

**NOTICE OF BROOK FOREST COMMUNITY ASSOCIATION'S  
BOARD OF DIRECTORS' MEETING**

*Monday, November 22, 2021 at 7:00PM  
Oak Brook Park District Recreation Center*

Dear Brook Forest Community Association Owner:

Please find enclosed a Third Amended and Restated Declaration of Conditions, Covenants, Restrictions, Reservations, and Easements Affecting the Property of Brook Forest. The Board of Directors worked with legal counsel for the Association to prepare and finalize this document. The Third Amended and Restated Declaration includes the terms within the Second Amended and Restated Declaration and the previously adopted Bylaws for the Association. It also includes terms and changes to bring the Association's documents into compliance with Illinois law and incorporates the terms of the Common Interest Community Association Act, which was adopted after the Association's Second Amended and Restated Declaration was approved. Since the changes to the Third Amended and Restated Declaration are only to bring the terms of the document in compliance with Illinois law, the document can be voted on and approved by two-thirds (2/3) of the Board.

Also enclosed are the Rules and Regulations for the Association, which the Board of Directors will also move to adopt at the above scheduled Board Meeting. This document was also prepared with the assistance of legal counsel and management. Before adopting the Rules and Regulations, the Board of Directors would like to hear any of your comments related to the proposed Rules. Please submit your comments and questions in writing in advance of the meeting to [Kday@oakanddaleproperties.com](mailto:Kday@oakanddaleproperties.com). The Board of Directors will answer the questions submitted prior to voting on the adoption of these proposed Rules and Regulations.

Please be sure to read the Rules and Regulations in their entirety. Specifically, you are encouraged to pay close attention to the following provisions:

- **Driveways must be regularly maintained by Owners** (Rules and Regs – 3.23 Unsightly and Unkempt)
- **Yards, Trees & Landscaping must be ell-maintained** by Owners (Rules and Regs - 3.23 Unsightly & Unkempt)
- **Garbage/Recycling** (Rules and Regs 3.8 Garbage)
- **Fences are prohibited and only allowed in limited situations** (3.1 Architectural Review Guidelines).
- **Leasing of Home** (Rules and Regs – Section 7)
- **Sale Inspection** – (Rules and Regs. 6.4 Closing statement/Fee)

**Also enclosed is the 2022 Budget which will be adopted at the November 22<sup>nd</sup> meeting.**

**Lastly, please complete the attached resident data sheet. We are also looking for your consent to receive electronic notices for the Association. This will save the Association money in printing and postage and for you to receive notices and information in a timely manner. Please completed this for as well.**

**BROOK FOREST COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS**