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AMENDED AND RESTATED  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR WINDSTONE COMMUNITY  
ASSOCIATION II, INC.

For Use By Recorder's Office Only

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**AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
WINDSTONE COMMUNITY ASSOCIATION II, INC.**

THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINDSTONE COMMUNITY ASSOCIATION II, INC. ("Declaration") and the AMENDED AND RESTATED BY-LAWS OF WINDSTONE COMMUNITY ASSOCIATION II, INC. ("By-Laws"), attached hereto as Exhibit "B", is recorded for the purpose of amending and restating the Declaration of Covenants, Conditions and Restrictions for Windstone Community Association ("Original Declaration"), which was recorded with the Kane County Recorder of Deeds on September 22, 1989 as document number 1998326, and the By-Laws of Windstone Community Association, Inc. ("Original By-Laws"), which are attached as Exhibit "B" to the Original Declaration, and all prior amendments to those documents. This Declaration and the By-Laws attached hereto as Exhibit "B" are made and entered into by the Board of Directors of the Windstone Community Association II, Inc. ("Association") in accordance with the provisions of Section 1-60(a) of the Illinois Common Interest Community Association Act (765 ILCS 160/1-60(a)), which provides that the Association may correct errors or omissions in the Original Declaration and Original By-Laws as may be required to conform to said Act and any other applicable statute by vote of two-thirds (2/3) of the members of the Board.

**WITNESSETH:**

WHEREAS, Association and its Owners are the legal title holders of certain real property which real estate is legally described on Exhibit "A" attached hereto and made a part hereof (the "Properties"); and

WHEREAS, the Properties has been improved with Lots and Homes together with certain Community Areas (as hereinafter defined); and

WHEREAS, in order to preserve and enhance the values and amenities of the Properties, there has been established the "Windstone Community Association II, Inc.", which shall own and have the responsibility for maintaining the change to Community Areas throughout the Declaration, Community Areas and any improvements or facilities thereon, and for administering and enforcing the covenants, conditions, restrictions and easements as hereinafter set forth and for collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, the Properties have been subjected to the covenants, conditions, restrictions, easements, assessments, charges and liens in the Original Declaration and Original By-Laws, which were recorded in the Office of the Kane County Recorder on September 22, 1989 as Document No. 1998326; and

WHEREAS, the Original Declaration was amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Windstone Community Association, which was recorded with the Kane County Recorder of Deeds on October 20, 1994 as document number 94K078827; and

WHEREAS, the Original Declaration was further amended by the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Windstone Community Association, which was recorded with the Kane County Recorder of Deeds on August 14, 1996 as document number 96K058152; and

WHEREAS, the Original Declaration was further amended by the Certificate of Correction to the Legal Description in the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Windstone Community Association, which was recorded with the Kane County Recorder of Deeds on March 3, 2006 as document number 2006K023267; and

WHEREAS, the Board has determined it is in the best interests of the Members of the Association to revise and update the Original Declaration and all amendments thereto and the Original By-Laws, replacing them in their entirety, with this Amended and Restated Declaration of Covenants, Conditions and Restrictions for Windstone Community Association II, Inc. and the Amended and Restated By-Laws of Windstone Community Association II, Inc., attached hereto as Exhibit "B"; and

WHEREAS, the Board desires to amend the Original Declaration and the Original By-Laws, to conform those documents to the current provisions of the Illinois Common Interest Community Association Act as well as any other applicable statutes and correct any scrivener's errors or omissions;

WHEREAS, pursuant to Section 1-60(a) of the Illinois Common Interest Community Association Act, 765 ILCS 160/1-60(a), the Original Declaration and Original By-Laws may be amended to conform to the Act, and to come into compliance with Section 20 of the Homeowners' Energy Policy Statement Act (765 ILCS 165/1 et. seq.) by a vote of two-thirds (2/3rds) of the Members of the Board of Directors; and

WHEREAS, by a Resolution adopted by a vote of more than two-thirds (2/3rds) of the members of the Board of Directors, this Amended and Restated Declaration of Covenants, Conditions and Restrictions for Windstone Community Association II, Inc. and the Amended and Restated By-Laws of Windstone Community Association II, Inc., attached hereto as Exhibit "B", are hereby adopted; and

WHEREAS, this Amended and Restated Declaration of Covenants, Conditions and Restrictions for Windstone Community Association II, Inc. and the Amended and Restated By-Laws of Windstone Community Association II, Inc., attached hereto as Exhibit "B", shall become effective upon recordation in the Office of Recorder of Deeds, Kane County, Illinois.

NOW, THEREFORE, Association and its Owners hereby declare that the Properties shall be held, transferred, conveyed and occupied subject to this Amended and Restated Declaration and the following covenants, conditions, restrictions, easements, assessments, charges and liens which are for the purpose of protecting the value and desirability of, and which shall run with the Properties subjected hereto and be binding on and inure to the benefit of any Owner (as hereinafter defined) thereof and to all parties having or acquiring any right, title or interest therein or in any part thereof.

## **Article I - Definitions**

### **(a) Act**

"Act" shall mean the "Common Interest Community Association Act", 765 ILCS 160/1-1 et. seq., as amended from time to time, of the State of Illinois.

### **(b) Area**

"Area" shall mean and refer to each separately developed and denominated residential area comprised of one (1) housing type subject to this Declaration, whether or not governed by an additional owners association, in which owners may have common interests other than those common to all Association Members such as a housing type and/or common areas and facilities which are not available for use by all Association Members. In addition, each parcel of land intended for development as any of the above shall constitute an Area subject to division into more than one (1) Area upon development.

### **(c) Area Assessment**

"Area Assessment" shall mean assessments levied against the Units in a particular Area to fund Area Expenses. Any Area Assessment shall be levied equally against all Units in the Area benefiting from the services supported thereby, provided that in the event of assessments for exterior maintenance of structures, or insurance on structures, or replacement reserves which pertain to particular structures, such assessments for the use and benefit of the particular Units shall be levied on a pro rata basis among the benefited Units.

### **(d) Area Expenses**

"Area Expenses" shall mean and include the actual and estimated expenses incurred by the Association for the benefit of Owners of Units within a particular Area, which may include a reasonable reserve for capital repairs and replacements, all as may be specifically authorized from time to time by the Board of Directors and as more particularly authorized herein.

**(e) Area of Common Responsibility**

"Area of Common Responsibility" shall mean and refer to the Common Area, together with those areas, if any, by which the terms of this Declaration or by contract or agreement become the responsibility of the Association. The office of any property manager employed by or contracting with the Association, if located on the Properties, or any public right-of-way within or adjacent to the Properties, may be part of the Area of Common Responsibility.

**(f) Articles of Incorporation or Articles**

"Articles of Incorporation" or "Articles" shall mean and refer to the Articles of Incorporation of Windstone Community Association II, Inc., as filed with the Secretary of State of the State of Illinois.

**(g) Association**

"Association" shall mean and refer to Windstone Community Association II, Inc., an Illinois Not-For-Profit Corporation, its successors or assigns. The use of the term "association" or "associations" in lower case shall refer to any condominium association or other owners association having jurisdiction over any part of the Properties.

**(h) Base Assessment**

"Base Assessment" shall mean and refer to assessments levied against all Units in the Properties to fund Common Expenses.

**(i) Board of Directors or Board**

"Board of Directors" or "Board" shall be the elected body having its normal meaning under Illinois corporate law.

**(j) Bylaws**

"Bylaws" shall mean and refer to the Amended and Restated By-Laws of Windstone Community Association II, Inc., attached hereto as Exhibit "B" and incorporated herein by reference, as they may be amended from time to time.

**(k) Common Area**

"Common Area" shall be an inclusive term referring to all General Common Area and all Exclusive Common Area, as defined herein.

**(l) Common Expenses**

"Common Expenses" shall mean and include the actual and estimated expenses incurred by the Association for the general benefit of all Unit Owners, including any reasonable reserve,

all as may be found to be necessary and appropriate by the Board pursuant to this Declaration, the By-Laws, and the Articles of Incorporation of the Association.

**(m) Community Instruments**

"Community Instruments" means all documents and authorized amendments recorded by the Association, including, but not limited to, the Declaration, By-Laws, plat of survey, and rules and regulations.

**(n) Community-Wide Standard**

"Community-Wide Standard" shall mean the standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standard may be more specifically determined by the Board of Directors and the Design Review Committee.

**(o) Declaration**

"Declaration" means this Amended and Restated Declaration of Covenants, Conditions and Restrictions for Windstone Community Association II, Inc., and any amendments made thereto.

**(p) Exclusive Common Area**

"Exclusive Common Area" shall mean and refer to certain portions of the Common Area which are for the exclusive use and benefit of the Unit Owners in one Area. All costs associated with maintenance, repair, replacement and insurance, if reasonably available, of Exclusive Common Areas shall be assessed against the Owners of Units in only the Area which is benefited thereby as an Area Assessment, as defined herein. By way of illustration and not limitation, Exclusive Common Areas may include recreational facilities intended for the exclusive use of Owners within a particular Area and supported exclusively by Area Assessments. Initially, any Exclusive Common Areas shall be designated as such and the exclusive use thereof shall be assigned on the deed which conveyed the Common Area to the Association. A portion of the Common Area may be assigned as Exclusive Common Area and Exclusive Common Area may be reassigned upon the vote of a majority of the total Association Vote including a majority of the votes within the Area to which it is assigned.

**(q) General Common Area**

"General Common Area" shall mean all real and personal property which the Association now or hereafter owns or otherwise holds for the common use and enjoyment of all Owners.

**(r) Member**

"Member" shall mean a person or entity designated as an owner and entitled to one vote as defined by the Community Instruments.

**(s) Mortgage**

"Mortgage" shall mean and refer to a mortgage, a deed of trust, a deed to secure debt, or any other form of security deed.

**(t) Mortgagee**

"Mortgagee" shall mean and refer to beneficiary or holder of a Mortgage.

**(u) Mortgagor**

"Mortgagor" shall mean and refer to any Person who gives a Mortgage.

**(v) Owner**

"Owner" shall mean and refer to one (I) or more Persons who hold the record title to any Unit which is part of the Properties, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. If a Unit is sold under a recorded contract of sale or memorandum thereof, and the contract specifically so provides, then the purchaser (other than the fee owner) will be considered the Owner. If a Unit is subject to a written lease with a term in excess of one (I) year and the lease specifically so provides, then upon filing a copy of the lease with the Board of Directors the lessee (rather than the fee owner) will be considered the Owner for the purposes of exercising all membership privileges in the Association.

**(w) Person**

"Person" means a natural individual, a corporation, a partnership, a trustee, or other legal entity capable of holding title to real property.

**(x) Plat**

"Plat" means the plat of subdivision of any portion of the Properties which has been recorded in the Recorder's Office of Kane County, Illinois, as it may be amended from time to time.

**(y) Properties**

"Properties" shall mean and refer to the real property described on Exhibit "A" attached hereto, together with such additional property as is hereafter subjected to this Declaration by Supplemental Declaration.

**(z) Prescribed Delivery Method**

"Prescribed Delivery Method" means mailing, delivering, posting in an Association publication that is routinely mailed to all Members, electronic transmission, or any other delivery method that is approved in writing by the Member and authorized by the Community Instruments. Provided, however, that if any person does not provide written authorization to the Association to conduct business with the person by electronic transmission or using acceptable technological means, then the Association shall, at its expense, conduct business with the person without the use of electronic transmission or acceptable technological means.

