

RESOLUTION

ADOPTED BY THE BOARD OF DIRECTORS

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNIT 1,2,3

**POLICY REGARDING DEPOSIT UPON PURCHASE
OF PROPERTY WITHIN THE ASSOCIATION**

WHEREAS, ASSOCIATION has incurred substantial costs and losses as a result of mortgages being foreclosed; and

WHEREAS, ASSOCIATION has incurred substantial costs and losses as a result of bankruptcies filed by lot owners; and

WHEREAS, ASSOCIATION has concluded that a deposit by all new owners of lots will assure that ASSOCIATION's budget and bank accounts will be more able to be fiscally stable.

BE IT RESOLVED that hereafter all Purchasers of lots within **WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNIT 1,2,3** must pay a \$750.00 cash deposit (hereinafter referred to as "Deposit") to ASSOCIATION before the closing letter is issued.

BE IT FURTHER RESOLVED that the Deposit shall be held by the ASSOCIATION and refunded to the Purchaser depositing said Deposit upon Purchaser's sale of the lot;

BE IT FURTHER RESOLVED that ASSOCIATION may draw upon the Deposit and pay amounts to the ASSOCIATION in the following circumstances and in the following amounts:

1. All amounts due ASSOCIATION in the event an Owner fails to pay assessments when due and after a late charge is incurred.
2. The amount of a fine or a continuing fine in the event a fine or a continuing fine is assessed by the Board of Directors for violation of Declaration, ByLaws, Rules and Regulations and/or Resolutions, but only after Owner has had an opportunity for a hearing regarding the alleged violation.
3. All amounts due as of the date the Sheriffs, or other entity's, Deed is executed in the event that there is a mortgage foreclosure on the Owner and/or the lot, but only after the date the Sheriffs, or other entity's, Deed is executed pursuant to the foreclosure.

- a. Any excess shall be refunded to Owner if Owner provides ASSOCIATION, in writing, with a forwarding address within thirty (30) days of the execution of said Deed. Otherwise the excess may be retained by the ASSOCIATION.
- 4. In the event a bankruptcy is filed by an Owner:
 - a. If a Chapter 13 bankruptcy, amounts due as of the date of filing shall be paid to ASSOCIATION and, as a result, no proof of claim need be filed by ASSOCIATION;
 - b. If a Chapter 7 bankruptcy, amounts due as of the date of filing shall be paid to the ASSOCIATION.
- 5. Amounts due ASSOCIATION as a result of ASSOCIATION incurring any costs in maintaining lots of owners.
- 6. All costs, including attorney's fees, incurred by ASSOCIATION in enforcing the Illinois Compiled Statutes, and the ASSOCIATION Declaration, Bylaws, Rules and Regulations and/or Resolutions as to the Owner.

BE IT FURTHER RESOLVED that in the event that any amounts are paid out of the Deposit to ASSOCIATION, Owner shall replenish all amounts paid out within thirty (30) days of notice being sent by regular mail by ASSOCIATION requesting payment; in the event Owner fails to replenish such amounts within thirty (30) days, ASSOCIATION may pursue collection of same in the manner allowed by statute for collection of unpaid assessments for common interest communities such as ASSOCIATION.

BE IT FURTHER RESOLVED that management company for ASSOCIATION shall obtain a copy of this Resolution signed by all prospective Purchasers prior to closing and prior to management company issuing a closing assessment letter. Said signing shall be an acknowledgment by Purchaser that they are aware of this Deposit and the provisions hereof:--

Approved and accepted on August 30, 2005 by:

<u>[Signature]</u>	<u>[Signature]</u>
<u>[Signature]</u>	<u>[Signature]</u>
<u>[Signature]</u>	<u>[Signature]</u>
<u>[Signature]</u>	<u>[Signature]</u>
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