

**Declaration of
Protective Covenants, Conditions,
Restrictions, Reservations and Grants
of ORCHARD PRAIRIE NORTH**

TABLE OF CONTENTS

ARTICLE I
PROPERTY SUBJECT TO THIS DECLARATION 1
 Existing Subdivided Property 1

ARTICLE II
GENERAL PURPOSES 2
 Quality and Character 2

ARTICLE III
HOMEOWNERS ASSOCIATION 2
 Section 1. Creation 2
 Section 2. Responsibility 2
 Section 3. Membership 2
 Section 4. Voting Rights 3
 Section 5. Powers and Duties 3
 Section 6. Meetings 4
 Section 7. Board of Defectors 5
 Section 8. By-Laws of the Association 6
 Section 9. Insurance 6
 Section 10. Powers ofCovenantor 7

ARTICLE IV
MAINTENANCE ASSESSMENTS 7
 Section 1. Creation of the Lien and Personal Obligation of Assessments 7
 Section 2. Purpose of Assessments 7
 Section 3. Basis of Regular Assessments 7
 Section 4. Special Assessment for Capital Improvements and Other Costs 8
 Section 5. Change in Basis of Regular Assessments 8
 Section 6. Capital Reserves ; 8
 Section 7. Initial Capital Contribution by Purchasers 8
 Section 8. Quorum of the Board for Any Action Authorized under Sections 4 and 5... 8
 Section 9. Date of Commencement of Regular Assessments 9
 Section 10. Duties of Board of Directors to Fix Assessments 9
 Section 11. Effect of Non-Payment of an Assessment 9
 Section 12. Subordination of the Lien to Mortgages 10
 Section 13. Exempt Property 10

ARTICLE V
MAINTENANCE AND REPAIR 10
 Section 1. Responsibility of Owner 10
 Section 2. Responsibility of Homeowners Association 11
 Section 3. Liability for Damage to Property within the Drainage Easements 11

ARTICLE VI		
COVENANTOR'S RESERVED RIGHTS		11
Section 1. Easements		11
Section 2. Architectural Review		11
Section 3. General Rights		12
ARTICLE VII		
COVENANTS AND RESTRICTIONS		12
Section 1. Single-Family Use		12
Section 2. Garages		13
Section 3. Landscaping		13
Section 4. Vehicles		13
Section 5. Bicycle Storage		13
Section 6. Animals		13
Section 7. Nuisances		13
Section 8. Drilling, Mining		14
Section 9. Television Antennas, Satellite Dishes		14
Section 10. Water Features		14
Section 11. Code Compliance		14
Section 12. Utility Easements		14
Section 13. Pools		14
Section 14. Temporary Structures		14
Section 15. Fences		15
Section 16. Drainage Easements		16
Section 17. Out-Buildings		16
ARTICLE VIII		
ARCHTTECTURAL REVIEW		16
Section 1. Approval Required		16
Section 2. Liability		17
Section 3. Filing Plans		17
Section 4. Approval of Plans		17
Section 5. Disapproval of Plans		17
Section 6. Failure to Approve or Disapprove		18
Section 7. Architectural Review Fee		18
Section 8. Assignability		18
Section 9. Criteria for Architectural Review		18
Section 10. Changes in Materials and Colors		19
Section 11. Unreasonable Disapproval Prohibited		19
Section 12. Association		19

ARTICLE IX		
AMENDMENTS		19
Section 1.	Amendment	19
Section 2.	Notice of Amendment	19
ARTICLE X		
GENERAL PROVISIONS		19
Section 1.	Duration	19
Section 2.	Notices	20
Section 3.	Rights and Obligations	20
Section 4.	Covenant to Abide by This Declaration	20
Section 5.	Lot Ownership in Trust	20
Section 6.	Enforcement	21
Section 7.	Covenant in Event of Dissolution of the Association	21
Section 8.	Severability	21
Section 9.	Add-On Property	21
Section 10.	Occupants	22
Section 11.	Deviations by Agreement	22
Section 12.	Article and Section Headings	22
Section 13.	Successors and Assigns of Covenantor	22
Section 14.	Conveyance of Common Areas to Homeowners Association	23

**Declaration of
Protective Covenants, Conditions,
Restrictions, Reservations and Grants of
Orchard Prairie North
(The "Declaration")**

This Declaration is made as of the ___day of June, 2006 by Orchard Prairie North, L.L.C. an Illinois limited liability company ("Covenantor").

WITNESSETH:

WHEREAS, Covenantor is the owner of legal title of Orchard Prairie North (hereinafter defined) legally described in ARTICLE I of this Declaration; and

WHEREAS, the Covenantor desires to develop Orchard Prairie North as a residential community; and

WHEREAS, Covenantor desires to preserve the values and amenities in said community by subjecting Orchard Prairie North to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property; and

NOW THEREFORE, Covenantor declares that the real estate comprising Orchard Prairie North is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, assessments, charges and liens as hereinafter set forth.

ARTICLE I
PROPERTY SUBJECT TO THIS DECLARATION

Existing Subdivided Property

The following real property, herein referred to as "Orchard Prairie North", is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration:

Lots 1-115, 116, 117 and 120 in Orchard Prairie North, a Subdivision of part of the North half of Section 1, Township 37 North, Range 7 East of the Third Principal Meridian, in the village of Montgomery, Kendall County, Illinois.

ARTICLE II
GENERAL PURPOSES

Quality and Character

The purpose of this Declaration is to provide for the creation of easement rights, uniform building restrictions and restrictions upon the use and occupancy of real estate in the subdivision for the benefit of all property owners and residents of Orchard Prairie North.

ARTICLE III
HOMEOWNERS ASSOCIATION

Section 1. Creation

Covenanter may elect at any time to cause to be incorporated under the laws of the State of Illinois a not-for-profit corporation (hereinafter referred to as the "Association"), but in any event the Association shall be formed no later than ninety (90) days prior to the Turnover Date described in Section 6 of this ARTICLE III.

Section 2. Responsibility

The Association shall be the governing body for all the owners and beneficiaries of title-holding land trusts of lots in Orchard Prairie North and shall be responsible for the ownership, operation, insuring, maintenance, repair and landscaping of Lots 116, 117 and 120 and all improvements thereon (such lots and improvements are collectively herein referred to as "Common Area Lots"). It shall exercise all powers necessary to fulfill its obligations as set forth in this Declaration.

Section 3: Membership

Every person or entity who is a record owner of a lot in Orchard Prairie North or who is the beneficiary of a land trust holding title to a lot in Orchard Prairie North shall be a member of the Association irrespective of the inclusion, exclusion, the incorporation by reference, or any specific expression or lack thereof to that effect in the deed or other documents of conveyance. Membership is appurtenant to and shall not be separate from ownership of a lot. Thus, membership shall automatically terminate upon the sale or other disposition by a member of his ownership of a lot in Orchard Prairie North and shall automatically transfer to the new owner who shall become a member of the Association; provided, however, that such termination shall not relieve or release any former owner from any liability or obligations incurred under or in any way connected with the Association during the period of such former owner's membership in the Association. Notwithstanding the foregoing, no person or entity who holds record ownership of a lot merely as security for performance of an obligation shall be a member of the Association.

If more than one person or entity is the record owner of a lot in Orchard Prairie North, all such persons or entities shall be members but shall collectively have only one vote per lot.

Each member of the Association shall be bound by and shall observe the terms and provisions of this Declaration, its Articles, the By-Laws and the rules and regulations promulgated from time to time by the Association or its board of directors (the "Board").

Section 4. Voting Rights

The Association shall have two classes of voting membership:

- (a) Class A: Class A members shall be all record owners of lots in Orchard Prairie North and all beneficiaries of land trusts holding title to lots in Orchard Prairie North with the exception of the Covenantor.
- (b) Class B: Class B members shall be the Covenantor or its successors or assigns which are expressly assigned Covenantor rights hereunder.

Commencing upon the Turnover Date, Class A members shall be entitled to one vote for each lot owned. If a lot is owned by more than one person or entity, collectively such owners shall only have one vote per lot. In no event shall more than one vote be cast with respect to any lot owned by Class A members.

Class B members shall be entitled to four votes for each lot owned. No more than four votes shall be cast with respect to any lot owned by Class B members.

Class B membership shall cease and be converted to Class A membership on the first to occur of either of the following events:

- (a) when the total votes outstanding in Class A membership equal the votes outstanding in the Class B membership, or
- (b) whenever the Class B member(s) elect(s) to so convert.

Prior to the Turnover Date and except to vote for Board of Directors positions that Covenantor has relinquished the right to appoint as described in Section 7 of this Article III, all voting rights shall be lodged exclusively in the Covenantor and lot owners other than Covenantor shall have no voting rights.

The Association shall have the right to suspend the voting rights of any member for any period during which any assessment levied by the Association against the member's lot remains unpaid.

Section 5. Powers and Duties

The Association shall have such powers as may be reasonably necessary to enforce the restrictions and covenants set forth in this Declaration and as may be reasonably required to implement the purposes set forth herein, including the right to levy regular and special assessments as set forth in ARTICLE IV and to enforce same pursuant to ARTICLE X. The Association shall be responsible for the ownership, operation, maintenance and repair of Common Area Lots and all improvements thereon. The Association shall care for, inspect, maintain, repair, clean and remove rubbish from said Common Area Lots and shall replace all components comprising the detention easement on the Common Area Lots which include, but are not limited to, landscaping and any electrical, mechanical and sprinkling systems and parts thereof, except as may otherwise be provided in ARTICLE V. Not in limitation of but in addition to the foregoing powers, the Association shall have the following powers:

- (a) Such powers as may be reasonably necessary to enforce the restrictions and covenants contained in this Declaration, the By-Laws and the rules and regulations promulgated by the Association as may be reasonably required to implement the purposes set forth herein, including the right to levy a reasonable annual or special assessment against each lot and each record owner;
- (b) To the extent such services are not provided by any governmental body: To maintain entrance ways including gates, signs or other ornamental structures, landscaped center island cul-de-sacs, if any, not with standing dedication to a public body, the roads within the Orchard Prairie North subdivision and any other common ground, including, but not limited to, common properties within the Orchard Prairie North subdivision, public or private bike paths, walkways, detention or retention areas and sub-surface drainage systems in the Orchard Prairie North subdivision;
- (c) To mow, care for and maintain all property not comprising member's lots, including any landscaped center island cul-de-sacs, if any, the Common Area Lots, remove rubbish from same to assure the uninterrupted functioning of all sub-surface drainage systems and to do all other manner or other things necessary or desirable in the judgment of the officers of the Association to keep all parkways in front of any property in the Orchard Prairie North subdivision in a neat appearance and good order;
- (d) To make such improvements to the entrance ways, landscaped center island cul-de-sacs, if any, and any other common ground in the Orchard Prairie North subdivision and provide such other facilities and services as may be authorized from time to time by the affirmative vote of the majority of the members of the Association acting in accordance with its By-Laws, provided, however, that any such action so authorized shall always be for the express purpose of keeping the Orchard Prairie North subdivision a highly desirable and quality residential community;
- (e) To abide by the lawful directives, ordinances, and regulations of any duly constituted governmental agency or unit of government regarding the operation of the Orchard Prairie North subdivision; and
- (f) To obtain such insurance coverages as the Board may deem appropriate.