**(aa) Special Assessment**

"Special Assessment" shall mean and refer to assessments levied in accordance with Article IX, Section 5 of this Declaration.

**(bb) Supplemental Declaration**

"Supplemental Declaration" shall mean an amendment or supplement to this Declaration recorded in the Recorder's Office of Kane County, Illinois, which subjects additional property to this Declaration or imposes, expressly or by reference, additional restrictions and obligations on the land described therein, or both.

**(cc) Unit**

"Unit" shall mean a portion of the Properties, whether developed or undeveloped, intended for development, use and occupancy as an attached or detached residence for a single family and shall, unless otherwise specified, include within its meaning (by way of illustration, but not limitation), condominium units, townhouse units, cluster homes, patio or zero lot line homes, and single-family detached houses on separately platted lots, as well as vacant land intended for development as such, all as may be developed, used and defined as herein provided or as provided in Supplemental Declarations covering all or a part of the Properties. The term shall include all portions of the lot owned including any structure thereon. In case of an apartment building or other structure which contains multiple dwellings, each dwelling shall be deemed to be a separate Unit.

In the case of a parcel of vacant land or land on which improvements are under construction, the parcel shall be deemed to contain the number of Units designated for such parcel on the Plat or the site plan, until such time as a certificate of occupancy is issued on all or a portion thereof by the local government entity having jurisdiction after which the portion designated in the certificate of occupancy shall constitute a separate Unit or Units as determined above and the number of Units on the remaining land, if any, shall continue to be determined on accordance with this paragraph.

**Article II - Property Rights**

Every Owner shall have the right and nonexclusive easement of use, access and enjoyment in and to the Common Area, subject to this Declaration as it may be amended from time to time

and to any restrictions or limitations contained in any deed conveying such property to the Association. Any Owner may delegate his or her right of enjoyment to the members of his or her family, tenants, and social invitees, as applicable, subject to reasonable regulation by the Board and in accordance with procedures it may adopt. An Owner who leases his or her Unit shall be deemed to have delegated all such rights to the Unit's lessee.

### **Article III - Membership and Voting Rights**

#### **Section 1. Definition of Members.**

(a) A member shall mean a person or entity designated as an owner and entitled to one vote as defined by the Community Instruments.

#### **Section 2. Rights and Obligations of Members.**

(a) Members shall have the right to vote at the annual meeting and serve as Officers and Directors of the Association.

(b) If member property is in joint tenancy, both or all owners may attend all meetings of members, but only one vote may be cast for each parcel of such property owned by such owners.

#### **Section 3. Voting.**

(a) Each member shall be entitled to one vote upon each matter submitted to vote at a meeting of the members in accordance with the ownership interest of that member.

(b) A member may vote:

- (i) By proxy executed in writing by the member or by his or her duly authorized attorney in fact, provided, however, that the proxy bears the date of execution. No proxy shall be valid after 11 months from the date of its execution; or
- (ii) By submitting an Association-issued ballot in person at the election meeting; or
- (iii) By submitting an Association-issued ballot to the Association or its designated agent by mail or other means of delivery specified in this Declaration or the By-Laws; or
- (iv) By any electronic or acceptable technological means.

Votes cast under any paragraph of this Subsection (b) are valid for the purpose of establishing a quorum.

(c) The Association may, upon adoption of the appropriate rules by the Board, conduct elections by electronic or acceptable technological means. In the event the Board adopts rules to

conduct elections by electronic or acceptable technological means, then Members may not vote by proxy in Board elections. Instructions regarding the use of electronic means or acceptable technological means for voting shall be distributed to all Members not less than ten (10) and not more than thirty (30) days before the election meeting. The instruction notice must include the names of all candidates who have given the Board or its authorized agent timely written notice of their candidacy and must give the person voting through electronic or acceptable technological means the opportunity to cast votes for candidates whose names do not appear on the ballot. The Board rules shall provide and the instructions provided to the Member shall state that a member who submits a vote using electronic or acceptable technological means may request and cast a ballot in person at the election meeting, and thereby void any vote previously submitted by that Member. A candidate for election to the board or such candidate's representative shall have the right to be present at the counting of ballots at such election.

(d) Upon proof of purchase, the purchaser of a Unit from a seller pursuant to an installment contract for purchase shall, during such times as he or she resides in the Unit, be counted toward a quorum for purposes of election of members of the Board at any meeting of the Membership called for purposes of electing members of the Board, shall have the right to vote for the members of the Board of the Association and to be elected to and serve on the Board unless the seller expressly retains in writing any or all of such rights.

#### **Article IV - Maintenance Section 1. Association's Responsibility.**

The Association shall maintain and keep in good repair the Area of Common Responsibility, such maintenance to be funded as hereinafter provided. This maintenance shall include, but need not be limited to, maintenance (including snow removal), repair and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures and improvements situated upon the Common Areas, including any private streets within the properties, and such portions of any additional property included within the Area of Common Responsibility as may be dictated by this Declaration, or by a contract or agreement for maintenance thereof by the Association.

Except as otherwise specifically provided herein, all costs associated with maintenance, repair and replacement of General Common Areas shall be a Common Expense to be allocated among all Units as part of the Base Assessment. All costs associated with maintenance, repair and replacement of Exclusive Common Areas shall be Area Expense assessed as an Area Assessment solely against the Units within the Area to which the Exclusive Common Areas are assigned, notwithstanding that the Association may be responsible for performing such maintenance hereunder.

The Association may, in the discretion of its Board, assume the maintenance responsibilities of an Area. In such event, all costs of such maintenance shall be assessed only against the Units within the Area to which the services are provided. This assumption of responsibility may take place either by contract or agreement or because, in the opinion of the Board, the level and quality of service then being provided is not consistent with the Community-Wide Standard of the Properties.

The Association may maintain property which it does not own, including, without

limitation, property dedicated to the public, if the Board of Directors determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard.

### **Section 2. Owner's Responsibility.**

Each Owner shall maintain his or her Unit and all structures, parking areas and other improvements comprising the Unit in a manner consistent with the Community-Wide Standard and all applicable covenants, unless, in the case of a Unit, such maintenance responsibility is otherwise assumed by or assigned to an Area Association pursuant to any additional declaration of covenants applicable to such Unit. Each Owner shall maintain to the Community-Wide Standard any landscaped easement area within the boundaries of the Unit. If any Owner fails properly to perform his or her maintenance responsibility, the Association may perform it and assess all costs incurred by the Association against the Unit and the Owner thereof in accordance with Article X of this Declaration; provided, however, except when entry is required due to an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

### **Section 3. Area's Responsibility.**

Upon resolution of the Board of Directors, each Area shall be responsible for paying, through Area Assessments, costs of maintenance of its Exclusive Common Area.

Any Area Association having responsibility for maintenance of its Exclusive Common Area shall perform such maintenance responsibility in a manner consistent with the Community-Wide Standard. If any such Area Association fails to perform its maintenance responsibility as required herein, the Association may perform it and assess the costs against all Units within such Area as provided in Article X of this Declaration.

## **Article V - Insurance and Casualty Losses**

### **Section 1. Insurance.**

The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk casualty insurance, if reasonably available, for all insurable improvements on the Common Area. If blanket all-risk coverage is not reasonably available, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. This insurance shall be in an amount sufficient to cover one hundred (100%) percent of the replacement cost of any repair or reconstruction in the event of damage or destruction from any insured hazard.

In addition to casualty insurance on the Common Area, the Association shall be obligated to obtain and continue in effect adequate blanket all-risk casualty insurance, if reasonably available, and if not reasonably available, then at a minimum, fire and extended coverage, in such form as the Board of Directors deems appropriate for one hundred (100%) percent of the replacement cost of all structures located on Units within an Area and/or common property of an Area Association and charge the costs thereof to the Owners of Units within the benefited Area as an Area Assessment.

Insurance obtained on the properties within the Common Areas shall at a minimum comply with the applicable provisions of this Section 1, including the provisions of this Article applicable to policy provisions, loss adjustment and all other subjects to which this Article applies with regard to insurance on the Common Area. All such insurance shall be for the full replacement cost. All such policies shall provide for a certificate of insurance to be furnished to each Member insured, to the Association, and to the Area Association, if any.

The Board shall also obtain a public liability policy covering the Common Area, the Association and its Members for all damage or injury caused by the negligence of the Association or any of its Members or agents. The public liability policy shall have at least a One Million (\$1,000,000) Dollar single person limit as respects bodily injury and property damage, a Three Million (\$3,000,000) Dollar limit per occurrence, if reasonably available, and a Five Hundred Thousand (\$500,000) Dollar minimum property damage limit, if reasonably available, or if not reasonably available, the most nearly equivalent coverage.

Premiums for all insurance on the Common Area shall be Common Expenses of the Association and shall be included in the Base Assessment; provided, in the discretion of the Board, premiums for insurance on Exclusive Common Areas may be included in the Area Assessment of the Area benefited thereby. The policy may contain a reasonable deductible, and in the case of casualty insurance, the amount thereof shall be added to the face amount of the policy in determining whether the insurance at least equals the full replacement cost. The deductible shall be paid by the party who would be liable for the loss or repair in the absence of insurance and in the event of multiple parties shall be allocated in relation to the amount each party's loss bears to the total.

All insurance coverage obtained by the Board shall be written in the name of the Association as trustee for the respective benefited parties, as further identified in (b) below. Such insurance shall be governed by the provisions hereinafter set forth:

(a) All policies shall be written with a company licensed to do business in Illinois which holds a Best's rating of A or better and is assigned a financial size category of XI or larger as established by A.M. Best Company, Inc., if reasonably available, or, if not available, the most nearly equivalent rating.

(b) All policies on the Common Area shall be for the benefit of the Association and its Members and their Mortgagees, as their interests may appear.

(c) Exclusive authority to adjust losses under policies obtained by the Association on the Properties shall be vested in the Association's Board of Directors; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.

(d) In no event shall the insurance coverage obtained and maintained by the Association's Board of Directors hereunder be brought into contribution with insurance purchased by individual Owners, occupants or their Mortgagees.

(e) All casualty insurance policies shall have an inflation guard endorsement, if reasonably available, and an agreement amount endorsement with an annual review by one or more qualified persons, at least one of whom must be in the real estate industry and familiar with construction in the Sugar Grove, Illinois area.

(t) The Association's Board of Directors shall make every reasonable effort to secure insurance policies that will provide for the following:

- (i) a waiver of subrogation by the insurer as to any claims against the Association's Board of Directors, its manager, the Owners and their respective tenants, servants, agents and guests;
- (ii) a waiver by the insurer of its rights to repair and reconstruct, instead of paying cash;
- (iii) a statement that no policy may be cancelled, invalidated, suspended or subject to nonrenewal on account of any one or more individual Owners;
- (iv) a statement that no policy may be cancelled, invalidated, suspended or subject to nonrenewal on account of the conduct of any director, officer or employee of the Association or its duly authorized manager without prior demand in writing delivered to the Association to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Association, its manager, any Owner or Mortgagee;
- (v) that any "other insurance" clause in any policy;
- (vi) that the Association will be given at least thirty (30) days prior written notice of any cancellation, substantial modification or non-renewal.

