

**REMINGTON TRAILS II TOWNHOME ASSOCIATION
ROUND LAKE, IL**

RESOLUTION REGARDING EXTERIOR MODIFICATIONS

WHEREAS, Remington Trails II Townhome Association, an Illinois not-for-profit corporation (“Association”), is administered by a duly elected Board of Directors (“Board”) in accordance with the Declaration of Covenants, Conditions, Easements and Restrictions for Remington Trails II Townhome Association (“Declaration”) and the By-Laws of the Remington Trails II Townhome Association (“By-Laws”); and

WHEREAS, the Board is vested with the obligation and responsibility for the maintenance, repair, replacement, alteration, addition and improvement of the Common Areas and certain exterior improvements; and

WHEREAS, Article 9, Section 9.1 of the Declaration provides that no exterior addition, change or alteration to the exterior shall be made by owners until written plans and specifications showing the nature, kind, shape, height, materials, color scheme and location of same and the approximate cost shall have been submitted to and approved in writing by the Board or by an architectural control committee; and

WHEREAS, pursuant to Article II, Section 6(k) of the By-Laws, the Board has the power to adopt reasonable rules and regulations as it may deem advisable for the maintenance, administration, management, operation, use, conservation and beautification of the property; and

WHEREAS, Article 12, Section 12.1 of the Declaration authorizes the Board to charge a fine against any owner that violates any provision of the Declaration, By-Laws or rules and regulations of the Association; and

WHEREAS, the Board owes a fiduciary duty to the owners of the Association to enforce the provisions of the Association’s governing documents; and

WHEREAS, to more efficiently and effectively administer the Association, the Board has determined that a fine should be imposed against those owners that violate Article 9, Section 9.1 of the Declaration.

NOW, THEREFORE, BE IT RESOLVED, that in an effort to efficiently and effectively enforce the Association’s governing documents, the Board has determined that failure of an owner to comply with Article 9, Section 9.1 of the Declaration may, after notice and an opportunity for a hearing, result in a \$250.00 fine, and if applicable, all associated costs, including attorney’s fees.

I, Alina Knish, do hereby certify that I am the duly elected and qualified Secretary of Remington Trails II Townhome Association, an Illinois not-for-profit corporation. I further certify that the above-stated Resolution was approved and adopted by not less than a majority of a quorum of the Association's Board of Directors at a duly called and held meeting held on the 07 day of February, 2022.

REMINGTON TRAILS II TOWNHOME
ASSOCIATION, an Illinois not-for-profit
corporation

By: 
Its Secretary

Dated on the 07 day of February, 2022.