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FORMAL ACTION OF THE BOARD OF DIRECTORS
OF
THE WHEATLANDS HOMEOWNERS ASSOCIATION
REGARDING SHORT TERM RENTALS

WHEREAS, the meeting of the Board of Directors of The Wheatlands Homeowners Association (the "Association") was duly called and held pursuant to the Illinois General Not-For-Profit Corporation Act of 1986 and the Association's Declaration and By-laws, and proper notice was duly served on the members of the Association, a quorum of the Board of Directors being present at the meeting as identified below, and the meeting being properly convened and proceeding with Association business including resolutions and amendments and specifically the amendment set forth herein; and

WHEREAS, the Association is administered by a duly elected Board of Directors (the "Board") in accordance with a certain Declaration and By-Laws; and

WHEREAS, the Board of Directors is charged with the responsibility of maintaining and administering the property and acting in the best interests of the members of the Association;

WHEREAS, Article Eight of the Wheatlands Declaration states;

Section 8.01

"Each Dwelling Unit shall be used only for residential purposes, as a private residence, and no professional, business or commercial use shall be made of the same or any portion thereof, nor shall any resident's use of a Dwelling endanger the health or disturb the reasonable enjoyment of any other Owner or Resident, except that professional and quasi-professional persons may use their Dwelling Unit as an ancillary or secondary facility to an office elsewhere."

NOW THEREFORE, in furtherance of the above stated determinations, objectives and goals, the Board, by resolution and on behalf of the Association, does hereby adopt the following Resolution as follows:

The Board of Directors resolves that short term rental of an individual dwelling unit constitutes "commercial use" of said dwelling and that this form of commercial use is not approved under the current declaration.

In the event that the owner has reason to conduct a short term rental of his/her dwelling unit that term must be NO LESS THAN 30 DAYS.

The following language is added to the Association's Rules:

Any Owner may lease his Home and Lot, but no lease may be for less than the full Home and Lot, nor for a period of less than thirty (30) days. Homes shall not be listed for rental on websites or with vendors that routinely procure leases for transient or other purposes in violation of this Section. All leases must be made expressly subject to the terms of this Declaration. In the event any Owner leases their Home and Lot, they shall at all times keep the Association advised in writing of the address of his own current residence and any changes thereto, and of the name(s) of his tenant(s).

No short-term rentals shall be permitted.

Thereupon, on motion duly made and seconded, the above determinations, objectives, goals, and resolutions were adopted and acknowledged this 14th day of September, 2026 at Aurora, Illinois, by the following roll call vote:

AYE	NAY	ABSTAINING	DIRECTORS VOTING
✓			Buchanan, President
✓			_____, Secretary
✓			_____ Treasurer
✓			_____, Director
✓			_____, Director
✓			_____, Director
✓			_____, Director

CERTIFICATE

I, the undersigned, hereby certify that I am the duly elected, qualified and acting Secretary of The Wheatlands Homeowners Association ("Association") an Illinois not-forprofit corporation; that I am the custodian of the records of the corporation and that the attached is a true, correct, and accurate copy of the Board of Directors Resolution to Adopt Policy Regarding SHORT TERM RENTALS.

IN WITNESS WHEREOF, I have hereunto set my hand this 17 day of September 2026

THE WHEATLANDS HOMEOWNERS ASSOCIATION

BY: _____, SECRETARY