In addition to the other insurance required by this Section, the Board shall obtain, as a Common Expense, worker's compensation insurance, if and to the extent required by law, directors' and officers' liability coverage, and flood insurance, if required. The Association shall obtain and maintain fidelity insurance covering persons who control or disburse funds of the Association for the maximum amount of coverage that is commercially available or reasonably required to protect funds in the custody or control of the Association plus the Association reserve fund. All management companies which are responsible for the funds held or administered by the Association shall maintain and furnish to the Association a fidelity bond for the maximum amount of coverage that is commercially available or reasonably required to protect funds in the custody of the management company at any time. The Association shall bear the cost of the fidelity insurance and fidelity bond, unless otherwise provided by contract between the Association and a management company.

## **Section 2. Individual Insurance.**

By virtue of taking title to a Unit subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry blanket all-risk casualty insurance on the Unit and structures constructed thereon meeting the same requirements as set forth in Section 1 of this Article V for insurance on the Common Area. Each Owner further covenants and agrees that in the event of a partial loss or damage resulting in less than total destruction of structures comprising the Unit, the Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Article X of this Declaration. The Owner shall pay any costs of repair or reconstruction which are not covered by insurance proceeds. In the event the structure is totally destroyed, the Owner may decide not to rebuild or to reconstruct, in which case the Owner shall clear the Unit of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Owner shall continue to maintain the Unit in a neat and attractive condition consistent with the Community-Wide Standard.

## **Section 3. Damage and Destruction.**

(a) Immediately after damage or destruction by fire or other casualty to all or any part of the Properties covered by insurance written in the name of the Association, the Board of Directors or its duly authorized agent shall proceed with the filing, adjustment and negotiation of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Properties. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Properties to substantially the same condition in which they existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes.

(b) Any damage or destruction to the Common Area or to the common property of any Area Association shall be repaired or reconstructed unless the Members representing at least seventy-five (75%) percent of the total vote of the Association, if Common Area, or the Unit Owners representing at least seventy-five (75%) percent of the total vote of the Area Association whose common property is damaged, if common property of an Area Association, shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within said period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) additional days. No Mortgagee shall have the right to participate in the determination of whether the damage or destruction to Common Area or common property of an Area Association shall be repaired or reconstructed.

(c) In the event that it should be determined in the manner described above that the damage or destruction to the Common Area or to the common property of any Area Association shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the affected portion of the Properties shall be restored to their natural state and maintained by the Association, or the Area Association, as applicable, in a neat and attractive condition consistent with the Community-Wide Standard.

#### **Section 4. Disbursement of Proceeds.**

If the damage or destruction for which the proceeds of insurance policies are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repair or reconstruction to the Common Area shall be retained by and for the benefit of the Association and placed in a capital improvements account. In the event no repair or reconstruction is made, any proceeds remaining after such settlement as is necessary and appropriate with the affected Owner or Owners and their Mortgagee(s) as their interests may appear, shall be retained by and for the benefit of the Association and placed in a capital improvements account. This is a covenant for the benefit of any Mortgagee of a Unit and may be enforced by such Mortgagee.

#### **Section 5. Repair and Reconstruction.**

If the damage or destruction to the Common Area or to the common property of an Area Association for which insurance proceeds are paid is to be repaired or reconstructed and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Members, levy a special assessment against all Owners on the same basis as provided for Base Assessments, provided, if the damage or destruction involves the common property of an Area, only the Owners of Units in the affected Area shall be subject to assessment therefor. Additional assessments may be made in like manner at any time during or following the completion of any repair or reconstruction.

#### **Article VI -No Partition**

Except as is permitted in the Declaration or amendments thereto, there shall be no judicial partition of the Common Area or any part thereof, nor shall any Person acquiring any interest in the Properties or any part thereof seek any judicial partition unless the Properties have been removed from the provisions of this Declaration. This Article shall not be construed to prohibit the Board of Directors from acquiring and disposing of tangible personal property nor from acquiring title to real property which may or may not be subject to this Declaration.

#### **Article VII - Condemnation**

Whenever all or any part of the Common Area shall be taken (or conveyed in lieu of and under threat of condemnation by the Board acting on the written direction of Members representing at least two-thirds (2/3) of the total Association vote) by any authority having the power of condemnation or eminent domain, each Owner shall be entitled to notice thereof. The award made for such taking shall be payable to the Association as trustee for all Owners to be disbursed as follows:

If the taking involves a portion of the Common Area on which improvements have been constructed, then, unless within sixty (60) days after such taking, Members representing at least seventy-five (75%) percent of the total vote of the Association shall otherwise agree, the Association shall restore or replace such improvements so taken on the remaining land included in the Common Area to the extent lands are available therefor, in accordance with plans approved by the Board of Directors of the Association. If such improvements are to be repaired or restored, the above provisions in Article V hereof regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any improvement on the Common Area, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or

replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board of Directors of the Association shall determine.

## **Article VIII - Rights and Obligations of the Association Section**

### **1. Common Area.**

The Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Area and all improvements thereon (including, without limitation, furnishings and equipment related thereto and common landscaped areas), and shall keep it in good, clean, attractive and sanitary condition, order and repair pursuant to the terms and conditions hereof and consistent with the Community-Wide Standard.

The Board shall have standing and capacity to act in a representative capacity in relation to matters involving the Common Areas or more than one Unit, on behalf of the Members or Owners as their interests may appear.

### **Section 2. Personal Property and Real Property for Common Use.**

The Association, through action of its Board of Directors, may acquire, hold and dispose of tangible and intangible personal property and real property.

### **Section 3. Rules and Regulations.**

The Association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Properties which rules and regulations shall be consistent with the rights and duties established by this Declaration. After notice and an opportunity to be heard, sanctions may include reasonable monetary fines and suspension of the right to vote and the right to use any recreational facilities on the Common Area. The Board shall, in addition, have the power to seek relief in any court for violations or to abate nuisances. Imposition of sanctions shall be as provided in the By-Laws of the Association.

The Association, through the Board, by contract or other agreement, shall have the right to enforce county ordinances or permit the Village of Sugar Grove and Kane County to enforce ordinances on the Properties for the benefit of the Association and its Members.

### **Section 4. Implied Rights.**

The Association may exercise any other right or privilege given to it expressly by this Declaration or the By-Laws, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

### **Section 5. Governmental Interests.**

The Association shall have reasonable authority to designate sites within the Properties for fire, police, water and sewer facilities.

## **Article IX - Assessments**

### **Section 1. Creation of Assessments**

There are hereby created assessments for Association expenses as may from time to time specifically be authorized by the Board of Directors to be commenced at the time and in the manner set forth in Section 8 of this Article. There shall be three (3) types of assessments: (a) Base Assessments to fund Common Expenses for the benefit of all members of the Associations; (b) Area Assessments for Area Expenses benefiting only Units within a particular area; and (c) Special Assessments as described in section 5 below.

Base Assessments shall be levied equally on all Units as provided in Section 2 below; provided, however, Units within rental apartments shall be assessed the rate of one (1) Base Assessment for every five (5) Units or fraction thereof Area Assessments shall be levied equally on all Units within the Area for whose benefit Area Expenses are incurred as provided in section 3 below. Special assessments shall be levied as provided in Section 5 below. Each Owner by acceptance of a deed or recorded contract of sale to any Unit, therefor or possession thereof, whether or not it shall be so expressed in any such deed or other conveyance, is deemed to covenant and agree to pay these assessments.

All assessments, together with reasonable late charges, interest at a rate not to exceed the highest rate allowed by Illinois law as computed from the date the delinquency first occurs, costs and reasonable attorney's fees, shall be a lien on the land and shall be a continuing lien upon the Unit against which each assessment is made until paid. Each such assessment, together with such interest, costs and reasonable attorney's fees shall also be the personal obligation of the person who is the Owner of such Unit at the time the assessment arose, and if title to such Unit is held in trust, then each beneficiary thereof shall also be jointly and severally liable therefor. Upon transfer of title to a Unit, the grantee, by acceptance of the deed to such Unit, is deemed to assume such personal obligation for past due assessments, including interest, costs and attorney's fees and shall be jointly and severally liable with the grantor for such portion thereof as may be due and payable at the time of conveyance, except no first Mortgagee who obtains title to a Unit pursuant to the remedies provided in the Mortgage shall be liable for unpaid assessments which accrued prior to such acquisition of title.

The Association shall, upon demand at any time, furnish to any Owner liable for any type of assessment a certificate in writing signed by an officer of the Association setting forth whether such assessment has been paid as to any particular Unit. Such certificate shall be conclusive evidence of payment to the Association of such assessment therein stated to have been paid. The Association may require the advance payment of a processing fee not to exceed One hundred (\$100.00) Dollars for the issuance of such certificate.

Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors. Each Owner, by acceptance of a deed to his or her Unit, acknowledges that all Base Assessments and Area Assessments levied hereunder are annual assessments due and payable in advance on the first day of the fiscal year; provided, the Board may permit any assessment to be paid in installments. If any Owner is delinquent in paying any assessment or other charges levied on his Unit, the Board may revoke the privilege of paying in installments and require all annual assessments to be paid in full immediately. Unless the Board otherwise

provides, the Base Assessments and any Area Assessment may be paid in monthly installments.

No Owner may waive or otherwise keep himself from liability for the assessments provided for herein, including, by way of illustration and not limitation, by non-use of Common Areas or abandonment of the Unit. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessment or set-off shall be claimed or allowed by reason of any alleged failure of the Association or Board to take some action or perform some function required to be taken or performed by the Association or Board under this Declaration or the By-Laws, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken to comply with any law, ordinance, or with any order or directive of any municipal or other governmental authority.

The Association is specifically authorized to enter into subsidy contracts or contracts for in kind contribution of services or materials or a combination of services and materials for the payment of some portion of the Common Expenses.

## **Section 2. Computation of Base Assessment**

It shall be the duty of the Board, at least sixty (60) days before the beginning of each fiscal year, to prepare a budget covering the estimated Common Expenses of the Association during the coming year. The budget shall include a capital contribution establishing a reserve fund in accordance with a capital budget separately prepared.

The Base Assessment to be levied for the coming year against each Unit subject to assessment under Section 8 below shall be computed by dividing the budgeted Common Expenses by the total number of Units submitted to the Declaration. The Board shall cause a copy of the Common Expense budget and notice of the amount of Base Assessment to be levied against each Unit for the following year to be delivered to each Owner at least thirty (30) days prior to the beginning of the fiscal year. Such budget and assessment shall become effective unless disapproved at a meeting of the Members by the vote of Members in the Association. There shall be no obligation to call a meeting for the purpose of considering the budget except on petition of the Members as provided for special meetings in the By-Laws.

Notwithstanding the foregoing, however, in the event the proposed budget is disapproved or the Board fails for any reason so to determine the budget for any year, then and until such time as a budget shall have been determined as provided herein, the budget in effect for the immediately preceding year shall continue for the current year.