The Association, its officers, employees, agents and contractors have access across, over, upon, under and along the Common Area Lots to accomplish the foregoing duties, responsibilities and obligations of the Association. The Association shall have the power to make other rules and regulations with respect to Orchard Prairie North as it may determine. All owners shall be subject to the rules, regulations and assessments promulgated by the Association whether or not any owner voted in favor of such rule, regulation or assessment. Unless the Covenanter otherwise agrees, the Association shall succeed to the rights and responsibilities of the Covenanter hereunder no later than the Turnover Date of the Association.

Section 6. Meetings

The initial meeting of the voting members shall be held upon twenty-one (21) days prior written notice given by the Covenanter. Such initial meeting may be held at any time in the sole discretion of the Covenanter, but must be held no later than sixty (60) days after the first to occur of the sale of

seventy-five percent (75%) of the Lots in the Orchard Prairie North subdivision or three (3) years after the last of the date of the recording of this Declaration or the last supplement thereto as described in ARTICLE X, Section 9 ("Turnover Date"). Thereafter, there shall be an annual meeting of the voting members as provided in the By-Laws of the Association.

Special meetings of the voting members may be called at any time for the purpose of considering matters which by the terms of this Declaration require the approval of all or some of the voting members, or any other reasonable purpose. Said meetings may be called by the president, the Board or the voting members having, in the aggregate, not less than twenty-five percent (25%) of the total votes of the Association. Special meetings shall be held as provided in the By-Laws.

The presence in person or by proxy at any meeting of the voting members having a majority of the total votes of the Association shall constitute a quorum. Unless otherwise expressly provided herein or required by the General Not-For-Profit Corporation Act, or by the Articles or the By-Laws of the Association, any action may be taken at any meeting of the voting members at which a quorum is present upon the affirmative vote of the voting members having a majority of the total votes present at such meeting.

Section 7. Board of Directors

The affairs of the Association shall be managed by a Board of Directors. Until the Turnover Date, the Covenantor shall select the members of the Board (not less than three (3) members) which members shall serve until the Turnover Date. Covenantor may, from time to time, by written notice to the Association, elect to relinquish its right to appoint any one or more directors (in which such event such members of the Board shall be elected by the voting members) and to continue to exercise its right to appoint the remaining members of the Board until the Turnover Date. At the initial meeting of the voting members on the Turnover Date, a new Board shall be elected. Members of the Board elected at the initial meeting shall serve until the first annual meeting. The By-Laws shall set forth the general powers of the Board, the number, tenure and qualification of Directors, their term of office, manner of election and removal, and method of operation of the Board. Only Board members selected by Covenantor to run for the Board or to serve thereon do not have to be lot owners. All other Board members must be lot owners (which lot owners are deemed to include beneficiaries of land trusts that are lot owners). The initial meeting of voting members shall occur as specified in Section 6 of this ARTICLE III, or if Covenantor fails to call such meeting, any three (3) members of the Association may call for such initial meeting any time after the Turnover Date.

Voting members having at least sixty-six percent (66) of the total votes may from time to time increase or decrease the number of persons on the Board or may increase the term of office of the Board members, provided that the number of Board members shall not be less than three nor more than seven and that the terms of at least one-third of the persons on the Board shall expire annually.

Members of the Board shall receive annual dues waived while acting as a Board Member, not to include any special assessments enacted beyond the yearly dues amount. **-- Amended Oct. 26th, 2016 --**

The Board shall elect from among its members the following:

- (a) A president who shall be the chief executive officer of the Board and who shall preside over both Board meetings and meetings of the voting members.

- (b) One or more vice presidents who shall assume the duties of the president if the president is unable to fulfill his duties.
- (c) A secretary who shall keep the minutes of all meetings of the Board and of the voting members and who shall perform all the duties incident to the office of secretary.
- (d) A treasurer who shall keep the financial records and books of account.

The Board may elect such other officers as it deems necessary. The officers shall exercise their functions according to the By-Laws.

The members of the Board of Directors of the Association and the officers thereof shall not be liable to the Association or the record lot owners for any mistake of judgment or acts or omissions made in good faith while acting in their capacity as directors or officers. The Association shall indemnify and hold harmless the members of the Board and the officers thereof, and their respective heirs, estates and legal representatives, against all contractual liability to others arising out of contracts made with others and made with Board approval and against other liabilities arising out of contracts made by or other acts of the directors and officers on behalf of the Association or liabilities arising out of their status as directors and/or officers unless any such contract or act or omission shall have been made unlawfully, fraudulently or with gross negligence. The foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, attorney's fees, judgments, fines and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative, investigative or otherwise, in which any such director or officer may be involved by virtue of being or having been such director or officer; provided, however, that such indemnity shall not be operative with respect to any acts or omissions in the performance of his/her duties as such director or officer found by a court to be unlawful or to constitute gross negligence or fraud.

In the event of disagreement among any members of the Association relating to the maintenance, use or operation of the Common Area Lots, the maintenance, use, operation or landscaping of any landscaped center island cul-de-sacs or any question or interpretation or application of the provisions of this Declaration or the By-Laws, the determination thereof by the Board shall be final and binding on each and all such members of the Association.

Section 8. By-Laws of the Association

The By-Laws of the Association shall be as set forth on Exhibit "B" attached hereto and made a part hereof.

Section 9. Insurance

The Covenantor, and the Association when formed, may procure and maintain a fidelity bond insuring the Covenantor, the Association, the Board and the record owners of lots in Orchard Prairie North against loss of funds as a result of the fraudulent or dishonest acts of any employee of the Covenantor, the Association or its management agent or of any other person handling the funds paid to Covenantor on behalf of Orchard Prairie North, the Association, the Board or the officers of the Association in such amounts as Covenantor, or the Board when the Association has assumed the powers and duties of Covenantor, shall deem necessary but not less than one hundred fifty percent (150%) of the annual operating expenses applicable to Orchard Prairie North, including reserves. Such bond shall contain waivers of any defense based on the exclusion of persons who serve without compensation

from any definition of "employee" or similar expression. The Covenantor and the Association after its formation may also obtain such other kinds of insurance as the Covenantor or the Association, as applicable, shall from time to time deem prudent in such amounts as Covenantor or the Association shall deem desirable. The premiums for all insurance shall be paid out of the assessments paid by record owners of lots in Orchard Prairie North.

Section 10. Powers of Covenantor

Until such time as the Association succeeds to the rights of the Covenantor hereunder upon turnover as aforesaid, Covenantor shall have all of the power specified in this Declaration. Subsequent to turnover, the Covenantor shall continue to have all rights of Covenantor as stated herein with regards to all unsold lots.

ARTICLE IV
MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments

Covenantor and Trust hereby covenant that each owner of a lot in Orchard Prairie North by acceptance of a deed, assignment of beneficial interest or any other document or instrument of conveyance or assignment of a lot, shall be deemed to covenant and agree to pay to the Association regular assessments or charges and special assessments for special improvements as provided herein. Such assessments shall be fixed, established and collected from time to time as hereafter provided. The regular and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge against and a continuing lien upon the lot against which such assessment is made until the assessment is paid in full together with any interest thereon and cost of collection thereof, if applicable. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person or entity which is the owner of such lot at the time when the assessment is made.

Section 2. Purpose of Assessments

The assessments levied by the Association shall be used for any purpose of the Association as specified in this Declaration or in its Articles, including, but not limited to, promoting the recreation, health, safety and welfare of the property owners and residents of Orchard Prairie North, providing for the inspection, insuring, maintenance, repair and landscaping of the landscaped center island cul-de-sacs, if any, and the ownership, operation, insuring, maintenance and repair of the Common Area Lots, as provided in ARTICLE III, Section 5, and paying the costs of insurance.

Section 3. Basis of Regular Assessments

The amount of the first annual regular assessment shall be established by the Covenantor. Regular assessments may be increased or decreased by the Covenantor or by a vote of the Board for the next succeeding year and at the end of that year for each succeeding year.

The Covenantor or the Board, as the case may be, may, at any time, after consideration of current maintenance costs and future needs of the Association, fix the actual assessment for any year at an amount more or less than that previously set for that year.

Section 4. **Special Assessment for Capital Improvements and Other Costs**

In addition to the regular assessments authorized by Section 3 above, Covenantor, or the Board if duly elected, may levy in any assessment year a special assessment, applicable to that year only for the purpose of defraying, in whole or in part, the cost of any: (a) capital alterations, additions or improvements to the Common Area Lots, and any landscaped center island cul-de-sacs, if any; (b) unexpected repair, maintenance or replacement costs paid or to be paid by the Association; (c) specific equipment or other personal property; or (d) to pay any attorney's or paralegal fees and the costs and expenses of litigation. Special assessments collected hereunder shall be segregated from and used only for the specific purpose of which such special assessment was levied. The provisions of this Section shall not apply to, restrict or limit the right, power and obligation of the Board to assess and pay for the repair, maintenance, restoration and replacement of existing improvements on the Common Area Lots or landscaped center island cul-d.e-sacs, if any, or restrict or limit the right, power or obligation of the Board to assess and pay for any equipment or other personal property then owned by the Association.

