machey)
(Signature)

11.11.08
(Date)

20646 Sellers Lane
(Address)

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

Proxy for Hakehorn (Markey)
(Signature)

11-11-08
(Date)

20660 Settles Lane
(Address)

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

11-11-08
(Date)

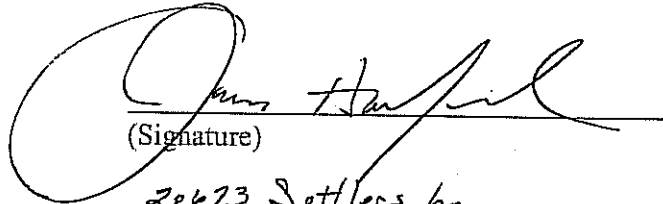
J. M. Mackey
(Signature)
10039 Craft Lane
(Address)

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

Opposed to the amendment



(Signature)

20673 Settlers Ln.

(Address)

Nov. 11, 2008

(Date)

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

11 / 11 / 08
(Date)

Mary D. Shah
(Signature)

20618 Settlers Lane
(Address)

Frankfort, Ill. 60423

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

Opposed to the amendment

11/11/08
(Date)

Jean C Peters
(Signature)

20632 Settlers Ln
(Address)
Frankfort DE 19043

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

B. L. Stanola

(Signature)

11-11-08

(Date)

10081 Craft Lane

(Address)

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

11/11/08

(Date)

John D. Prigo

(Signature)

20617 SETTLERS LANE

(Address)

FRANKFURT, IL. 60423

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

Richard Beery

(Signature)

Nov. 11, 2008

(Date)

10067 Craft Lane

(Address)

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

11/11/08
(Date)

Wm H. Steiner
(Signature)
20631 Little Lane
(Address)

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

Opposed to the amendment

M. J. Crotty
Mary Ann Crotty

(Signature)

20403 Seattle Lane

(Address)

11/11/08

(Date)

BALLOT

I, or my Proxy, vote in the manner in which I have indicated by a check mark.

In favor of the amendment

X

Opposed to the amendment

11/11/08
(Date)

Barbara Lippucki
(Signature)

20604 Sutter Lane
(Address)

Frankfort IL 60423

20660 Settlers Lane, Frankfort, IL 60423	19-09-16-308-026-0000
20631 Settlers Lane, Frankfort, IL 60423	19-09-16-308-029-0000
20659 Settlers Lane, Frankfort, IL 60423	19-09-16-308-031-0000
20673 Settlers Lane, Frankfort, IL 60423	19-09-16-308-032-0000
20604 Settlers Lane, Frankfort, IL 60423	19-09-16-308-022-0000
20646 Settlers Lane, Frankfort, IL 60423	19-09-16-308-025-0000
20618 Settlers Lane, Frankfort, IL 60423	19-09-16-308-023-0000
20632 Settlers Lane, Frankfort, IL 60423	19-09-16-308-024-0000
10081 Croft Lane, Frankfort, IL 60423	19-09-16-308-017-0000
10053 Croft Lane, Frankfort, IL 60423	19-09-16-308-019-0000
10067 Croft Lane, Frankfort, IL 60423	19-09-16-308-018-0000
10039 Croft Lane, Frankfort, IL 60423	19-09-16-308-020-0000
20687 Settlers Lane, Frankfort, IL 60423	19-09-16-308-033-0000
20617 Settlers Lane, Frankfort, IL 60423	19-09-16-308-028-0000
20603 Settlers Lane, Frankfort, IL 60423	19-09-16-308-027-0000

SETTLER'S CROFT HOMEOWNER'S ASSOCIATION

Fair Housing Policy

The Settler's Croft Homeowner's Association is committed to the letter and the spirit of the Illinois Human Rights Act, the Federal Fair Housing Act, and all other federal and state laws (and applicable local laws) enacted to guarantee a housing market and housing conditions free from discrimination.

The Settler's Croft Homeowner's Association will not discriminate by refusing to rent or sell housing; refusing to negotiate for housing; making housing unavailable; denying a dwelling; setting different terms, conditions or privileges for the sale or rental of a dwelling; falsely denying that housing is available for inspection, sale, or rental; persuading members to sell or rent; threatening, coercing, intimidating or interfering with anyone's exercise of a fair housing right or with anyone assisting others who want to exercise that right; and advertising or making any statement that indicates a limitation or preference of applicant, because of unlawful discrimination.

The Settler's Croft Homeowner's Association prohibits any of its owners, employees, members, and/or agents from discriminating in any real estate transaction, including rental or sale of property, because of race or color, religion, national origin or ancestry, sex, pregnancy, age, marital status, military status, handicap, physical or mental disability, familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18), unfavorable discharge from military service, gender, gender expression, sexual orientation (including gender identity), and order of protection status.

Issues of discriminatory treatment on any of these bases should immediately be reported to Erickson Realty and Management, Inc., 13301 S. Ridgeland Avenue, Suite B, Palos Heights, Illinois 60463 and, if substantiated, prompt action will be taken to remedy the actions taken. You may also report discriminatory treatment to the Illinois Department of Human Rights, which you can contact at (312) 814-6200 for more information.