### **Section 3. Computation of Area Assessments.**

It shall be the duty of the Board, at least sixty (60) days before the beginning of each fiscal year, to prepare a separate budget covering the estimated Area Expenses to be incurred by the Association for each Area on whose behalf Area Expenses are expected to be incurred during the coming year. The Board shall be entitled to set such budget only to the extent that the Declaration or the By-Laws specifically authorizes the Board to assess certain costs as an Area Assessment. An Area Association, if any may request that additional services or a higher level of services be provided by the Association, and in such case, any additional costs shall be added to such budget. Such budget may include a capital contribution establishing a reserve fund for repair and replacement of capital items within the Area, as appropriate. Area Expenses shall be allocated equally among all Units within the Area benefited thereby and levied as an Area Assessment. The Board shall cause a copy of such budget and notice of the amount of the Area Assessment to be levied on each Unit in the Area for the coming year to be delivered to each Owner of a Unit in the Area at least thirty (30) days prior to the beginning of the fiscal year. Such budget and assessment shall become effective unless disapproved by two-thirds of the Owners of Units in the Area to which the Area Assessment applies; provided, there shall be no obligation to call a meeting for the purpose of considering the budget except on petition of Owners of at least ten (10) percent of the Units in such Area.

In the event the proposed budget for any Area is disapproved or the Board fails for any reason so to determine the budget for any year, then and until such time as a budget shall have been determined, as provided herein, the budget in effect for the immediately preceding year shall continue for the current year.

### **Section 4. Annual Budget and Assessments.**

Each Owner shall receive through a prescribed delivery method, at least 30 days but not more than 60 days prior to the adoption thereof by the Board, a copy of the proposed annual budget together with an indication of which portions are intended for reserves, capital expenditures or repairs or payment of real estate taxes.

The board shall provide all Owners a reasonable detailed summary of the receipts, Common Expenses, and reserves for the preceding budget year. The Board shall (i) make available for review to all Owners an itemized accounting of the Common Expenses for the preceding year actually incurred or paid, together with an indication of which portions were for reserves, capital expenditures or repairs or payment of real estate taxes and 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 or (ii) provide a consolidated annual independent audit report of the financial status of all fund accounts with the Association.

### **Section 5. Special Assessment.**

In addition to the assessments authorized in section 1 of this Article, the Association may levy a Special Assessment. If an adopted budget or any separate assessment adopted by the Board would result in the sum of all regular and separate assessments payable in the current

fiscal year exceeding one hundred fifteen percent (115%) of the sum of all regular and separate assessments payable during the preceding fiscal year, the Association, upon written petition by Owners with twenty percent (20%) of the votes of the Association delivered to the Board within fourteen (14) days of the Board action, shall call a meeting of the Owners within thirty (30) days of the date of delivery of the petition to consider the budget or separate assessment; unless a majority of the total votes of the Owners are cast at the meeting to reject the budget or separate assessment, it shall be deemed ratified.

- (i) Any Common Expense not set forth in the budget or any increase in assessments over the amount adopted in the budget shall be separately assessed against all Owners.
- (ii) Separate assessments for expenditures relating to emergencies or mandated by law may be adopted by the Board without being subject to Owner approval or the provisions of this Section. As used herein, "emergency" means an immediate danger to the structural integrity of the Common Areas or any of the common facilities of the Association, or a danger to the life, health, or safety of the Owners.
- (iii) Assessments for additions and alterations to the Common Areas or to Association owned property not included in the adopted annual budget, shall be separately assessed and are subject to approval of a majority of the total Members at a meeting called for that purpose.
- (iv) The Board may adopt separate assessments payable over more than one fiscal year. With respect to multi-year assessments not governed by (ii) and (iii) of this Section, the entire amount of the multi-year assessment shall be deemed considered and authorized in the first fiscal year in which the assessment is approved.

The Association may also levy a Special Assessment against any Member to reimburse the Association for costs incurred in bringing a Member and his or her Unit into compliance with the provisions of the Declaration, any amendments thereto, the Articles, the By-Laws and the Association rules, which Special Assessment may be levied upon the vote of the Board after notice to the Member and an opportunity for a hearing. The Association may also levy a Special Assessment against the Units in any Area to reimburse the Association for costs incurred in bringing the Area into compliance with the provisions of the Declaration, any amendments thereto, the Articles, the By-Laws, and the Association rules and regulations, which Special Assessment may be levied upon the vote of the Board after notice to the Unit Owner within the Area and an opportunity for a hearing. No vote of the Members shall be required to levy a Special Assessment pursuant to this paragraph.

#### **Section 6. Lien for Assessments.**

Upon recording of a notice of lien on any Unit, there shall exist a perfected lien for unpaid assessments prior and superior to all other liens, except (l) all taxes, bonds, assessments

and other levies which by law would be superior thereto and (2) the lien or charge of any first Mortgage of record (meaning any recorded Mortgage with first priority over other Mortgages) made in good faith and for value. Such lien may be enforced by suit, judgment and foreclosure.

The Association, acting on behalf of the Owners, shall have the power to bid for the Unit at foreclosure sale and to acquire and hold, lease, mortgage and convey the same. During the period in which a Unit is owned by the Association following foreclosure: (a) No right to vote shall be exercised on its behalf; (b) no assessment shall be assessed or levied on it; and (c) each other Unit shall be charged, in addition to its usual assessment, its equal pro rata share of the assessment that would have been charged such Unit had it not been acquired by the Association as a result of foreclosure. Suit to recover a money judgment for unpaid Common Expenses and attorney's fees shall be maintainable without foreclosing or waiving the lien securing the same.

### **Section 7. Capital Budget and Contribution.**

The Board of Directors shall annually prepare a capital budget to take into account the number and nature of replaceable assets, the expected life of each asset and the expected repair or replacement cost. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect both to amount and timing by annual assessments over the period of the budget. The capital contribution required, if any, shall be fixed by the Board and included within and distributed with the budget and assessment, as provided in section 2 of this Article.

### **Section 8. Date of Commencement of Assessments.**

The assessments provided for herein shall commence as to each Unit on the first day of the month following transfer of title to the Unit. Assessments shall be due and payable in a manner and on a schedule as the Board of Directors may provide. The first annual assessment shall be adjusted according to the number of days remaining in the fiscal year at the time assessments commence on the Unit.

### **Section 9. Subordination of the Lien to First Mortgages.**

The lien of assessments, including interest, late charges (subject to the limitations of Illinois law), and costs (including, attorney's fees) provided for herein, shall be subordinate to the lien of any first Mortgage upon any Unit. The sale or transfer of any Unit shall not affect the assessment lien. However, the sale or transfer of any Unit pursuant to judicial or nonjudicial foreclosure of a first Mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Unit from lien rights for any assessments thereafter becoming due. Where the Mortgagee holding a first Mortgage of record or other purchaser of a Unit obtains title pursuant to remedies under the Mortgage, its successors and assigns shall not be liable for the share of the Common Expenses or assessments by the Association chargeable to such Unit which became due prior to the acquisition of title to such Unit by such acquirer. Such unpaid share of Common Expenses or assessments shall be deemed to be Common Expenses collectible from Owners of all the Units including such acquirer, its successors and assigns.

## **Section 10. Capitalization of Association.**

Upon acquisition of record title of a Unit by the first purchaser thereof other than an owner who purchases solely for the purpose of constructing a dwelling thereon for resale, a contribution shall be made by or on behalf of the purchaser to the working capital of the Association in an amount equal to \$50.00. Such contribution shall not be considered an advance payment of assessments and shall be in addition to, not in lieu of, assessments then or thereafter coming due. This amount shall be deposited into the purchase and sales escrow and disbursed there from to the Association for use in covering operating expenses and other expenses incurred by the Association pursuant to the terms of this Declaration and the By-Laws.

## **Section 11. Managing Agent.**

Other than attorneys' fees and court costs, no fees pertaining to the collection of an Owner's financial obligation to the Association, including fees charged by a manager or managing agent, shall be added to and deemed a part of an Owner's respective share of the Common Expenses unless; (i) the managing agent fees relate to the costs to collect Common Expenses for the Association; (ii) the fees are set forth in a contract between the managing agent and the Association; and (iii) the authority to add the management fees to an Owner's respective share of the Common Expenses is specifically stated in the Declaration or By-Laws of the Association.

## **Section 12. Exempt Property.**

Notwithstanding anything to the contrary herein, the following property shall be exempt from payment of Base Assessments, Neighborhood Assessments and Special Assessments:

- (a) all Common Area; and
- (b) all property dedicated to and accepted by any governmental authority or public utility, including, without limitation, public streets, sidewalks and public parks, if any.

## **Article X - Architectural Standards**

The Board of Directors shall have the authority and standing, on behalf of the Association, to enforce in courts of competent jurisdiction decisions of the committees established in Sections 1 and 2 of this Article X.

No construction, which term shall include within its definition staking, clearing, excavation, grading and other site work, no exterior alteration or modification of existing improvements and no plantings or removal of plants, trees, or shrubs shall take place except in strict compliance with this Article, until the requirements below have been fully met, and until the approval of the appropriate committee has been obtained

All structures constructed on any portion of the Properties shall be designed by and built in accordance with the plans and specifications of a licensed architect.

No construction with respect to improvements on any Unit shall commence unless the plans and specifications therefor have been approved by the Design Review Committee described below and said plans and specifications satisfy the Minimum Standards ("Minimum Standards") set forth on Exhibit "C" attached hereto.

### **Section 1. Design Review Committee.**

The Design Review Committee (DRC) shall have exclusive jurisdiction over all original construction on any portion of the Properties. The DRC shall prepare and, on behalf of the Board of Directors, shall promulgate design and development guidelines and application and review procedures, herein referred to as the Design Guidelines. Copies shall be available from the Design Review Committee for review. The Design Guidelines shall be those of the Association, and the DRC shall have sole and full authority to prepare and to amend them. It shall make the Design Guidelines available to Owners, builders and developers who seek to engage in development of or construction upon all or any portion of the Properties and such Owners, builders, and developers shall conduct their operations strictly in accordance therewith.

The Board of Directors shall appoint the members of the DRC in the same manner as provided in Section 2 of this Article for the Modifications Committee.

### **Section 2. Modifications Committee.**

The Board of Directors may establish a Modifications Committee (MC) to consist of at least three (3) and no more than five (5) members, all of whom shall be appointed by the Board of Directors; provided, that, at least two (2) of the members of the MC shall also be members of the Board of Directors and a majority of the members of the MC shall also be members of the Board of Directors. The MC, if established, shall have exclusive jurisdiction over modifications, additions or alterations made on or to existing Units or structures containing Units and the open space, if any, appurtenant thereto; provided, however, the MC may delegate this authority to the appropriate board of any Area Association subsequently created or subsequently subject to this Declaration so long as the MC has determined that such board has in force review and enforcement practices, procedures and appropriate standards at least equal to those of the MC. Such delegation may be revoked and jurisdiction reassumed at any time by written notice.

The Modifications Committee shall promulgate detailed standards and procedures governing its areas of responsibility and practice, consistent with the Design Guidelines. In addition thereto, the following shall apply. Plans and specifications showing the nature, kind, shape, color, size, materials and location of such modifications, additions, or alterations, shall be submitted to the MC for approval as to quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography and finish grade elevation. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his or her Unit, or to paint the interior of his or her Unit

any color desired. In the event that the MC fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved.

### **Section 3. No Waiver of Future Approvals.**

The approval of either the DRC or MC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters whatever subsequently or additionally submitted for approval or consent.

### **Section 4. Variance.**

The DRC may authorize variances from compliance with any of the provisions of the Design Guidelines when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration or (c) stop the Committee from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance.