Section 5. **Change in Basis of Regular Assessments**

The Association may change the maximum and basis of the regular assessments fixed by said Section 3 here of prospectively for any annual period including the current annual period.

Section 6. **Capital Reserves**

The annual budget will include amounts designated as a capital reserve, each record owner, as to each monthly installment of the annual assessment paid by such record owner, shall be deemed to make a non refundable capital contribution in the proportion that the amount of said designated capital reserve bears to the total annual budget. Such proportion of each monthly installment paid to the Covenantor, or the Association if it has been formed, shall be segregated and maintained in a special capital reserve account to be used solely for making major repairs and replacements to the Common Area Lots and/or landscaped center island cul-de-sacs, if any and for the purchase of equipment to be used by the Association in connection with its duties hereunder, provided that if the budget includes a reserve for a specified capital expenditure, a proportionate share of each monthly assessment shall be separately maintained and used solely for that purpose.

Section 7. **Initial Capital Contribution** **- Amended Oct. 26th, 2016-**

At the closing of the sale of each lot within the Orchard Prairie North subdivision, the purchaser will be required to make a capital contribution to the Association, in the amount of \$300. The aforementioned assessment shall be held and used by the Association and as it shall from time to time determine for the benefit of Orchard Prairie North. Each owner shall be liable for payment of said initial capital contribution and the Association is hereby authorized and empowered to collect same in the same manner as it is authorized and empowered herein to collect delinquent assessments.

Section 8. **Quorum of the Board for Any Action Authorized under Sections 4 and 5**

The quorum of the Board, if duly elected, required for any action authorized by Sections 4 and 5 of this Article IV shall be at least sixty-six percent (66%) of the total votes that could be cast by the Board

If the required quorum is not forthcoming at any meeting, another meeting may be called, provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 9. Date of Commencement of Regular Assessments

The regular assessments shall commence on January 1, 2008 with payment due on the first business day of each year commencing on January 1, 2008 and on the first business day of each year thereafter (i.e. January 1, 2009), or as otherwise provided by Covenantor or the Association.

Section 10. Duties of Board of Directors to Fix Assessments

Except as herein otherwise provided, the Board shall fix the amount of the assessment against each lot and the term for such assessment with the term commencing no sooner than thirty (30) days after the assessment is determined and the Board shall prepare a roster of the properties and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any owner. Written notice of the assessment shall be sent to every owner subject thereto.

The Association shall upon written demand furnish to any owner a certificate signed by an officer of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 11. Effect of Non-Payment of an Assessment

If any assessments (including, without limitation, annual assessments, special assessments and capital contributions) are not paid on the date when due, then such assessment shall become delinquent and shall, together with such interest thereon and costs of collection including reasonable attorney's fees thereof as hereinafter provided, become a continuing lien upon the property and an equitable charge running with the land and shall bind the owner, his heirs, devisees, personal representatives, assigns, successors and grantees. If title to a lot is held by a land trust, the trustee shall not have any personal liability for the assessment, but all beneficiaries of the trust shall be jointly and severally liable. The lien shall attach to rents due from parties in possession to the record owners, provided that the lien shall be subordinate to an assignment of rents held by a mortgagee delivered in connection with a first mortgage loan to purchase the property.

If any assessment is not paid within thirty (30) days of its due date, the assessment shall bear interest from the date of delinquency at a rate of eighteen percent (18%) per annum or the highest rate allowed by law, whichever is less, from time to time while the assessment remains unpaid and the Association may bring an action at law or in equity to foreclose the lien against the property, and there shall be added to the amount of such assessment and interest thereon all the costs of preparing and filing the complaint and maintaining and concluding such action, including, without limitation, the cost of title reports, all attorney's fees and all court costs and expenses, and, in the event a personal judgment or decree of foreclosure is obtained, such judgment or decree shall include the amount of the assessment, interest on the assessment as above provided, the above described court costs and expenses and a reasonable attorney's fee to be fixed by the court together with all costs of the action. The venue for all actions at law or in equity shall be in Kendall County, Illinois. The persons in possession shall be authorized to accept summons for the owners of the lot.

In the event that title to any lot is conveyed to a land trustee, upon the demand of the Association the trustee shall furnish the Association with a certified copy of the trust agreement so that the Association

shall be advised of the beneficiaries entitled to vote and who are personally liable for the regular and special assessments.

The provisions of this Section 11 and the following Section 12 shall also apply to any costs or expenses incurred by Covenantor or the Association for any cost of replacements, repairs or maintenance performed by Covenantor or the Association or their respective employees, agents or contractors because of the failure of a lot owner to perform such replacements, repairs or maintenance (for examples see ARTICLE V, Section 1 and ARTICLE VII, Section 15(e)(ii)). No record owner may waive or otherwise escape liability for any assessments and charges provided herein by non-use of the Common Area Lots, and/or landscaped center island cul-de-sacs, if any, or abandonment of his or her lot.

Section 12. Subordination of the Lien to Mortgages

The lien of the assessments provided for herein may for any reason be subordinated by the Association by written document executed by its duly authorized officers and shall without any writing be subordinate to the lien of any mortgage placed upon the property for the purpose of purchasing the subject lot or lots provided, however, that such automatic subordination shall apply only to the first mortgagee (not any subsequent purchaser) and only to the assessments which arise subsequent to the lien of the mortgage or mortgages; and provided further that such subordination shall apply only to the assessments which have become due and payable prior to sale or transfer of such property pursuant to a decree of foreclosure, or any other proceedings in lieu of foreclosure. Such sale or transfer shall not relieve such property from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment. The owners agree, upon accepting title, that the lien of such assessments shall be prior to the homestead rights of the owners since the lien runs with the land and is in existence before commencement of ownership interests.

Section 13. Exempt Property

The following property subject to this Declaration shall be exempt from the assessments, charges and liens created herein:

- (a) all property to the extent of any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use;
- (b) all property exempted from taxation by the laws of the State of Illinois, upon the terms and to the extent of such legal exemption;
- (c) all vacant lots owned by Covenantor, or any successor or assign thereof; and
- (d) the Common Area Lots.

ARTICLE V
MAINTENANCE AND REPAIR.

Section 1. Responsibility of Owner

Each owner of a lot in Orchard Prairie North shall provide at his own expense all of the maintenance, decorating, repairs and replacement on that portion of his own lot and adjoining parkways which is not included in the Common Area Lots and keep same in good condition and order. Each owner shall also be responsible for the maintenance of any plantings, construction, buildings and improvements which the lot owner has placed on his or her lot. In the event that a lot owner fails to keep his lot in good condition and order and the lot is vacant, the Association may do any work necessary to put the lot in good condition and

order. The Association shall assess the owner for one hundred fifty percent (150%) of the cost of the work and the lot shall be subject to the imposition of a lien for such cost in accordance with ARTICLE IV, Section 11 herein. All such costs are due and payable within five (5) days of the date the Association incurs the cost. An assessment letter listing the charges will be sent to the lot owner's last known address.

(a) An initial fine of \$25 for failure to maintain any of the above mentioned items will be assessed to the property and is subject to the lien and penalty structure in accordance with Article IV, section 11 herein. A reoccurring \$25 fine will be assessed each month until the infraction is rectified or when the Association has deemed it necessary to forego further penalties. The property owner must contact the Association if opposition for the penalty exists and or the property owner wishes to propose an alternate course of action. **--Amended Oct. 26th, 2016 --**

Section 2. Responsibility of Homeowners Association

The Association shall be responsible for operation, maintenance, insuring, repair and landscaping of the landscaped center island cul-de-sac, if any, and the ownership, operation, maintenance, insuring and repair of the Common Area Lots, as described in ARTICLE ID, Section 5.

Section 3. Liability for Damage to Property within the Drainage Easements

Each lot owner in Orchard Prairie North shall be liable for the cost and expense of any maintenance, repair or replacement of any of the property the Association is responsible to maintain in Orchard Prairie North and which cost or expense is rendered necessary by the act, neglect, or carelessness of such owner or by any member of his family or his guests, employees, contractors, agents or lessees.

ARTICLE VI
COVENANTOR AND ASSOCIATION'S RESERVED RIGHTS

Section 1. Easements

Notwithstanding any provision contained herein to the contrary, all covenants, restrictions, easements, charges and liens created under this Declaration shall be subject to easements of record on the date hereof and any easements which may hereafter be granted by the Covenantor.

The Covenantor shall have the right to designate and/or grant any and all easements which in its sole discretion are deemed necessary for the development of Orchard Prairie North. Said easements shall include but are not limited to easements over, above, under and upon any part of Orchard Prairie North which may be granted to any public utility, any private utility, or any governmental body for the installation of electrical service, telephone service, pay or cable television lines, gas pipes, sewer pipes, water supply systems or a storm drainage system, including a storm detention or retention basin serving any lot.

Section 2. Architectural Review

The Covenantor requires architectural review by the Covenantor or by the Association after the turnover date of: (a) all plans and specifications for all dwellings, fences, walls, driveways and other buildings or structures of any kind to be erected, constructed, placed or maintained in Orchard Prairie North; (b) all plans and specifications for landscaping, including, without limitation, trees, shrubs, bushes and similar landscaping materials; (c) all plans and specifications for any exterior addition, change or alteration in any dwelling, accessory building or other out-building, fence, wall, driveway, mailbox, other structure, or change or addition to landscaping; and (d) all site plans showing the proposed location of any of the matters set forth above and a plat of survey showing the location of the building or structure on the lot as surveyed by any registered surveyor. The Covenantor shall have the right of architectural review

until the earlier of: (1) sixty (60) days after the completion and occupancy of residences on all Orchard Prairie North lots; or (2) such time as Covenantor assigns said right of architectural review to the Association; thereafter said right of architectural review shall revert to the Association. No material change to the grade or slope of the ground will be allowed. Approval of any plans shall not be deemed an approval of the feasibility, structural integrity or engineering design of any structure or system described in any plan or design submitted for review. **-- Amended Oct. 26th, 2016 --**

The Covenantor (and the Association when it exercises architectural review) shall have the right to reasonably refuse to approve any such construction which it determines, in its sole discretion, is not suitable or desirable for Orchard Prairie North based on aesthetic considerations or other factors.

