

AMENDMENT 4 TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND
COVENANTS FOR HARBORTOWN
CONDOMINIUMS

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CHAMPAIGN COUNTY, ILL

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Sharon Calhoun

WHEREAS, a Declaration of Condominium Ownership and of Easements, Restrictions and Covenants in connection therewith for Harbortown Condominium, Phase 1, was recorded in the office of the Recorder of Deeds of Champaign County, Illinois, as Document No. 82-R6584, and certain amendments were also recorded in the same manner, (the declaration and amendments being hereinafter referred to as "Declaration") pursuant to the Condominium Property Act of the State of Illinois then in force; and,

WHEREAS, Article V of said Declaration directs the administration of the property, and specifically Paragraph 5 describes the Board of Managers.

NOW, THEREFORE, the owners hereby amend said Declaration pursuant to the provisions thereof, and hereby submit the following changes to Article V, Paragraph 5, replacing the original paragraph 5(a) contained in the Declaration as follows:

5. Board of Managers. (a) At the first meeting of the members, the voting members shall, by a majority of the total votes present at such meeting, elect a Board of Managers consisting of five (5) persons. By lot, three (3) persons shall be designated for one-year terms and the remaining two (2) persons for two-year terms. Thereafter, in alternating annual meetings, either two persons or three persons respectively shall be elected to the Board of Managers for two-year terms. Three members shall constitute a quorum. Members of the Board shall serve with compensation as follows: The President shall be compensated at an amount equal to 100% of the monthly condominium association fee per unit. The remaining board members shall be compensated at an amount equal to 60% of the monthly condominium association fee per unit. Members of the Board shall be compensated monthly. Members of the Board shall serve for a term of two years or until their successors are elected. Vacancies in the Board may be filled by unanimous vote of the remaining members thereof. Except as otherwise provided in this Declaration, the property shall be managed by the Board in accordance with the provisions of this Declaration and, when not inconsistent herewith, in accordance with any By-Laws adopted by the

Association, and the Board shall act by majority vote of those present at its meetings when a quorum exists. The Board shall meet at least four times annually, and its meetings shall be open to any unit owner. Notice of such meetings shall be mailed at least 48 hours prior to such meetings unless a written waiver of such notice is signed by the person or persons entitled to such notice before the meeting is convened. Meetings of the Board may be called, held and conducted in accordance with such regulations as the Board may adopt.

IN WITNESS WHEREOF, the unit owners have signed this amendment to the Declaration of Condominium Ownership For Harbortown Condominiums, Phase 1 Located in Champaign, Champaign County, Illinois. This document may be signed in any number of counterparts, with the fully executed original to be recorded in the Champaign County Recorder's office.

IN WITNESS WHEREOF, the following unit owners have signed this amendment this 2nd day of April, 1996.

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