## **Article XI - Use Restrictions**

The Properties shall be used only for residential, recreational and related purposes, (which may include, without limitation, offices for any property manager retained by the Association or business offices for the Association) as may more particularly be set forth in this Declaration, amendment hereto, any Supplemental Declaration, or subsequently recorded declarations creating Area Associations subject to this Declaration. The Supplemental Declaration or other document affecting any Area may impose stricter standards than those contained in this Article. The Association, acting through its Board of Directors, shall have standing and the power to enforce such standards.

The Association, acting through its Board of Directors, shall have authority to make and to enforce standards and restrictions governing the use of the Properties, in addition to those contained herein, and to impose reasonable user fees for use of Common Area facilities. Such regulations and use restrictions shall be binding upon all Owners and occupants until and unless, overruled, canceled or modified in a regular or special meeting of the Association, by the vote of members representing a Majority of the votes in the Association.

### **Section 1. Signs.**

Subject to applicable signage regulations of the Village of Sugar Grove, no sign of any kind shall be erected within the Properties without the written consent of the Board of Directors. The Board shall have the right to erect signs as they, in their discretion, deem appropriate.

Notwithstanding the above, no signs, flags, banners or similar items advertising or providing directional information with respect to activities being conducted outside the Properties shall be permitted within the Properties.

## **Section 2. Parking and Garages.**

Vehicles shall be parked only in the garages or in the driveways, if any, serving the Units or in appropriate spaces or designated areas in which parking may or may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors, or Area Association having concurrent jurisdiction over parking areas within an Area, may adopt. Units shall contain attached garages containing at least 500 square feet which shall be used for parking, and no Owner may so modify a garage so as to make it unable to accommodate two parked vehicles. The Association may designate certain on-street parking areas for visitors or guests subject to reasonable rules. Commercial vehicles, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers shall be parked only in areas designated by the Board, or the Area Association having jurisdiction over a particular parking area within an Area.

## **Section 3. Occupants Bound.**

All provisions of the Declaration, By-Laws and of any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants, guests and invitees of any Unit. Every Owner shall cause all occupants of his or her Unit to comply with the Declaration, By-Laws and the rules and regulations adopted pursuant thereto and shall be responsible for all violations and losses to the Common Areas caused by such persons, notwithstanding the fact that the occupants of a Unit are fully liable and may be sanctioned for any violation of the Declaration, By-Laws and rules and regulations adopted pursuant thereto.

## **Section 4. Animals and Pets.**

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any portion of the Properties, except that dogs, cats or other usual and common household pets not to exceed a total of two (2) may be permitted in a Unit. However, those pets which are permitted to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the owner of any portion of the properties shall be removed upon request of the Board; if the owner fails to honor such request, the pet may be removed by the Board. No pets shall be kept, bred or maintained for any commercial purpose. Dogs which are household pets shall at all times whenever they are outside a Unit be confined on a leash held by a responsible person.

## **Section 5. Nuisance.**

No portion of the Properties shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any portion of

the Properties that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on upon any portion of the Properties nor shall anything be done on the Properties that constitutes an annoyance or nuisance to any person using any portion of the Properties. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the Properties.

#### **Section 6. Unsightly or Unkempt Conditions.**

It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his or her Unit. The pursuit of hobbies or other activities, including specifically without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly or unkempt conditions shall not be pursued or undertaken on any part of the Properties.

#### **Section 7. Antennas.**

No exterior antennas, aerials, satellite dishes, or other apparatus for the transmission of television, radio or other signals of any kind shall be placed, allowed or maintained upon any portion of the Properties, including any Unit, without the prior written consent of the Board or its designee. The Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus for a roaster antenna or cable system for the benefit of all or a portion of the Properties, should any such master system or systems be utilized by the Association and require any such exterior apparatus. This provision, however, is not intended to interfere with the Owners' rights to adequate reception under the 1996 Telecommunications Act or other present, or future, federal or Illinois statutes.

#### **Section 8. Basketball Equipment, Clotheslines, Garbage Cans, Tanks, Etc.**

All clotheslines, garbage cans, above-ground tanks and other similar items shall be located or screened so as to be concealed from view of neighboring Units, streets and property located adjacent to the Unit. All rubbish, trash and garbage shall be regularly removed from the Properties and shall not be allowed to accumulate thereon. The placement of all basketball hoops and backboards shall be subject to review by the Modifications Committee.

#### **Section 9. Subdivision of Unit and Time Sharing.**

No Unit shall be subdivided or its boundary lines changed except with the prior written approval of the Board of Directors. Any such division, boundary line change or replatting shall not be in violation of the applicable subdivision and zoning regulations.

No Unit shall be made subject to any type of timeshare or similar program whereby the right to exclusive use of the Unit rotates among members of the program on a fixed or floating time schedule over a period of years.

**Section 10. Guns.**

The discharge of firearms within the Properties is prohibited. The term "firearms" includes "B-B" guns, pellet guns and other firearms of all types, regardless of size.

**Section 11. Pools.**

No above-ground pools shall be erected, constructed or installed on any Unit.

**Section 12. Irrigation.**

No sprinkler or irrigation systems of any type which draw upon water from creeks, streams, rivers, lakes, ponds, wetlands, canals or other ground or surface waters within the Properties shall be installed, constructed or operated within the Properties unless prior written approval has been received from the DRC. All sprinkler and irrigation systems shall be subject to approval in accordance with Article X of this Declaration. Private wells are prohibited on the Properties.

**Section 13. Tents, Trailers and Temporary Structures.**

Except as may be permitted by the DRC during initial construction within the Properties, no tent, utility shed, shack, trailer or other structure of a temporary nature shall be placed upon a Unit or any part of the Properties, except that tents or canopies may temporarily be placed on a Unit in connection with private parties being conducted on said Unit.

**Section 14. Drainage and Septic Systems.**

Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Person may obstruct or rechannel the drainage flows after location and installation of drainage swales, storm sewers or storm drains. The Association reserves a perpetual easement across the Properties for the purpose of altering drainage and water flow. Septic systems are prohibited on the properties.

**Section 15. Tree Removal.**

No trees shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons unless approved in accordance with Article X of this Declaration.

**Section 16. Sight Distance at Intersections.**

All property located at street intersections shall be landscaped so as to permit safe sight across the street comers. No fence, wall, hedge or shrub panting shall be placed or permitted to remain where it would create a traffic or sight problem.

### **Section 17. Utility Lines.**

No overhead utility lines, including lines for cable television, shall be permitted within the Properties, except for temporary lines as required during construction and high voltage lines if required by law or for safety purposes.

### **Section 18. Air Conditioning Units.**

Except as may be permitted by the Board or its designee, no window air conditioning Units may be installed in any Unit.

### **Section 19. Lighting.**

Except for seasonal Christmas decorative lights, which may be displayed between December 1 and January 10 only, all exterior lights must be approved in accordance with Article X of this Declaration.

### **Section 20. Artificial Vegetation, Exterior Sculpture and Similar Items.**

No artificial vegetation shall be permitted on the exterior of any portion of the Properties. Exterior sculpture, fountains, flags and similar items must be approved in accordance with Article X of this Declaration.

### **Section 21. Energy Conservation Equipment.**

Solar energy collector panels or attendant hardware or other energy conservation equipment may be constructed or installed as more fully provided in the Energy Policy Statement found in Article XV of this Declaration.

### **Section 22. Lakes and Water Bodies.**

All lakes, ponds, and streams within the Windstone community are intended to and shall be aesthetic amenities, and no swimming, power boating, or use of personal flotation devices shall be permitted. The Association shall not be responsible for any loss, damage or injury to any person or property arising out of the authorized or unauthorized use of lakes, ponds or streams within the Properties.

### **Section 23. Playground.**

Any playground or other play areas or, equipment furnished by the Association or erected within the Properties shall be used at the risk of the user, and the Association shall not be held liable to any Person for any claim, damage or injury occurring thereon or related to use thereof.

## **Section 24. Fences.**

No dog runs, animal pens or fences of any kind shall be permitted on any Unit except as approved in accordance with Article XI of this Declaration.

## **Section 25. Business Use.**

No trade or business may be conducted in or from any Unit, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (b) the business activity conforms to all zoning requirements for the Properties; (c) the business activity does not involve persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (d) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor. Notwithstanding the above, the leasing of a Unit shall not be considered a trade or business within the meaning of this Section.

## **Section 26. On-site Fuel Storage.**

No on-site storage of gasoline, heating or other fuels shall be permitted on any part of the Properties except that up to five (5) gallons of fuel may be stored on each Unit for emergency purposes and operation of lawn mowers and similar tools or equipment.

## **Section 27. Flagpoles.**

Subject to any applicable ordinances and regulations of the Village, Owners shall be permitted to install flagpoles for the display of the American flag or a military flag, or both, on the Residential Lots. The Board may from time to time adopt Rules and Regulations governing the location and size of flagpoles and the time, place and manner of displaying flags in accordance with applicable state and federal laws.

## **Section 28. Leasing.**

(a) "Leasing" for purposes of this Declaration, is defined as regular, exclusive occupancy of a Unit by any person or persons other than the Owner for which the Owner receives any consideration or benefit, including, but not limited to a fee, service, gratuity or emolument.

(b) Leasing Provisions. Units may be leased only in their entirety. No transient tenants may be accommodated in a Unit. All leases shall be in writing and shall be for an initial term of no less than thirty (30) days, except with the prior written consent of the Board of Directors. Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board by the Unit Owner within ten (10) days of execution of the lease. The Owner must make available to the lessee copies of the Declaration, By-Laws and the rules and regulations and the lessee shall be subject to and shall comply with all the terms thereof. The Board may adopt reasonable rules regulating leasing and subleasing.

## **Article XII - Records and Resale**

### **Section 1. Records.**

(a) The Board shall maintain the following records or true and complete copies of these records, at the Association's principal office:

- (i) the Association's Amended and Restated Declaration, Amended and restated Bylaws, and any Amendments;
- (ii) the Articles of Incorporation and all Amendments;
- (iii) the Rules and Regulations of the Association;
- (iv) the Association's Minimum Standards;
- (v) The minutes of all meetings of the Association and Board, which shall be maintained for not less than seven (7) years.
- (vi) Ballots and proxies related to ballots for all matters voted on by the Members of the Association during the immediately preceding twelve (12) months, including, but not limited to the election of members of the Board of Directors;
- (vii) All contracts, leases, and other agreements then in effect to which the Association is a party or which otherwise were entered into by the Board;
- (viii) Detailed and accurate records in chronological order of the receipts and expenditures affecting the Common Areas, specifying and itemizing the maintenance and repair expenses of the Common Areas and any other expenses incurred;

- (ix) All documents designating a person to cast votes on behalf of an owner for property owned in a land trust, living trust or other legal entity.
- (x) All such other records of the Board as are available for inspection by members of a not-for-profit corporation pursuant to Section 107.75 of the General Not for Profit Corporation Act of 1986.

(b) Any Member of the Association shall have the right to inspect examine, and copy the records described in subdivisions (i)-(x) of Subsection (a) of this Section, in person or by agent, or their mortgagee, at convenient hours of weekdays at the Principal Office; provided, however, that the records described in subdivisions (vi) and (x) of Subsection (a) of this Section shall be available for inspection and copying only upon a Member's submission of a written statement indicating the proper purpose for which the Member requests to inspect and copy the record. In order to exercise this right, the Member must submit a written request to the Board. A failure to provide the requested records or to respond within thirty (30) days shall be deemed a denial by the Board of Directors.