Section 3. General Rights

The Covenantor shall have the right to execute all documents or undertake any actions affecting Orchard Prairie North which in its sole opinion are either desirable or necessary to fulfill or implement, either directly or indirectly, any of the rights granted or reserved to it in this Declaration.

The Covenantor shall have the right to amend this Declaration without complying with ARTICLE IX. This right will cease upon the election of the initial Board upon the Turnover Date.

ARTICLE VII COVENANTS AND RESTRICTIONS

Section 1. Single-Family Use

Lots 1 through 115 in Orchard Prairie North shall be used only for single-family residential purposes. No trade, business or commercial enterprise of any type whatsoever, except sales offices located in either model homes or separate facilities used by builders of homes in Orchard Prairie North, shall be permitted or maintained on any of these lots or in any residence, garage or trailer. The Common Area Lots shall remain open land used for the mutual benefit of the record owners of the lots in Orchard Prairie North.

Subject to the provisions of ARTICLE VIII hereof, homes constructed at Orchard Prairie North must be of a minimum size as follows:

- (a) Ranch-style homes must have a minimum of 1,300 square feet of living area.
- (b) Split-level, bi-level and tri-level homes must have a minimum of 1,500 square feet of living area.
- (c) Two-story homes must have a minimum of 1,600 square feet of living area.

The term "living area" shall not include any space below grade, any patio or garage. The above restrictions on building size shall apply to all lots in Orchard Prairie North. In the event a single-family dwelling is destroyed by fire or other casualty, the owner of the lot affected shall be entitled to rebuild a single-family dwelling of the same size as the completed size of the dwelling destroyed. Covenantor, in its sole and absolute discretion, may grant variances to the above requirements to William Ryan Homes, Inc. or any other builders building homes in Orchard Prairie North. Any grant of such variance(s) shall not be construed to require Covenantor to grant the same variance or other variances to any party.

Section 2. Garages

All dwelling units shall have attached garages for not less than two automobiles.

Section 3. Landscaping

Each owner of a lot in Orchard Prairie North shall landscape his lot, including the parkway. Said landscaping shall be completed within six (6) months of the home being occupied, subject to adverse weather conditions and Village of Montgomery ("Village") regulations. At a minimum, front and side yards must be sodded; rear yards may be seeded.

Section 4. Vehicles

No recreational vehicles, camping trailers, boats, tractors, mobile homes, semi-trucks, of any type whatsoever are to be parked, stored, or left unattended, permanently or temporarily, on any lots in Orchard Prairie North except within enclosed garages. Only vehicles with Illinois License Plate "Passenger vehicle class or trucks with a class "B Truck" classification are permitted to be stored permanently or temporarily on property driveways or on streets within Orchard Prairie North. All other passenger class vehicles are permitted, provided that the operable automobiles being used by the owners, occupants and their invitees may be parked on the owners' driveways and subdivision streets as permitted by law and the rules and regulations promulgated by the Association. Construction related tractors and trucks will be allowed only during initial construction of homes. Failure to comply to this section will incur penalties in accordance with Article IV, section 11. **-- Amended Oct. 26th, 2016 --**

Section 5. Bicycle Storage

No bicycles, carriages or other articles shall be stored or left visible on any lot in Orchard Prairie North except when in use. Failure to comply will incur penalties in accordance with Article IV, section 11. **-- Amended Oct. 26th, 2016 --**

Section 6. Animals

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, raised, bred or maintained for any commercial purpose. No dog or cat kennels of any type shall be kept or maintained on any of the lots and no household pets of any type whatsoever shall be kept, maintained or housed anywhere on any of the lots except inside the dwelling unit. No exterior animal shelter or other structure is permitted on any lot without the written consent of the Covenantor or the Association.

Section 7. Nuisances

No noxious or offensive activity shall be carried on, in or upon any premises, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain upon any of the lots and no refuse pile, junked vehicle or unsightly object shall be allowed to be placed or maintained on any of the lots. Tarpaulins and similar covering materials are prohibited, except to cover in-ground swimming pools. All lots must be mowed on a regular basis. Grass, weeds or any other plant growth other than shrubs, bushes and trees on the lots must not exceed four (4) inches in height at any time. Trash, garbage or other waste shall not be kept, except in sanitary containers which must be properly maintained. No household debris may be stored outside a dwelling structure, including, but not limited to, appliances, construction debris, or items designated to be derelict by the Association except on such days as such trash, garbage or other waste material is to be collected and removed. Failure to comply will incur penalties in accordance with Article IV, section 11. **-- Amended Oct. 26th, 2016 --**

Section 8. Drilling. Mining

No drilling or mining operations of any type whatsoever shall be permitted upon or in any of the lots, nor shall any wells, tanks, tunnels, excavation or shafts be permitted upon or in any of the lots. No derrick or other structure designed for use in boring for water, oil or natural gas shall be erected, maintained, or permitted upon any of the lots.

Section 9. Television Antennas. Satellite Dishes

No exterior television antennas, television satellite dishes, radio antennas or lights not attached to the exterior of the house of any type whatsoever shall be erected or installed or maintained, temporarily or permanently, except such antennas or lights not attached to the exterior of the house which shall be erected or installed or approved by the Covenantor or the Association. Covenantor and/or the Association may promulgate rules and regulations regarding the installation and use of satellite dishes. Notwithstanding anything to the contrary contained herein, no spotlights, whether attached to the house or not, shall be erected or installed or maintained, temporarily or permanently, on any lot with Orchard Prairie North.

Section 10: Water Features

The water features of every kind and description which are property for which the Association is responsible shall not be used for any recreational purpose whatsoever.

Section 11. Code Compliance

All structures to be erected shall comply with all government regulations, including the Village zoning, subdivision, health, safety and building codes.

Section 12. Utility Easements

All easements created herein shall be subject to all public utility easements heretofore or hereafter granted.

Section 13. Pools

Above-ground swimming pools are not allowed except children's pools that do not exceed twelve (12) inches in depth. In-ground swimming pools must be landscaped and screened and plans for such pools, landscaping and screening must be approved by the Covenantor or the Association before installation. All in-ground pools must comply with all applicable Village rules, regulations, orders and ordinances.

Section 14. Temporary Structures

No temporary building of any kind shall be allowed. This provision shall not apply to temporary structures erected, placed or maintained by the Covenantor.

Section 15. Fences

Until January 1, 2008, the construction and installation of fencing in Orchard Prairie North may be allowed or disallowed in the sole discretion of the Covenantor or the Association if it is then formed.

No variations to fence size or fence type will be made prior to January 1, 2008. After January 1, 2008, the Association may amend this Declaration pursuant to the provisions of Article IX herein. If permitted, fences shall be subject to the following restrictions and conditions:

- (a) The requirements, ordinances and regulations of the Village relating to fence construction and installation;
- (b) The prior written approval of the Covenantor and/or the Association, as the case may be. A lot owner shall submit to the Covenantor or the Association, if it is then formed, a written request containing the following:
 - (i) the Applicant's name, address, lot number and telephone number;
 - (ii) a current survey prepared by a licensed Illinois surveyor to scale of the Applicant's lot showing the location of the proposed fence;
 - (iii) a copy of the fence cut sheet from an approved vendor as provided in Section 15 (c) of this Article;
 - (iv) the name of the contractor installing the fence; and
 - (v) the date(s) the fence installation is scheduled to occur.

No request to install a fence will be considered unless and until the Applicant submits the information and documentation listed above.

- (c) Fencing shall:
 - (i) be located no closer than ten (10) feet from any right-of-way;
 - (ii) not be located in the front or side yards of any lot. Fences may only be in the area created by starting from the deepest point at the rear of the house extending a line perpendicular to the side lot line. From this line running along the rear of the house the fence can then continue to the rear lot line from side lot, to side lot line;
 - (iii) ~~be spaced picket fence of "French Gothic" Style and 42 inches high, with 1 inch by 4 inch pickets and known as SKU#556 238, P.code #62887 at The Home Depot and item #39123, model #535 at Lowe's Home Improvement. Substitution of an identical fence from another vendor is permitted upon written approval of the Covenantor.~~ - Amended Nov. 21 2011 - pickets and posts will be of 42 inches or 48 inches above ground height, with 1 inch by 4 inch pickets. The "style" of picket and post must either be of "French Gothic" or "Dog-ear" cut tops, with a pattern of either single side picket or "board on board"
 - (iii-b) all picket spacing must be 2 inches with a variance of .5 inches.
 - (iv) be constructed with all posts located in the house side with the finished side of the fence facing outward; and
 - (v) be maintained in good condition and repair at all times and if the lot owner fails to so maintain the fencing, the Association may either remove the fence or perform such maintenance and repair in its sole discretion and the Association shall be entitled to assess and charge the owner of the lot for one hundred fifty percent

(150%) of the cost of such removal or maintenance and repair and subject the owner's lot to the imposition of a lien in accordance with .ARTICLE IV, Section 11 herein. All such costs are due and payable within five (5) days of the date the .. Association incurs the cost. An assessment letter listing the charges will be sent to the lot owners last known address.

This Section shall not apply to temporary fences erected on Lots 1 through 115 in Orchard Prairie North by the Covenantor, William Ryan Homes, Inc. or its assigns prior to the sale of those lots.

Section 16. Drainage Easements

No owner shall erect, construct, maintain, permit or allow any principal or accessory structure, fence, dam, barrier, or other improvements, inappropriate landscaping or obstructions of any kind which would or could interrupt the normal flow of water in any storm sewer, ditch, swale or tile on any private or public property or on any portion of the public right-of-way. No owner shall disrupt or permit to be disrupted any portion or portions of any installed sub-surface drainage system; any such disruption will be subject to the enforcement provisions of ARTICLE X, Section 6.

