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VILLAGE OF FOX LAKE

ORDINANCE NO. 2001 - 52

AN ORDINANCE RECLASSIFYING PROPERTY R-4 PLANNED UNIT  
DEVELOPMENT (HOLIDAY PARK L.L.C. AND DRH CAMBRIDGE HOMES, INC.)

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE  
VILLAGE OF FOX LAKE

THIS 28 DAY OF August, 2001.

PUBLISHED IN PAMPHLET FORM BY THE AUTHORITY OF THE  
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FOX LAKE  
ILLINOIS, THIS 29 DAY August, 2001.

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Ltd. (10 pages), hereinafter called "the Landscape Plan".

D. That all road right of ways and all public improvements (except sanitary sewers) along with easements for said public improvements shall be conveyed or dedicated to the Village of Fox Lake.

E. That all sanitary sewers and easements therefor shall be conveyed or dedicated to the Lakes Region Sanitary District; that all engineering review and inspection fees, hook-up fees and connection charges due to the Lakes Region Sanitary District shall be paid by Cambridge.; and that all duly adopted ordinances and regulations of Lakes Region Sanitary District be complied with in the development of the Planned Unit Development (including but not limited to, requirements of bonds or letters of credit.)

F. That Cambridge shall create and record so as to be binding on all purchasers of lots in the Planned Unit Development a declaration of covenants and restrictions governing the use of the lots and a homeowners association, which declaration shall be subject to the approval of the Village attorney, and which declaration shall contain at a minimum the following provisions:

- (1.) A provision that prohibits purchase of any lot in the Planned Unit Development for purposes of leasing the building on said lot to tenants.
- (2.) A provision incorporating the Wooster Lake Subdivision Covenants and Restrictions so that owners of property in the Planned Unit Development are bound to comply with said Covenants and Restrictions of Wooster Lake Subdivision.
- (3.) A provision requiring the Subdivision Association to assume responsibility for maintenance of all detention and retention basins and ponds on the property,