(c) A reasonable fee may be charged by the Board to the requesting Member for the cost of retrieving and copying records properly requested.

## **Section 2. Resale.**

In the event of any sale of a Unit by an Owner, the Board shall make available for inspection to the prospective purchaser, upon demand, the following:

- (a) A copy of this Declaration, the By-Laws and any Rules and Regulations.
- (b) A statement of any liens, including a statement of the account of the Unit setting forth the amounts of unpaid assessments and other charges due and owing.
- (c) A statement of any capital expenditures anticipated by the Association within the current or succeeding two fiscal years.
- (d) A statement of the status and amount of any reserve or replacement fund and any other fund specifically designated for Association projects.
- (e) A copy of the statement of financial condition of the Association for the last fiscal year for which such statement is available.
- (f) A statement of the status of any pending suits or judgments in which the Association is a party.
- (g) A statement setting forth what insurance coverage is provided for all Owners by the Association.

The President of the Board of Directors or such other officer as is specifically designated

shall furnish the above information when requested to do so in writing and within thirty (30) days of the request. A reasonable fee covering the direct out-of-pocket cost of providing such information and copying may be charged by the Association or the Board to the seller for providing such information.

## **Article XIII - General Provisions**

### **Section 1. Term.**

The covenants and restrictions of this Declaration shall run with and bind the Properties, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any properties subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date the Original Declaration was recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by majority of the then Owners, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same (subject to Article XIV hereof), in which case this Declaration shall be modified or terminate as specified therein.

### **Section 2. Amendment.**

This Declaration may be amended only by the affirmative vote of Members representing seventy-five (75%) percent of the Unit Owners. In addition, the approval requirements set forth in Article X hereof shall be met if applicable. Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Amendments to the Community Instruments authorized to be recorded shall be executed and recorded by the President of the Board in the Recorder's Office of Kane County, Illinois.

If an Owner consents to any amendment to this Declaration or the By-Laws, it will be conclusively presumed that such Owner has the authority so to consent and no contrary provision in any Mortgage or contract between the Owner and a third party will affect the validity of such amendment.

### **Section 3. Errors and Omissions.**

(a) If a provision of the Community Instruments does not conform to the Act or to another applicable law because of an error, omission, or inconsistency in the Community Instruments of the Association, the Association may correct the error, omission, or inconsistency to conform the Community Instruments to the Act or to another applicable law by an amendment adopted by vote of two-thirds (2/3) of the Board, without a Membership vote. A provision in the Community Instruments requiring Members of record to vote to approve an amendment to the Community Instruments, or for the Members of record to be given notice of an amendment to the Community Instruments, does not apply to an amendment that corrects an omission, error, or inconsistency to conform the Community Instruments to the Act or to another applicable law.

(b) If a scrivener's error in the Declaration or other instrument is corrected by vote of two-thirds of the members of the Board pursuant to the authority established in subsection (a) of this Section, the Board, upon written petition by Members with twenty percent (20%) of the votes of the Association received within thirty (30) days of the Board action, shall call a meeting of the Members within thirty (30) days of the filing of the petition to consider the Board action. Unless a majority of the votes of the Members of the Association are cast at the meeting to reject the action, it is ratified whether or not a quorum is present.

(c) Nothing contained in this Section shall be construed to invalidate any provision of this Declaration to bring the instrument into compliance with the legal requirements of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the United States Department of Veterans Affairs, or their respective successors and assigns.

#### **Section 4. Indemnification.**

The Association shall indemnify every officer, director and committee member against any and all expenses, including counsel fees, reasonably incurred by or imposed upon such officer, director or committee member in connection with any action, suit or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer, director or committee member. The Association and the officers, directors and committee members shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be Members of the Association, and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officers, director or committee member or former officer, director or committee member may be entitled. The Association shall, as a Common Expense, maintain adequate general liability and officers and directors liability insurance to fund this obligation, if such insurance is reasonably available.

#### **Section 5. Easements of Encroachment.**

There shall be reciprocal appurtenant easements of encroachment and for maintenance of encroachments as between each Unit and such portion or portions of the Common Area adjacent thereto or as between adjacent Units due to the unintentional placement or settling or shifting of the improvements constructed, reconstructed or altered thereon (in accordance with the terms of these restrictions) to a distance of not more than three (3) feet, as measured from any point on the common boundary between each Unit and the adjacent portion of the Common Area or as between said adjacent Units, as the case may be, along a line perpendicular to such boundary at such point; provided, however, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of an Owner, tenant or the Association.

## **Section 6. Easements for Utilities, Etc.**

There is hereby reserved unto the Association, and the designees of each (which may include, without limitation, Kane County, Illinois and any utility), blanket easements upon, across, over and under all of the Common Area and, to the extent shown on any Plat over the Units for ingress, egress, installation, replacing, repairing and maintaining cable television systems, master television antenna systems, security and similar systems, roads, walkways, bicycle pathways, lakes, ponds, wetlands, drainage systems, street lights, signage and all utilities, including, but not limited to, water, sewers, meter boxes, telephones, gas and electricity.

Without limiting the generality of the foregoing, there are hereby reserved for the local water supplier easements across the Common Areas and all Units for ingress, egress, installation, reading, replacing, repairing and maintaining water meter boxes. Notwithstanding anything to the contrary contained in this Section, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on the Properties, except as may be approved by the Association's Board of Directors.

Should any entity furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, the Board of Directors shall have the right to grant such easement over the Properties without conflicting with the terms hereof. The easements provided for in this Article shall in no way adversely affect any other recorded easement on the Properties.

The Board shall have, by a two-thirds (2/3) vote, the power to dedicate portions of the Common Area to the Village of Sugar Grove, or Kane County, Illinois, or to any other local, state, or federal governmental entity, for utility or other purposes.

## **Section 7. Severability.**

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

## **Section 8. Right of Entry.**

The Association shall have the right, but not the obligation, to enter onto any portion of the Properties, including any Unit for emergency, security and safety, which right may be exercised by the Association's Board of Directors, officers, agents, employees, managers and all policemen, firemen, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation; entry shall only be during reasonable hours and after notice to the Owner. This right of entry shall include the right of the Association to enter a Unit to cure any condition which may increase the possibility of a fire or other hazard in the event an Owner fails or refuses to cure the condition upon request by the Board.

## **Section 9. Perpetuities.**

If any of the covenants conditions, restrictions or other provisions of this Declaration

shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

#### **Section 10. Litigation.**

No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of seventy-five (75%) percent of the Members. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of assessment as provided in Article IX hereof, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendments is approved by the percentage vote, and pursuant to the same procedures, necessary to institute proceedings as provided above.

#### **Section 11. Cumulative Effect; Conflict.**

The covenants, restrictions and provisions of this Declaration shall be cumulative with those of any Area Association and the Association may, but shall not be required to, enforce the latter; provided, however, in the event of conflict between or among such covenants and restrictions and provisions of any articles of incorporation, By-Laws, rules and regulations, policies or practices adopted or carried out pursuant thereto, those of any Area Association shall be subject and subordinate to those of the Association. The foregoing priorities shall apply, but not be limited to, the liens for assessments created in favor of the Association.

#### **Section 12. Use of the Words "Windstone" or "Windstone Community Association II, Inc."**

No Person shall use the words "Windstone Community Association II, Inc. " or "Windstone" or any derivative thereof in any printed or promotional material without the prior written consent of the Association. However, Owners may use the terms "Windstone Community Association II, Inc." or "Windstone" in printed or promotional matter where such term is used solely to specify that particular property is located within Windstone Community Association, and the Association shall be permitted to use such terms in its name.

#### **Section 13. Notice of Sales.**

Any Owner who intends to sell his or her Unit shall provide written notice to the Board of Directors within ten (10) days of entering into an agreement for the sale. Such notice shall include the names of the purchaser, the purchaser's mailing address, if other than the Unit address, as well as any other information which may reasonably be required by the Board. This section shall not be deemed to give the Association or any person a right of first refusal or any other such right with respect to any Unit.

#### **Section 14. Enforcement.**

Subject to the requirements of the By-Laws, the Association, acting through the Board of

Directors, and any aggrieved Unit Owner, shall have the right to enforce the terms of this Declaration, the By-Laws, the rules and regulations of the Association or any decision of the Association made pursuant to the foregoing.

#### **Article XIV - Mortgagee Provisions**

The following provisions are for the benefit of holders of first Mortgages on Units in the Properties. The provisions of this Article apply to both this Declaration and to the By-Laws, notwithstanding any other provisions contained therein.

##### **Section 1. Notices of Action.**

An institutional holder, insurer, or guarantor of a first Mortgage who provides written request to the Association (such request to state the name and address of such holder, insurer or guarantor and the Unit number, therefore becoming an "eligible holder") will be entitled to timely written notice of:

(a) any condemnation loss or any casualty loss which affects a material portion of the Properties or which affects any Unit on which there is a first Mortgage held, insured, or guaranteed by such eligible holder;

(b) any delinquency in the payment of assessments or charges owed by an Owner of a Unit subject to the Mortgage of such eligible holder, where such delinquency has continued for a period of sixty (60) days; provided, however, notwithstanding this provision, any holder of a first Mortgage, upon request, is entitled to written notice from the Association of any default in the performance by an Owner of a Unit of any obligation under the Declaration or By-Laws of the Association which is not cured within sixty (60) days; any lapse, cancellation or material modification of any insurance policy maintained by the Association; or

(c) any proposed action which would require the consent of a specified percentage of eligible holders.

##### **Section 2. Amendments to Documents.**

(a) The consent of at least sixty-seven (67%) of Members and the approval of the eligible holders of first Mortgages on sixty-seven (67%) percent of the Units subject to a Mortgage held by an eligible holder, shall be required to terminate the Association for reasons other than substantial destruction or condemnation. Any election to terminate the Association after substantial destruction or a substantial taking in condemnation shall require the approval of the Members as specified above and the eligible holders of first Mortgages on fifty-one (51%) percent of the Units subject to Mortgages held by such eligible holders.

(b) Any restoration or repair of the properties after a partial condemnation or damage due to an insurable hazard shall be substantially in accordance with this Declaration and the original plans and specifications unless the approval is obtained of the eligible holders of first Mortgages on Units to which at least fifty-one (51%) percent of the Units subject to Mortgages

held by such eligible holders are allocated.

(c) The consent of at least sixty-seven (67%) of Members and the approval of eligible holders of first Mortgages on fifty-one (51%) percent of the Units subject to a Mortgage held by an eligible holder, shall be required materially to amend any provisions of the Declaration, By-Laws, or Articles of Incorporation of the Association, or to add any material provisions thereto, which establish, provide for, govern or regulate any of the following:

- (i) voting;
- (ii) assessment, assessment liens, or subordination of such liens;
- (iii) reserves for maintenance, repair and replacements of Common Area;
- (iv) insurance of fidelity bonds;
- (v) rights to use Common Area;
- (vi) responsibility for maintenance and repair of the Properties;
- (vii) expansion or construction of the properties or the addition, annexation or withdrawal of Properties to or from the Association
- (viii) boundaries of any Unit;
- (ix) leasing of Units;
- (x) imposition of any right of first refusal or similar restriction of the right of any Owner to sell, transfer or otherwise convey his or her Unit;
- (xi) establishment of self-management by the Association where professional management has been required by an eligible holder; or
- (xii) any provisions included in the Declaration, By-Laws, or Articles of Incorporation which are for the express benefit of holders, guarantors or insurers of first Mortgages on Units.