Section 17. Out-Buildings

No owner shall erect, construct, place or permit any shed, storage building or other out-building upon his/her lot.

ARTICLE VIII
ARCHITECTURAL REVIEW

Section 1. Approval Required

No erection, construction, planting or placement, addition to or alteration of any of the matters set forth under ARTICLE VI, Section 2, shall commence without the written approval of the Covenantor having first been obtained, except as otherwise provided herein. The erection and construction of a dwelling unit shall not commence without the prior written approval from the Covenantor. Plans and specifications submitted to the Covenantor with respect to the construction of a dwelling unit shall be an exact duplicate of the final plans and specifications approved by the Village for the building permit. Approval by the Covenantor shall not be deemed an approval of the feasibility, structural integrity or engineering design of any structure or system described in any plan or design submitted to the Covenantor.

Section 2. Liability

The Covenantor shall not be liable for any action or inaction with regard to architectural review, nor shall any member of the architectural review committee, as established by the Covenantor or the Association, be subject to personal liability with respect to their powers, duties or actions as members of the committee.

Section 3. Filing Plans

Except as otherwise provided herein, two complete sets of all plans and specifications pertaining to the matters set forth under ARTICLE VI, Section 2, shall be filed for approval or disapproval with the Association by its designated mailing address or electronically through its email address or at such location as may be specified from time to time by the Association.

Upon receipt of such plans and specifications, the Association shall either approve or disapprove said plans and specifications within thirty (30) days of submittal to the Association.
-- Amended Oct. 26th, 2016 --

Section 4. Approval of Plans

Approval of such plans and specifications pertaining to the matters set forth under ARTICLE VI, Section 2 shall be evidenced by a stamped or written endorsement on such plans and specifications, or a letter of approval from the Covenantor. One (1) complete set of such plans and specifications showing the approval shall then be delivered to the owner of the lot to which the plans and specifications apply. No changes or deviations in or from the approved plans and specifications shall thereafter be made without first obtaining the written consent of the Covenantor, which consent must be obtained pursuant to the application process set forth in this Section.

Section 5. Disapproval of Plans

If the plans and specifications pertaining to the matters set forth under ARTICLE VI, Section 2 are disapproved by the Covenantor in any respect, then the developer shall notify the owner who submitted them of the reason(s) for the disapproval. The Covenantor may withhold approval for any reason deemed by it to be appropriate, including aesthetic reasons, except that approval will not be withheld capriciously or unreasonably. The owner will then be entitled to resubmit the plans and specifications as revised to correct the deficiencies. Upon resubmittal, the Covenantor shall have an additional twenty (20) days to either approve or disapprove the revised plans and specifications. The owner shall be entitled to resubmit revised plans and specifications pursuant to this procedure as often as reasonably necessary until revised plans and specifications are either approved by the Covenantor or permanently withdrawn by the owner. The owner shall not commence the erection, construction, placement or maintenance of any item contained in the original or revised plans and specifications, regardless of whether that item was deemed by the Covenantor to be deficient, until such time as the plans and specifications have been approved in all respects by the Covenantor.

Section 6. Failure to Approve or Disapprove

In the event the Covenantor fails to approve or disapprove the initial plans and specifications pertaining to the matters set forth under ARTICLE VI, Section 2 within thirty (30) days of filing of the plans and specifications, or fails to approve or disapprove resubmittal of the plans and specifications within twenty (20) days of resubmittal, approval of the Covenantor will not be required and this Article will be deemed to be complied with.

Section 7. Architectural Review Fee

~~A fee of \$50.00, payable by the owner to the Covenantor, will be charged for architectural review of the initial plans and specifications pertaining to the matters set forth under ARTICLE VI, Section 2 and a fee of \$20.00, payable by the owner to the Covenantor, will be charged for architectural review of each resubmittal of such plans and specifications.~~ **-- Amended Oct. 26th, 2016 --**

Section 8. Assignability

The functions of the Covenantor under this Article shall be assignable at the sole discretion of the Covenantor.

Section 9. Criteria for Architectural Review

In reviewing the plans and specifications pertaining to the matters set forth under ARTICLE VI, Section 2, the Covenantor shall use a variety of criteria, including, but not limited to, the following:

- (a) the silhouette and outside elevation of the home, accessory building or other building to be constructed;
- (b) the type of material and color of the exterior of the home, accessory building or other building to be constructed;
- (c) the exterior trim and window treatment of the home, accessory building or other building to be constructed;
- (d) the type of material and color of masonry of the home, accessory building or other building to be constructed;
- (e) the design and use of material used in any porches, garages, patios and retaining walls;
- (f) the location and landscaping of the home, accessory building or other building to be constructed;
- (g) attainment of the Covenantor's desire to create a variety in home designs, types and styles within Orchard Prairie North; and
- (h) the requirements of the Annexation Agreement with the Village of Montgomery governing the real estate comprising Orchard Prairie North.

Section 10. Changes in Materials and Colors

Any change in exterior materials or colors of a home, accessory building or other building already approved and constructed must be submitted to the Covenantor or its assigns for approval, pursuant to this Article. This Section shall not be interpreted to require approval for replacement of materials or colors which had been previously approved.

Section 11. Unreasonable Disapproval Prohibited

It is understood and agreed that Covenantor's approval of the items specified in this Article shall not be unreasonably withheld or delayed nor will Covenantor unreasonably exercise its right to disapprove any of the items specified therein.

Section 12. Association

The Association shall have all of the rights and duties of Covenantor under this ARTICLE VIII when the right of architectural review reverts to the Association as specified in ARTICLE VI, Section 2 hereof.

ARTICLE IX
AMENDMENTS

Section 1. Amendment

The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission, signed by owners having at least sixty-six percent (66%) of the total vote, certified by the secretary of the Board. It is understood and agreed that no change, modification or rescission of any term or provision of this Declaration shall eliminate, limit, modify, rescind or infringe upon the rights of Covenantor contained in this Declaration.

Section 2. Notice of Amendment

The change, modification or rescission, accomplished under the provisions of the preceding Section, shall be effective upon recordation of such instrument in the office of the Recorder of Deeds of Kendall County, Illinois.

ARTICLE X
GENERAL PROVISIONS

Section 1. Duration

The covenants, restrictions, easements, rights, powers, duties, obligations, assessments, charges and liens as delineated in this Declaration shall be covenants running with and binding the land and applicable to all of the property described in ARTICLE I of this Declaration. They shall inure to the benefit of and be enforceable by the Covenantor, the Association, or the owner of any lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time these covenants, restrictions, easements, assessments, charges and liens shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then owners of sixty-six percent (66%) of the lots in Orchard Prairie North has been recorded agreeing to change said covenants, restrictions, easements, assessments, charges and liens, in whole or in part. No such agreement to change shall be effective unless made and recorded three (3) years in advance of the effective date of such change and unless written notice of the proposed agreement is sent to every lot owner at least ninety (90) days in advance of any action taken.

Section 2. Notices

Any notice required to be given to any lot owner under the provisions of this Declaration shall be deemed to have been properly given if said notice was either (a) sent by certified mail, return receipt requested, with postage prepaid to the last known address of the person or entity who appears as the lot owner on the records of the Association at the time of such mailing with such notice deemed received within two (2) days of being deposited in the U.S. mail; or (b) personally delivered to the last known address of the person or entity who appears as the lot owner on the records of the Association at the time of such delivery.

Section 3. Rights and Obligations

Each grantee by the acceptance of a deed of conveyance and each purchaser under any contract for such deed or other conveyance accepts the same subject to: (a) all covenants, conditions, restrictions, easements, impositions, rights, powers, duties, obligations, assessments, charges and liens and the jurisdiction, rights and powers created by this Declaration; and (b) all rights, benefits and privileges of every character hereby granted, created, reserved or declared. All rights, powers, duties, impositions, assessments, charges, liens, covenants, conditions, restrictions, easements and obligations hereby imposed shall be covenants running with the land and shall be sufficient to create and reserve such powers, duties, impositions, liens, covenants, restrictions, conditions, assessments, charges, easements and rights as fully and completely as though same were recited fully and set forth in their entirety in any conveyance documents for any lot in Orchard Prairie North.

Section 4. Covenant to Abide by This Declaration

The Covenantor agrees to abide by each and every covenant, restriction, easement, charge and lien set forth herein and agrees that all conveyances shall be subject to this Declaration as though each and every provision herein was set forth in each and every deed or document affecting title to the property.

Section 5. Lot Ownership in Trust

In the event title to any lot is conveyed to a title-holding trust, under the terms of which all powers of management, operation and control of the lot remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all assessments, charges, interest, collection costs, obligations, liens or indebtedness and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such lot ownership. No claim shall be made against any such title-holding trustee personally for payment of such assessments, charges, interest, collection costs, liens or obligations hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such assessments, charges, interest, collection costs or lien obligation. The amount of such assessments, charges, interest, collection costs, liens or obligations shall continue to be a charge or lien upon the lot ownership and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such lot ownership.

Section 6. Enforcement

Enforcement of the terms of this Declaration shall be by any proceeding at law or in equity in a court of proper jurisdiction against any person or persons failing to pay amounts due and payable by such person or persons, against any person or persons violating or attempting to violate any covenant, condition, restriction, easement or lien and to enforce and/or foreclose any lien created by these covenants and restrictions. Covenantor or the Association, as the case may be, shall be entitled to recover all costs, expenses and attorney's fees incurred to enforce the terms of this Declaration (which enforcement includes, without limitation, foreclosure of any lien). Failure by the Covenantor, the Association or any owner of a lot in Orchard Prairie North to enforce any right, power, duty, obligation, covenant, condition, easement or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 7. Covenant in Event of Dissolution of the Association

In the event the Association is dissolved, the owners of lots in Orchard Prairie North agree that all the provisions contained herein regarding maintenance, repair and replacement of Orchard Prairie North shall still apply and that this Declaration shall be in full force and effect.

