

Willow Brook Estates Community Association, Inc. 1, 2, 3
Crete, IL 60417

April 2013

Dear Homeowner,

The Board of Directors discussed and moved to implement a resolution to clarify the Advertising and Vehicle policies for Willow Brook 1, 2, 3 as documented under the Association Rules and Regulations numbers 3 and 4a. The Resolutions, prepared by our attorney, were publically discussed at the meeting held April 18, 2013. A motion to approve the resolutions was made, seconded and unanimously approved.

A copy of the Resolution for Advertising and Resolution for Vehicles is enclosed with this letter. Please include the copies with the official documents (Declaration of Protective Covenants, Bylaws of WillowBrook Estates, Association Rules & Regulations, and Architectural Review Committee Guidelines) that was delivered to each homeowners.

For more information, please attend the May 16 public hearing or any other monthly meeting. The meetings are held on the 3rd Thursday of each month at 7:00 p.m. at the John E. Ebner Community Center.

Elder Kevin A. Ford, President
Betty Jones, Secretary
William Rohaly
Alexandra O'Berry
Walter Gray
George Cummins

"A Community of Neighbors Helping Neighbors"

RESOLUTION

ADOPTED BY THE BOARD OF DIRECTORS WILLOWBROOK ESTATE COMMUNITY ASSOCIATION UNITS 1, 2, 3 POLICIES, PROCEDURES, RULES AND REGULATIONS REGARDING ADVERTISEMENT

Advertisement

Advertising* signs and advertising media of any and all description, on any type of surface/material, permanent, mobile or temporary, are not permitted within the geographical limits of Willowbrook Estates Community Association 1,2,3 and its adjoining maintained areas. "For Sale", security, and temporary political signs of an appropriate size may be placed in the front yard.

*Advertising is defined as the act or practice of calling public attention to one's product, service, need, etc., especially by paid announcements in newspapers and magazines, over radio or television, on signs/billboards, on vehicles of all descriptions, flyers, internet, etc. to get more customers by advertising.

In the event of a conflict between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration, Bylaws, Rules and Regulations shall continue in effect without change.

April 18, 2013
Dated

[Signature]
President

[Signature]
Secretary

[Signature]
Treasurer

[Signature]
Director

[Signature]
Director

[Signature]
Director

RESOLUTION

ADOPTED BY THE BOARD OF DIRECTORS WILLOWBROOK ESTATE COMMUNITY ASSOCIATION UNITS 1, 2, 3 POLICIES, PROCEDURES, RULES AND REGULATIONS REGARDING VEHICLES

Vehicles

1. **PROHIBITED VEHICLES** include:

- a) Any boat, trailer, or other type of trailer whatsoever;
 - b) Any motor home or self-contained camper;
 - c) Any camper slip where the back of the camper is higher than the roof line of the cab of the truck;
 - d) Any mobile home, trailer, or fifth wheel vehicle;
 - e) Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;
 - f) Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, all terrain vehicles, non-recreational automobile collections or other automotive equipment not licensed for use on the highways of Illinois;
 - g) Any vehicle with commercial signs, advertising or visible commercial equipment; except that such vehicles may be temporarily parked in the case of a vendor or contractor providing commercial services to the Willowbrook Association property owner. Such vehicles may not be parked overnight; if a unit owner has in his/her possession such a vehicle it must be parked in the garage;
 - h) Private or public school or church buses;
 - i) Any truck of more than two-and-one-half (2-1/2) tons empty weight (E.W.), irrespective of whether or not such vehicle otherwise complies with the provision of this article;
 - j) Any vehicle longer than 18 feet or wider than 8 feet, or overhangs in the driveway or walkway by more than one (1) foot and/or past the lines on the pavement, irrespective of whether or not it otherwise complies with the provisions of this article;
2. All vehicles must conform to the State of Illinois codes, ordinances, and statutes;
3. No junk vehicle shall be parked in Willowbrook Association property owner's lot at any time. For this purpose, a junk vehicle is defined as a vehicle which is missing any essential parts, such as, but not limited to, tires, wheels, engine, breaks, windows, lights and lenses, exhaust system, etc., that are necessary for legal operation of the vehicle on public streets;
4. No derelict vehicle shall be parked in any lot at any time. For this purpose, a derelict vehicle shall be a vehicle which is defined by the Illinois Code as an abandoned vehicle;
5. All vehicles must be kept in proper working condition so as not to be a hazard or a nuisance by noise, exhaust emission, or otherwise;

6. No vehicle shall be parked with "For Sale" signs except for those attached to the interiors of not more than two (2) side rear windows.

In the event of a conflict between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration, Bylaws, Rules and Regulations shall continue in effect without change.

April 18, 2013
Dated

[Signature]
President

[Signature]
Secretary

William [Signature]
Treasurer

Walter [Signature]
Director

Alexandra [Signature]
Director

George J. Cummins
Director