### **Section 3. Special FHLMC Provision.**

So long as required by the Federal Home Loan Mortgage Corporation, the following provisions apply in addition to and not in lieu of the foregoing. Unless at least two-thirds (2/3) of the first Mortgagees or Members representing at least two-thirds (2/3) of the total Association vote entitled to be cast thereof consent, the Association shall not:

(a) by act or omission seek to abandon, partition, subdivide, encumber, sell or transfer all or any portion of the real property comprising the Common Area which the

Association owns, directly or indirectly, (The granting of easements for public utilities or other similar purposes consistent with the intended use of the Common Area shall not be deemed a transfer within the meaning of this subsection);

(b) change the method of determining the obligations, assessments, dues, or other charges which may be levied against an Owner of a Unit (A decision, including contracts, by the Board or provisions of any declaration subsequently recorded on any portion of the Properties regarding assessments for Areas shall not be subject to this provision where such decision or subsequent declaration is otherwise authorized by this Declaration.);

(c) by act or omission change, waive or abandon any scheme of regulations or enforcement hereof pertaining to the architectural design or the exterior appearance and maintenance of Units and of the Common Area (The issuance and amendment of architectural standards, procedures, rules and regulations, or use restrictions shall not constitute a change, waiver or abandonment within the meaning of this provision.);

(d) fail to maintain insurance, as required by this Declaration; or

(e) use hazard insurance proceeds for any Common Area losses for other than the repair, replacement or reconstruction of such property.

First Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Area and may pay overdue premiums on casualty insurance policies or secure new casualty insurance coverage upon the lapse of an Association policy, and first Mortgagees making such payments shall be entitled to immediate reimbursement from the Association.

#### **Section 4. No Priority.**

No provision of this Declaration or the By-Laws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Unit in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

#### **Section 5. Notice to Association.**

Upon request, each Owner shall be obligated to furnish to the Association the name and address of the holder of any Mortgage encumbering such Owner's Unit.

#### **Section 6. Amendment by Board.**

Should the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation subsequently delete any of their respective requirements which necessitate the provisions of this Article or make any such requirements less stringent, the Board, without approval of the Owners, may cause an amendment to this Article to be recorded to reflect such changes.

#### **Section 7. Failure of Mortgagee to Respond.**

Any Mortgagee who receives notice of and a written request from the Board to respond or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within thirty (30) days of the date of the Association's request, provided such request is delivered to the Mortgagee by certified or registered mail, with a return receipt requested.

### **Article XV - Energy Policy Statement**

In accordance with Illinois law, including, but not limited to the Homeowners' Energy Policy Statement Act, 765 ILCS 165/1 et seq., the Board of Directors has adopted this Energy Policy Statement for the safety and welfare of the members of the Association, while encouraging the development and use of solar energy systems.

Any structure, facility, or apparatus for the collection of energy, water, or other resources to be constructed on or attached to the exterior of any of the Properties shall require the written consent of the Design Review Committee as prescribed in Article X, and the Design Review Committee may establish Rules and Regulations for the location and installation of same, so long as such Rules and Regulations comply with all then applicable State and local laws. Additional rules regarding installation of energy conservation equipment are as follows:

(a) Plans submitted for approval of a solar energy collection system shall show the degree, nature, kind, shape, size, square footage, height, elevation, materials, colors, location and configuration of the proposed system.

(b) A sample or illustrated brochure of the proposed solar energy system should be submitted to the Board in accordance with Article X, which clearly depicts the system and defines the materials used. They should be drawn to show clearly all elevations, roof plane, and assembly, attachment of the roof structure and proposed location on the building.

(c) Solar system will be installed on a roof with an orientation to the rear of the structure, if such location will not impair the effective operation of the system.

(d) Solar collectors, whenever possible, shall be installed on the existing plane of roof materials (flush mounted).

(e) Solar collectors and solar energy systems located on any roof should be dark in color.

(f) All exterior plumbing lines should be painted in a color scheme consistent with the structure and materials adjacent to the pipes.

(g) Solar units not mounted on the roof (ground mounted) should be installed according to the local building code "setback" requirements. Any such structure shall be concealed from neighbors' views, when reasonably possible.

(h) Owner shall not permit solar energy systems to fall into disrepair or to become safety hazards, and solar units must be firmly secured to the roof in accordance with local building codes.

(i) Solar collectors, solar storage mechanism and solar energy system shall meet applicable standards and requirement imposed by state and local permitting authorities and shall specifically be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agency.

(j) A solar energy system may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south provided that the determination does not impair the effective operation of the solar energy system.

**END OF TEXT OF DECLARATION**

This instrument was prepared by, and upon recording return to:

KEAY & COSTELLO, P.C.  
128 South County Farm Road  
Wheaton, Illinois 60187  
(630) 690-6446

STATE OF ILLINOIS        )  
                                  ) SS  
COUNTY OF KANE         )

The undersigned hereby certifies that we are the duly elected, qualified and acting President and Secretary of the Board of Directors of Windstone Community Association II, Inc., and that the attached is a true, correct, and accurate copy of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Windstone Community Association II, Inc. and the Amended and Restated By-Laws of Windstone Community Association II, Inc., attached hereto as Exhibit "B", and that said documents were approved by at least two-thirds (2/3) of the directors on the Board of Directors of Windstone Community Association II, Inc. at a Board meeting.

IN WITNESS WHEREOF, we have hereunto set my hand this 14<sup>th</sup> day of October, 2017.

Windstone Community Association II, Inc.

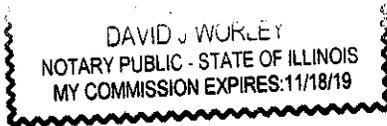
Steven Resch  
[Printed Name]

By: [Signature]  
As President of the Board of Directors

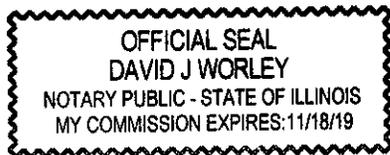
\_\_\_\_\_  
[Printed Name]

By: \_\_\_\_\_  
As Secretary of the Board of Directors

I, DAVID J. WORLEY, a Notary Public, hereby certify that on the above date, the above members of the Board of Directors of Windstone Community Association II, Inc., which Board members are personally known to me, appeared before me and acknowledged that, as such Board member, he/she signed this instrument as his/her free and voluntary act of said Board for the uses and purposes therein set forth.



BY: [Signature]





## **LIST OF EXHIBITS**

**Exhibit “A”—Legal Description of Properties**

**Exhibit “B”—By-Laws**

**Exhibit “C”—Minimum Standards**

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION OF PROPERTIES**

Lots 1, 2, and 75 through 219 of Windstone Unit 1, being a Subdivision of part of Sections 3 and 10, Township 38 North, Range 7 East of the Third Principal Meridian in the Township of Sugar Grove, Kane County, Illinois, and

Lots 171 through 213 of Black Walnut Trails Unit 6, being a Re-subdivision of part of Windstone Subdivision Unit 1, in the Village of Sugar Grove, Kane County, Illinois.

## Windstone Community Association

<u>Address</u>	<u>PIN</u>	<u>Subdivision</u>	<u>Lot#</u>
600 Sheffield Circle	14-10-152-021	Black Walnut Unit 7	251
602 Carlisle Court	14-10-104-014	Black Walnut Unit 6	176
604 Sheffield Circle	14-10-152-020	Black Walnut Unit 7	250
605 Sheffield Circle	14-10-104-028	Black Walnut Unit 7	224
608 Sheffield Circle	14-10-152-019	Black Walnut Unit 7	249
613 Sheffield Circle	14-10-104-030	Black Walnut Unit 7	226
617 Sheffield Circle	14-10-104-031	Black Walnut Unit 7	227
621 Carlisle Court	14-10-104-015	Black Walnut Unit 6	177
621 Sheffield Circle	14-10-104-032	Black Walnut Unit 7	228
628 Carlisle Court	14-10-104-013	Black Walnut Unit 6	175
637 Sheffield Circle	14-10-104-036	Black Walnut Unit 7	232
640 Sheffield Circle	14-10-152-022	Black Walnut Unit 7	247
644 Carlisle Court	14-10-104-012	Black Walnut Unit 6	174
645 Sheffield Circle	14-10-104-038	Black Walnut Unit 7	233
647 Carlisle Court	14-10-104-016	Black Walnut Unit 6	178
648 Sheffield Circle	14-10-152-023	Black Walnut Unit 7	246
649 Sheffield Circle	14-10-104-039	Black Walnut Unit 7	234
652 Sheffield Circle	14-10-152-024	Black Walnut Unit 7	245
653 Sheffield Circle	14-10-104-040	Black Walnut Unit 7	235
656 Sheffield Circle	14-10-152-025	Black Walnut Unit 7	244
657 Sheffield Circle	14-10-104-041	Black Walnut Unit 7	236
660 Sheffield Circle	14-10-152-026	Black Walnut Unit 7	243
661 Sheffield Circle	14-10-104-042	Black Walnut Unit 7	237
664 Kingsman Court	14-10-129-024	Black Walnut Unit 7	298
665 Sheffield Circle	14-10-104-043	Black Walnut Unit 7	238
669 Carlisle Court	14-10-104-017	Black Walnut Unit 6	179
669 Sheffield Circle	14-10-104-044	Black Walnut Unit 7	239
670 Kingsman Court	14-10-129-023	Black Walnut Unit 7	299
671 Sheffield Circle	14-10-104-045	Black Walnut Unit 7	241
672 Carlisle Court	14-10-104-011	Black Walnut Unit 6	173
673 Greenfield Lane	14-10-180-016	Black Walnut Unit 7	333
675 Greenfield Lane	14-10-180-017	Black Walnut Unit 7	332
676 Kingsman Court	14-10-129-022	Black Walnut Unit 7	300
677 Greenfield Lane	14-10-180-018	Black Walnut Unit 7	331
679 Greenfield Lane	14-10-180-019	Black Walnut Unit 7	330
681 Greenfield Lane	14-10-180-020	Black Walnut Unit 7	329
683 Greenfield Lane	14-10-180-021	Black Walnut Unit 7	328
687 Greenfield Lane	14-10-180-023	Black Walnut Unit 7	326
688 Greenfield Lane	14-10-129-027	Black Walnut Unit 7	297
689 Greenfield Lane	14-10-180-030	Black Walnut Unit 8	337
689 Kingsman Court	14-10-129-020	Black Walnut Unit 7	302
694 Carlisle Court	14-10-104-010	Black Walnut Unit 6	172
695 Kingsman Court	14-10-129-019	Black Walnut Unit 7	303