Section 8. Severability

Invalidation of any one of these covenants or restrictions by court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 9. Add-On Property

The Covenantor reserves for itself and its successors and assigns and for any land trust(s) of which Covenantor is the beneficiary, the right to subject to the terms, liabilities, provisions, conditions, covenants and restrictions described herein any or all of the additional property ("add-on real estate") described on Exhibit "A" attached hereto by recording with the Kendall County Recorder of Deeds' Office, a supplement(s) hereto describing the add-on real estate and incorporating by reference the terms, conditions, liabilities, provisions, covenants and restrictions contained in this Declaration and all amendments hereto. Upon recording of each supplement, the add-on real estate described therein shall become subject to the terms, provisions, liabilities, conditions, covenants and restrictions contained in this Declaration. The term "Orchard Prairie North" as used throughout this Declaration shall be deemed to include any and all add-on real estate added to the terms, conditions, liabilities, provisions, covenants and restrictions of this Declaration by the recording of a supplement.

The original real estate comprising Orchard Prairie North and any add-on real estate shall be entitled to all of the benefits and uses of any and all drainage, landscaping and path easements and any systems contained therein listed on any final plat of subdivision for any and all phases of Orchard Prairie North which plats are recorded with the Kendall County Recorder of Deeds' Office. Any assessments authorized by this Declaration shall apply to any add-on real estate and the add-on real estate will not only benefit by the mutual use and benefit of the drainage, landscaping and path easements and systems contained therein and common properties in Orchard Prairie North (which include, without limitation, the Common Area Lots and all improvements thereon) but such add-on real estate shall also share in the cost of the ownership, operation, maintenance, repair and replacement of all of the foregoing items and all components thereof. All lot owners in Orchard Prairie North shall be entitled to use the drainage, landscaping and path easements and systems contained therein and all common properties in Orchard Prairie North including those contained in the add-on real estate and shall pay assessments necessary to own, insure, operate, maintain, repair and replace all such easements, systems, common properties and all components thereof.

With respect to the Turnover Date, the three (3) year period will be deemed to run from the date that the last supplement to this Declaration is recorded and the seventy-five percent (75%) of lots sold shall apply to the aggregate lots contained in Orchard Prairie North which includes any add-on real estate

Section 10. Occupants

All of the obligations, restrictions, liabilities and covenants imposed upon owners hereunder shall also be applicable to and imposed upon all persons occupying any of the lots who are not owners, other than the Covenantor.

Section 11. Deviations by Agreement

Association, or its successor or assign, hereby reserves the right to enter into agreements with the owner of any lot or lots (without the consent of owners of other lots or owners of adjacent property or the Association) to deviate from any or all of the restrictions and covenants set forth in this Declaration, provided there are, in the sole discretion of the Association, practical difficulties or particular hardships evidenced by the petitioning owner and provided any such deviation (which shall be manifested by a written agreement) shall not constitute a waiver of any covenant as to the remaining lots in Orchard Prairie North. **-- Amended Oct. 26th, 2016**

Section 12. Article and Section Headings

The Article and Section headings of this Declaration are for convenience of reference only and shall not be deemed to alter or affect any provision hereof.

Section 13. Successors and Assigns of Covenantor

All of the rights and powers of the Covenantor under this Declaration shall inure to the benefit of any successor or assign of Covenantor.

Section 14. Conveyance of Common Areas to Homeowners Association

Any time after the formation of the Association, Covenantor shall have the right to convey to the Association, and the Association shall accept title to all or any portions of the common areas of the Orchard Prairie North subdivision then owned by Covenantor or any land trust of which Covenantor is the beneficiary. Upon and after such conveyance(s), the Association shall hold title to the common areas (it may also place title in an Illinois land trust) and shall own such property on behalf of and for the mutual benefit of all the lot owners in the Orchard Prairie North subdivision. The Covenantor retains the continuing right to convey (and the Association shall accept) all or any portion of title to any common areas at any time after the formation of the Association and until such time as all of the Covenantor's right, title and interest in such common areas have been conveyed to the Association.

Article Amendment added October 26th, 2016

ARTICLE XI
Property Rental Provisions

Section 1. Terms

Any property owner wishing to rent their property may do so, by adhering to the following terms. The rental of a lot will be granted only after the owner has owned the property for a minimum of 12 continuous months leading up to the start of the rental. The Board must dutifully consider the property owner's request and upon confirming compliance to the terms listed shall grant the owner the ability to rent the property in lieu of occupied status.

Section 2. Rental Requirements

Each owner desiring to rent their home must submit a request to the Board detailing the following:

- a. Name of renters, as well as contact info
- b. Term of lease
- c. Copy of lease agreement for the term stated
- d. A \$50 fee for review of rental request will be due at the time of submission.

At each renewal of the lease, the owner must resubmit updated info to the Board to the Board, detailing the same info as the original submission. The HOA has the right to cancel the approval of the rental, with due cause, and communicated to the owner, which require the owner to change tenants or return to owner-occupied status. This will be enforced at the end of the current lease agreement.

Section 3. Non-Compliance

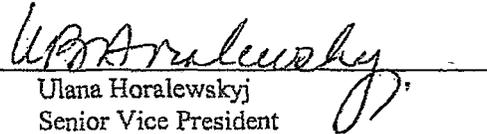
Penalties for non-compliance of the Association rental rules will incur a fine of \$100 per month until compliance is restored.

IN WITNESS WHEREOF, Orchard Prairie North, L.L.C. has caused this Declaration to be executed by its duly authorized officers, whose signatures are hereunto subscribed, as of the day and year first above written.

ORCHARD PRAIRIE NORTH, L.L.C.,
an Illinois limited liability company, by Inland Land
Appreciation Fund II, L.P., a Delaware limited
partnership, its sole member, by Inland Real Estate
Investment Corporation, a Delaware corporation, its
general partner,

By: 
Guadalupe Griffin
Its: Vice President

ATTEST:

By: 
Ulana Horalewskyj
Its: Senior Vice President

Prepared by and return to:

Adam M. Hecht, Esq.
c/o The Inland Real Estate Group, Inc.
2901 Butterfield Road
Oak Brook, Illinois 60523

Property Address: Vacant land along Route 30,
Montgomery, Illinois

PINs: 02-01-100-002
02-01-200-006

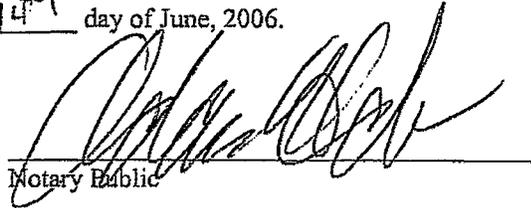
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, GUADALUPE GRIFFIN personally known to me to be the Vice President of Inland Real Estate Investment Corporation, a Delaware corporation, as general partner of Inland Land Appreciation Fund II, L.P. a Delaware limited partnership, as sole member of Orchard Prairie North, L.L.C., an Illinois limited liability company, and ULANA HORALEWSKYJ personally known to me to be the Senior Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of June, 2006.

My commission expires 09/15/2008

Official Seal
Adam M Hecht
Notary Public State of Illinois
Commission Expires 09/15/2008



Notary Public

EXHIBIT "A"

BY-LAWS

(See Attached)

**BY-LAWS OF
ORCHARD PRAIRIE NORTH
HOMEOWNERS
ASSOCIATION**

**ARTICLE I
NAME OF
ASSOCIATION**

The name of this Association is Orchard Prairie North Homeowners Association ("Association").

**ARTICLE II
DEFINITIONS**

All terms used in these By-Laws shall have the same definitions as set forth in the Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Grants of Orchard Prairie North, as amended from time to time (the "Declaration"), to the extent such terms are defined therein.

**ARTICLE III
PURPOSES AND POWERS**

3.01. Purposes. The purposes of this Association shall be to cooperate with Orchard Prairie North, L.L.C., an Illinois limited liability company, ("Declarant"), to assist with enforcing the high standards established for property in Orchard Prairie North under the Declaration by serving as the governing body for all of the owners for the protection, improvement, alteration, maintenance, repair, replacement, administration and operation of the properties to which the Declaration applies and to insure the provision of certain services and facilities of common benefit to all or a majority of lot owners and in general to maintain and promote the desired character of Orchard Prairie North, including the light to levy regular and special assessments and to enforce the payment of same pursuant to Article IV of the Declaration and to carry out the powers and duties of the Association described in Section 5 of Article III of the Declaration, all on a not-for-profit basis, subject to and in accordance with the terms and provisions of the Declaration and these By-Laws.

3.02. Powers. The Association shall have and exercise all powers as are now or may hereafter be granted by the General Not-For-Profit Corporation Act of the State of Illinois, the Declaration and these By-Laws.

**ARTICLE IV
OFFICES**

4.01. Registered Office. The Association shall have and continuously maintain in the State of Illinois a registered office and a registered agent whose office shall be identical with such registered office, and may have such other offices within or without the State of Illinois as the Board of Directors may from time to time determine.

4.02. Principal Office. The principal office of the Association shall be maintained at the offices of Declarant or as otherwise determined by Declarant until the Turnover Date, whereupon such offices will be "located as determined by the Board of Directors, and in the absence of such determination, at Orchard Prairie North (sometimes herein referred to as the "Property").

ARTICLE V
MEMBERSHIP, VOTING RIGHTS AND MEETINGS OF MEMBERS

5.01. Membership. Every person or entity who is a record owner of one or more of the lots in Orchard Prairie North or who is the beneficiary of the land trust holding title to one or more of the lots in Orchard Prairie North shall be a member of the Association. Membership is appurtenant to and shall not be separate from ownership. Thus, membership shall automatically transfer upon the sale or other disposition by a member who has ownership in Orchard Prairie North at which time the new owner shall automatically become a member of the Association ("Member").

5.02. Voting Rights. Voting rights shall be as set forth in Article III, Section.4 of the Declaration.

5.03. Manner of Acting. Unless otherwise expressly provided by law, in the Declaration or in these By-Laws, any action that may be taken by the members may be taken at any duly convened meeting at which a quorum of the voting interest on the basis of the voting rights set forth in Article III, Section 4 of the Declaration is present, upon the affirmative vote of a majority of such voting interests voting at such meeting or may be taken without a meeting and without a vote if the written consent of the appropriate number of members is obtained as provided in 805 ILCS 105/107.10.

5.04. Initial Meeting (Turnover Date); Annual Meetings. The date of the initial meeting of members (the "Turnover Date") shall be as provided in Article III, Section 6 of the Declaration, but in no event shall the members receive notice of such meeting less than twenty-one (21) days prior to the meeting date. Thereafter, there shall be an annual meeting of members (one of the purposes of which shall be to elect directors), which shall convene between 335 and 395 days of the previous annual meeting, or at such other reasonable time or date as designated by the Board of Directors. **-- Amended Oct. 26th, 2016 --**

5.05. Special Meetings. Special meetings of the members may be called at anytime to consider matters which by the terms of the Declaration or of these By-Laws require the approval of the members, or for any other reasonable purpose. Such meetings may be called by the President of the Association, by a majority of the Board of Directors, or after the Turnover Date, upon the written request of voting members having twenty-five percent (25%) of the total votes.

5.06. Notice of Meetings. Written notice shall be given to each member of any meeting of members not less than ten (10) nor more than thirty (30) days before the day of such meeting. Notices shall be given by the Secretary at the direction of the President or other persons calling the meeting, and shall state the place, day and hour of the meeting and the purpose or purposes of the meeting. Notices shall be sent to the members at the address furnished by them to the Association for the purpose of service of notices or, if no such address has been furnished, to

the lot address owned by such member. Notices addressed as above shall be deemed delivered when deposited in the United States mail, postage prepaid, or when personally delivered to that address.

5.07. Place of Meetings. All meetings of members shall be held at the offices of the Declarant (with Declarant's permission), on the Property or at such other location as shall be specified in the notice of such meeting.

5.08. Quorum. The presence of any meeting, in person and by proxy, of voting members having twenty-five percent (25%) of the total votes shall constitute a quorum for any action to be taken by the members except as may otherwise be provided in the Declaration, these By-Laws, or by law. If a quorum is not present at any meeting, a majority of the voting members present may adjourn the meeting at any time, without further notice. At any adjourned meeting at which quorum shall be present, any business may be transacted which might have been transacted at the original meeting. With drawal of voting members from any meeting shall not cause failure of any duly constituted quorum at that meeting.

5.09. Proxies. At all meetings of members, a voting member may vote either in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically be void upon termination by the member of his interest in the Unit.

ARTICLE VI BOARD OF DIRECTORS

6.01. In General. The affairs of the Association shall be managed by its Board of Directors. Until the directors are elected by the voting members on the Turnover Date, the Board shall consist of such persons, but not less than three (3), as Declarant shall from time to time designate. Commencing with the election of directors on the Turnover Date, the Board of Directors shall consist of five (5) persons elected as hereinafter provided.

6.02. Voting and Election by Members: Number and Term. In all elections for directors, each voting member shall be entitled to vote on a cumulative voting basis, and the candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected. On the Turnover Date, five (5) directors shall be elected who shall serve until the first annual meeting of the members following the Turnover Date. At the first annual meeting, and at all succeeding annual meetings, the five (5) persons receiving the highest numbers of votes shall be elected to the Board for a term of one (1) year and shall thereafter continue in office until his successor shall have been elected and qualified, provided that any director may succeed himself in office. In the event, after dutifully soliciting any interested owners of the yearly opportunity to run for office of the Board, no interested parties reply or submit a nomination, then the annual vote may be omitted for that calendar year and the current officers may continue with their current appointments. **-- Amended Oct. 26th, 2016 --**

6.03. Qualifications. Each director (except those appointed or nominated to run by the Declarant) shall be a Member of the Association and if Member is a corporation or partnership, a director may be an officer, partner or employee of such Member. If any director shall cease to meet such qualification during his term, he shall thereupon cease to be a director and his place on the Board shall be deemed vacant.

6.04. Annual Meetings. The first meeting of the elected Board shall be on the Turnover Date, held without further notice other than this By-Law, immediately after and at the same place as the initial meeting of members. Thereafter, there shall, without further notice other than this By-Law, be an annual meeting of directors immediately after and at the same place as each annual meeting of members.

6.05. Regular Meetings. In addition to its annual meeting, regular meetings of the Board shall be held at the Property or at such other place and at such time as a majority of the Board shall by resolution from time to time determine, provided that there shall be not less than one regular meeting each calendar quarter. Notice of such regular meetings of the Board shall be given to each director at least five (5) days prior to the meeting.

6.06. Special Meetings. Special meetings of the Board may be called by the President or a majority of the directors and shall be held at the Property and at such time as the person or persons calling such special meeting may determine. Notice of any special meeting of the Board shall be given at least three (3) days prior to any such meeting.

6.07. Notice of Meetings: Contents. Notice of all Board meetings shall be mailed or delivered to all Members at least forty-eight (48) hours prior thereto, unless a written waiver is signed by the person or persons entitled to such notice before the meeting is convened. Notices of all Board meetings, stating the time and place thereof, shall be given to Member and director personally or by mail. Such notices, if mailed, shall be deemed given when they have been deposited in the United States mail, postage prepaid, addressed to the Member and director at his address as shown on the records of the Association. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice of such meeting, unless specifically required by law or these By-Laws. Copies of notices of meetings of the Board shall be posted at such conspicuous places on the Property as are designated by the Board at least forty-eight (48) hours prior to the meeting of the Board.

6.08. Notice of Meeting: Annual Budget or Special Assessment. Each Member shall receive written notice in the manner prescribed in Section 6.07 herein no less than ten (10) days and no more than thirty (30) days prior to any meeting of the Board concerning the adoption of the proposed annual budget or any increase of establishment of an assessment.

6.09. Waiver of Notice. Any Member or director may waive notice of any meeting prior to the time the meeting is convened. The attendance of a Member or director at any meeting shall constitute a waiver of notice of such meeting, except where a Member or director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

6.10. Quorum. A majority of the directors serving from time to time on the Board shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided that if less than a quorum is present, a majority of the directors present may adjourn the meeting from time to time without further notice. At any adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the original meeting. Withdrawal of voting members from any meeting shall not cause failure of any duly constituted quorum at that meeting.

6.11. Manner of Acting. Except as otherwise expressly provided by law, the Declaration or these By-Laws, any action of the directors may be taken upon the affirmative vote of a majority of the directors at a meeting at which a quorum is present, or without a meeting if a consent in writing setting forth the action so taken is signed by all of the directors as specified in 805 ILCS 105/108.45.

6.12. Compensation; Reimbursement for Expenses. Directors shall receive no compensation for their services, but shall be reimbursed for reasonable out-of-pocket expenses incurred in the course of the performance of their duties upon presentation of receipts or other appropriate evidence of such expense.

6.13. Removal or Resignation of Directors. Any director elected on or after the Turnover Date may be removed from office, with or without cause, by the affirmative vote of at least two-thirds (2/3) of the voting Members on the basis set forth in Article III, Section 4 of the Declaration at any meeting of members called for such purpose. Any director may resign at any time by submitting his written resignation to the Board. If a director ceases to be a member of the Association, he shall be deemed to have resigned as of the date his membership ceased.

6.14. Vacancies. Any vacancy occurring in the Board of Directors before the Turnover Date shall be filled by the Declarant or a majority of the remaining Board Members and any vacancy occurring in the Board of Directors after the Turnover Date shall be filled by election at the next annual meeting of members or at a special meeting of members that may be called for that purpose and held prior to such annual meeting. Any director elected by the members to fill a vacancy shall serve for the balance of the unexpired term of his predecessor in office. Prior to the filling of such vacancy by the members, directors may elect a director to temporarily fill any vacancy, provided that any director so elected shall serve only until such vacancy is filled by election by the members, as provided herein.

6.15. Open Meetings. Meetings of the Board shall be open to any Member except for the portion of any meeting held (i) to discuss litigation when an action against or on behalf of the Association has been filed and is pending in a court or administrative tribunal, or when the Board finds that such an action is probable or imminent; (ii) to consider information regarding appointment, employment or dismissal of an employee of the Association, if any; or (iii) to discuss violations of rules and regulations of the Association or unpaid common expenses owed to the Association. Any vote on the foregoing matters shall be taken at a meeting or portion thereof open to any record owner. Any Member may record the proceedings at meetings required to be open by tape, film or other means; provided, however, that the Board may prescribe reasonable rules and regulations to govern the right to make such recordings.

ARTICLE VII
POWERS AND DUTIES OF BOARD OF DIRECTORS

7.01. The Board shall have and exercise all the powers, duties and authority vested in the Association by law, the Declaration and these By-Laws, except those expressly reserved to the members. Without limiting the generality of the foregoing, the Board shall:

(a) Prepare, adopt and distribute to Members an annual budget and any revisions thereto and to distribute same to each Member in accordance with and as more fully set forth in the Declaration.

(b) Levy and collect assessments from the Members.

(c) Pay the expenses of the Association, including all real estate and other taxes on the Common Area Lots and all facilities and improvements thereon.

(d) Procure and maintain such fire and extended coverage insurance, if applicable, public liability, workmen's compensation, fidelity, directors and officers liability, and other insurance in such amounts and insuring against such risks as the Board deems desirable.

(e) Engage the services of a professional manager for the Association and its property and such other personnel and servicers, including accountants and attorneys, as the Board may, in its discretion, deem necessary or desirable.

(f) Adopt and amend from time to time Rules and Regulations as authorized under Article III, Section 5 of the Declaration. Written notice of such Rules and Regulations and of any amendments shall be given to all Members, and Orchard Prairie North shall at all times be maintained subject to such Rules and Regulations, provided that with respect to any Rules and Regulations or any amendment thereto adopted on or after the Turnover Date, if within (30) days from the date of such written notice to the record owners of the adoption thereof, the voting members having at least one-fourth (1/4) of the total votes shall file with the Board a written objection thereto, then such Rule or Regulation shall be deemed rescinded until approved by the voting members having at least a majority of the total votes.

(g) Keep detailed accurate records of the receipts and expenditures affecting the use and operation of Orchard Prairie North.

(h) Borrow money.

(i) Maintain the following records of the Association available for examination and copying at convenient hours of weekdays by any record owners or their mortgagees and their duly authorized agents or attorneys:

(1) Copies of the recorded Declaration, other duly recorded covenants and By-Laws and any amendments, articles of incorporation of the Association, annual reports and any rules and regulations adopted by the Association or the Board. Prior to the organization of the Association, the Declarant shall maintain and make available the records set forth in this subsection (1) for examination and copying.

(2) Detailed accurate records in chronological order of the receipts and expenditures affecting the Common Area Lots and landscaped cul-de-sacs specifying and itemizing the maintenance and repair expenses of the Common Area Lots and landscaped cul-de-sacs and any other expenses incurred, and copies of all contracts, leases, or other agreements entered into by the Association shall be maintained.

(3) The minutes of all meetings of the Association and the Board shall be maintained. The Association shall maintain these minutes for a period of not less than seven (7) years.

(4) Ballots, if any, for any election held for the Board and for any other matters voted on by the record owners shall be maintained for a period of not less than one (1) year.

(5) Such other records of the Association as are available for inspection by members of a not-for-profit corporation pursuant to the General Not-for-Profit Corporation Act shall be maintained.

(6) A reasonable fee may be charged by the Association or its Board for the cost of copying.

(j) Standing of Board. The Board shall have standing and capacity to act in a representative capacity in relation to matters involving the implementation, collection and enforcement of the assessments authorized by the Declaration and/or these By-Laws.

ARTICLE VIII OFFICERS

8.01. Officers. The officers of the Association shall be a President, one or more Vice Presidents, a Secretary, a Treasurer, and such other officers as the Board may deem appropriate. Until the Turnover Date, all officers shall be selected by the Board. Upon the Turnover Date, all

officers shall be elected at each annual meeting of the Board and shall hold office at the pleasure of the Board.

8.02. Vacancy of Office. Any officers may be removed at any meeting of the Board by the affirmative vote of a majority of the directors in office, either with or without cause, and any vacancy in any office may be filled by the Board at any meeting thereof.

8.03. Powers of Officers. The respective officers of the Association shall have such powers and duties as are usually vested in such office of a not-for-profit corporation, including, but not limited to, the following:

(a) The President shall be the chief executive officer of the Association and shall preside at all meetings of the members and of the Board.

(b) The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office.

(c) The Secretary shall keep minutes of all meetings of the members and of the Board and shall have custody of the Association seal, and such other books, papers and documents as the Board may prescribe.

(d) The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of account kept for such purpose.

ARTICLE IX COMMITTEES

9.01. Board Committees. The Board, by resolution adopted by a majority of the directors in office, may designate one or more committees, each of which shall consist of two or more directors. Said committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association, but the designation of such committees and the delegation thereof of authority shall not operate to relieve the Board or any individual director of any responsibility imposed on it or him by law, nor shall such delegation impair the rights of members and directors to notice of meetings of the Board.

9.02. Special Committees. Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, members of each such committee shall be members of the Association, and the President of the Association shall appoint the members thereof. Any member thereof may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interests of the Association shall be served by such removal.

9.03. Term. Each member of a committee shall continue as such until the next annual meeting of the Board and until his successor is appointed, unless the committee shall be sooner terminated, or unless such member shall cease to qualify as a member thereof.

9.04. Chairman. One member of each committee shall be appointed chairman.

9.05. Vacancies. Vacancies in the membership of any committee may be filled by appointment made in the same manner as provided in the case of the original appointments.

9.06. Quorum. Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

9.07. Rules. Each committee may adopt rules for its own government not inconsistent with the Declaration, these By-Laws or with rules adopted by the Board.

ARTICLE X CONTRACTS, CHECKS, DEPOSITS AND FUNDS

10.01. Contracts. The Board may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by these By-Laws, to enter into any contract and to execute and deliver any instrument in the name of and on behalf of the Association, and such authority may be general or confined to specific instances. In the absence of any such authorization by the Board, any contract or other instrument shall be executed by the President or Vice President and attested to by the Secretary or an Assistant Secretary of the Association.

10.02. Payments. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.

10.03. Bank Accounts. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the Board may select.

10.04. Special Receipts. The Board may accept on behalf of the Association any contribution, gift, bequest or devise for the general purposes or for any special purpose of the Association.

ARTICLE XI
FISCAL MANAGEMENT

11.01. Fiscal Year. The fiscal year of the Association shall begin on the first day of January each year, except that the first fiscal year shall begin at the date of incorporation, and shall end on the last day of December of each year.

11.02. Financial Statements. On or before April 15 of each year following the initial meeting of directors after the Turnover Date, the Association shall furnish its members with an itemized accounting of the common expenses of the Association for the preceding fiscal year, actually incurred or paid, together with a tabulation of the amounts collected pursuant to the budget or assessment and showing the net excess or deficit of income over expenditures plus reserves.

11.03. Annual Assessments. The Board in its sole discretion shall determine the annual monthly assessments in accordance with the Declaration.

11.04. Special Assessments. Special assessments may be authorized in accordance with the Declaration.

ARTICLE XII
BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Board and committees having any of the authority of the Board, and shall keep at the registered or principal office a record giving the names and addresses of the members. All books and records of the Association may be inspected by any Member or his agent or attorney, for any proper purpose at any reasonable time.

ARTICLE XIII
SEAL

The Board may provide for a corporate seal which shall be in the form of a circle and shall have inscribed thereon the name of the Association.

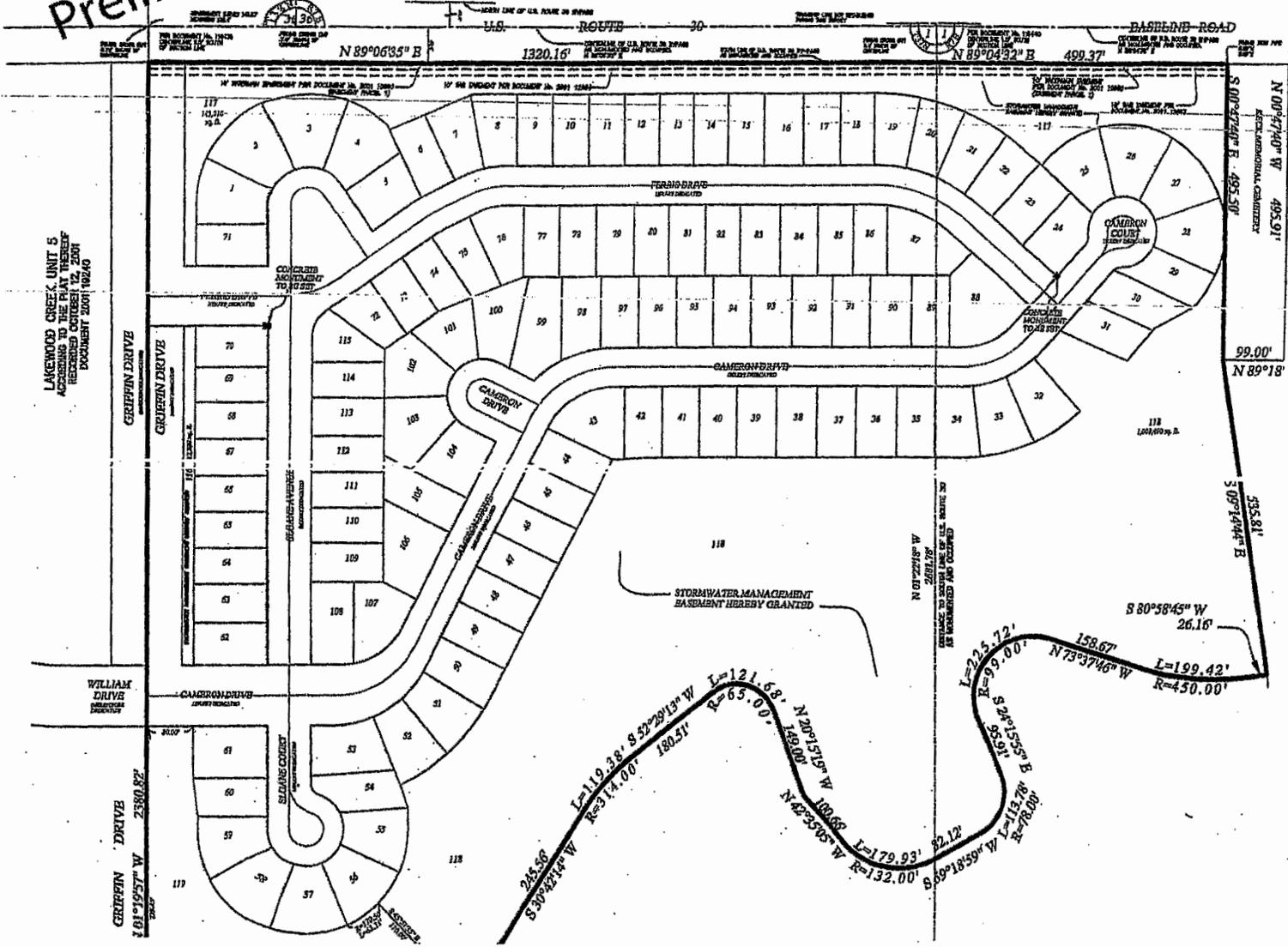
ARTICLE XIV
WAIYER OF NOTICE

Whenever any notice that is required to be given under the provisions of the General Not-For-Profit Corporation Act of Illinois, the provisions of these By-Laws, or the Declaration, a waiver in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

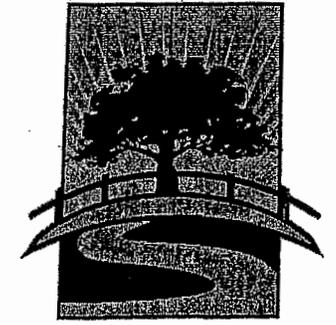
ORCHARD PRAIRIE NORTH



Preliminary



LAKWOOD CREEK UNIT 5
ACCORDING TO THE PLAT THEREOF
RECORDED OCTOBER 12, 2001
DOCUMENT 2001192240



**ORCHARD
PRAIRIE**
NORTH
"Bridging Generations"
630-264-6765