Address	PIN	Subdivision	Lot#
696 Merrill New Road	14-10-104-046	Black Walnut Unit 7	240
697 Carlisle Court	14-10-104-018	Black Walnut Unit 6	180
698 Greenfield Lane	14-10-129-018	Black Walnut Unit 7	304
700 Brighton Drive	14-10-127-032	Black Walnut Unit 7	265
700 Stonehill Court	14-10-105-004	Windstone Unit 1	214
701 Brighton Drive	14-10-128-018	Black Walnut Unit 7	294
701 Evergreen Lane	14-10-130-016	Black Walnut Unit 7	324
701 Merrill New Road	14-10-127-017	Black Walnut Unit 7	264
702-704 Stonehill Court	14-10-105-005	Windstone Unit 1	212 & 213
703 Queens Gate Circle	14-10-108-002	Windstone Unit 1	76
705 Brighton Drive	14-10-128-017	Black Walnut Unit 7	293
705 Queens Gate Circle	14-10-108-003	Windstone Unit 1	77
706 Evergreen Lane	14-10-129-017	Black Walnut Unit 7	305
706 Stonehill Court	14-03-378-063	Windstone Unit 1	211
707 Evergreen Lane	14-10-130-011	Black Walnut Unit 7	323
707 Merrill New Road	14-10-127-016	Black Walnut Unit 7	263
707 Queens Gate Circle	14-10-108-004	Windstone Unit 1	78
708 Queens Gate Circle	14-10-106-002	Windstone Unit 1	207
708 Stonehill Court	14-03-378-062	Windstone Unit 1	210
709 Brighton Drive	14-10-128-016	Black Walnut Unit 7	292
709 Queens Gate Circle	14-10-108-005	Windstone Unit 1	79
710 Stonehill Court	14-03-378-061	Windstone Unit 1	209
711 Merrill New Road	14-10-127-015	Black Walnut Unit 7	262
711 Queens Gate Circle	14-10-108-006	Windstone Unit 1	80
712 Brighton Drive	14-10-127-030	Black Walnut Unit 7	267
712 Stonehill Court	14-03-378-060	Windstone Unit 1	208
713 Brighton Drive	14-10-128-015	Black Walnut Unit 7	291
713 Evergreen Lane	14-10-130-010	Black Walnut Unit 7	322
713 Queens Gate Circle	14-10-108-007	Windstone Unit 1	81
714 Evergreen Lane	14-10-129-016	Black Walnut Unit 7	306
715 Queens Gate Circle	14-10-108-008	Windstone Unit 1	82
716 Cornwall Circle	14-10-106-001	Windstone Unit 1	206
717 Merrill New Road	14-10-127-014	Black Walnut Unit 7	261
718 Cornwall Circle	14-10-378-059	Windstone Unit 1	205
718 Woodbury Court	14-10-129-014	Black Walnut Unit 7	308
719 Brighton Drive	14-10-128-014	Black Walnut Unit 7	290
719 Evergreen Lane	14-10-130-009	Black Walnut Unit 7	321
719 Queens Gate Circle	14-10-108-010	Windstone Unit 1	84
720 Brighton Drive	14-10-127-029	Black Walnut Unit 7	268
720 Cornwall Circle	14-10-378-058	Windstone Unit 1	204
720 Evergreen Lane	14-10-129-015	Black Walnut Unit 7	307
720 Woodbury Court	14-10-129-013	Black Walnut Unit 7	309
721 Queens Gate Circle	14-10-108-011	Windstone Unit 1	85
722 Cornwall Circle	14-10-378-057	Windstone Unit 1	203

Address	PIN	Subdivision	Lot#
722 Woodbury Court	14-10-129-012	Black Walnut Unit 7	310
723 Queens Gate Circle	14-10-108-012	Windstone Unit 1	86
724 Cornwall Circle	14-10-107-010	Windstone Unit 1	202
	and 14-03-378-056		
724 Woodbury Court	14-10-129-011	Black Walnut Unit 7	311
725 Evergreen Lane	14-10-130-008	Black Walnut Unit 7	320
725 Queens Court Circle	14-10-108-013	Windstone Unit 1	87
726 Brighton Drive	14-10-127-028	Black Walnut Unit 7	269
726 Queens Gate Circle	14-10-107-009	Windstone Unit 1	201
726 Woodbury Court	14-10-129-010	Black Walnut Unit 7	312
727 Brighton Drive	14-10-128-013	Black Walnut Unit 7	289
727 Woodbury Court	14-10-129-009	Black Walnut Unit 7	313
728 Queens Gate Circle	14-10-107-008	Windstone Unit 1	200
729 Queens Gate Circle	14-10-108-014	Windstone Unit 1	88
729 Woodbury Court	14-10-129-008	Black Walnut Unit 7	314
730 Queens Gate Circle	14-10-107-007	Windstone Unit 1	199
731 Evergreen Lane	14-10-130-007	Black Walnut Unit 7	319
731 Queens Gate Circle	14-10-108-015	Windstone Unit 1	89
731 Woodbury Court	14-10-129-007	Black Walnut Unit 7	315
732 Queens Gate Circle	14-10-107-006	Windstone Unit 1	198
733 Merrill New Road	14-10-127-012	Black Walnut Unit 7	259
733 Queens Gate Circle	14-10-108-016	Windstone Unit 1	90
733 Woodbury Court	14-10-129-006	Black Walnut Unit 7	316
734 Queens Gate Circle	14-10-107-005	Windstone Unit 1	197
735 Queens Gate Circle	14-10-108-017	Windstone Unit 1	91
735 Woodbury Court	14-10-129-005	Black Walnut Unit 7	317
736 Brighton Drive	14-10-127-027	Black Walnut Unit 7	270
736 Queens Gate Circle	14-10-107-004	Windstone Unit 1	196
737 Brighton Drive	14-10-128-012	Black Walnut Unit 7	288
737 Evergreen Lane	14-10-130-006	Black Walnut Unit 7	318
737 Queens Gate Circle	14-10-108-018	Windstone Unit 1	92
738 Queens Gate Circle	14-10-107-003	Windstone Unit 1	195
739 Queens Gate Circle	14-10-108-019	Windstone Unit 1	93
740 Queens Gate Circle	14-10-107-002	Windstone Unit 1	194
	and 14-03-455-001		
741 Evergreen Lane	14-10-130-001	Black Walnut Unit 6	204
741 Merrill New Road	14-10-127-011	Black Walnut Unit 7	258
741 Queens Gate Circle	14-10-108-020	Windstone Unit 1	94
742 Brighton Drive	14-10-127-026	Black Walnut Unit 7	271
742 Evergreen Lane	14-10-129-003	Black Walnut Unit 6	205
742 Tudor Court	14-03-378-055	Windstone Unit 1	193
	and 14-10-107-001		
744 Pembroke Place	14-03-378-045	Windstone Unit 1	180
744 Tudor Court	14-03-378-054	Windstone Unit 1	192

Address	PIN	Subdivision	Lot#
746 Evergreen Lane	14-10-129-002	Black Walnut Unit 6	206
746 Pembroke Place	14-03-378-046	Windstone Unit 1	181
746 Tudor Court	14-03-378-053	Windstone Unit 1	191
747 Brighton Drive	14-10-128-011	Black Walnut Unit 7	287
747 Queens Gate Circle	14-03-454-004	Windstone Unit 1	95
748 Evergreen Lane	14-10-129-001	Black Walnut Unit 6	207
748 Pembroke Place	14-03-378-047	Windstone Unit 1	182
748 Queens Gate Circle	14-03-453-003	Windstone Unit 1	188
748 Tudor Court	14-03-378-076	Windstone Unit 1	190
748 Wild Ginger Road	14-10-126-009	Black Walnut Unit 6	193
749 Merrill New Road	14-10-127-010	Black Walnut Unit 7	257
750 Pembroke Place	14-03-378-048	Windstone Unit 1	183
750 Tudor Court	14-03-378-074	Windstone Unit 1	189
	and 14-03-378-077		
751 Evergreen Lane	14-10-126-008	Black Walnut Unit 6	192
751 Queens Gate Circle	14-03-454-002	Windstone Unit 1	97
752 Pembroke Place	14-03-378-049	Windstone Unit 1	184
753 Queens Gate Circle	14-03-454-001	Windstone Unit 1	98
754 Brighton Drive	14-10-127-024	Black Walnut Unit 7	273
754 Pembroke Place	14-03-378-050	Windstone Unit 1	185
754 Queens Gate Circle	14-03-453-002	Windstone Unit 1	187
754 Wild Ginger Road	14-10-126-010	Black Walnut Unit 6	194
755 Evergreen Lane	14-10-126-007	Black Walnut Unit 6	191
755 Wild Ginger Road	14-10-130-002	Black Walnut Unit 6	203
757 Brighton Drive	14-10-128-010	Black Walnut Unit 7	286
757 Merrill New Road	14-10-127-009	Black Walnut Unit 7	256
758 Merrill New Road	14-10-104-025	Black Walnut Unit 7	221
758 Wild Ginger Road	14-10-126-020	Black Walnut Unit 6	195
	and 14-10-126-021		
759 Evergreen Lane	14-10-126-006	Black Walnut Unit 6	190
760 Brighton Drive	14-10-127-023	Black Walnut Unit 7	274
762 Evergreen Lane	14-10-128-003	Black Walnut Unit 6	208
762 Wild Ginger Road	14-10-126-017	Black Walnut Unit 6	196
763 Brighton Drive	14-10-128-009	Black Walnut Unit 7	285
763 Evergreen Lane	14-10-126-005	Black Walnut Unit 6	189
764 Evergreen Lane	14-10-128-002	Black Walnut Unit 6	209
764 Merrill New Road	14-10-104-024	Black Walnut Unit 7	220
765 Merrill New Road	14-10-127-008	Black Walnut Unit 7	255
766 Brighton Drive	14-10-127-022	Black Walnut Unit 7	275
767 Evergreen Lane	14-10-126-004	Black Walnut Unit 6	188
767 Wild Ginger Road	14-10-130-003	Black Walnut Unit 6	202
768 Evergreen Lane	14-10-128-001	Black Walnut Unit 6	210
768 Wild Ginger Road	14-10-126-018	Black Walnut Unit 6	197
769 Brighton Drive	14-10-128-008	Black Walnut Unit 7	284

Address	PIN	Subdivision	Lot#
770 Merrill New Road	14-10-104-023	Black Walnut Unit 7	219
771 Evergreen Lane	14-10-126-003	Black Walnut Unit 6	187
771 Wild Ginger Road	14-10-130-004	Black Walnut Unit 6	201
772 Brighton Drive	14-10-127-021	Black Walnut Unit 7	276
772 Wild Ginger Road	14-10-126-019	Black Walnut Unit 6	198
773 Merrill New Road	14-10-127-007	Black Walnut Unit 7	254
774 Evergreen Lane	14-10-127-003	Black Walnut Unit 6	211
775 Brighton Drive	14-10-128-007	Black Walnut Unit 7	283
775 Evergreen Lane	14-10-126-002	Black Walnut Unit 6	186
776 Wild Ginger Road	14-10-126-015	Black Walnut Unit 6	199
777 Wild Ginger Road	14-10-130-005	Black Walnut Unit 6	200
778 Merrill New Road	14-10-104-022	Black Walnut Unit 7	218
779 Evergreen Lane	14-10-126-001	Black Walnut Unit 6	185
781 Brighton Drive	14-10-128-006	Black Walnut Unit 7	282
781 Evergreen Lane	14-10-108-037	Black Walnut Unit 6	184
781 Merrill New Road	14-10-127-006	Black Walnut Unit 7	253
782 Evergreen Lane	14-10-127-002	Black Walnut Unit 6	212
783 Evergreen Lane	14-10-108-039	Black Walnut Unit 6	183
784 Brighton Drive	14-10-127-019	Black Walnut Unit 7	278
786 Brighton Drive	14-10-127-018	Black Walnut Unit 7	279
786 Merrill New Road	14-10-104-021	Black Walnut Unit 7	217
787 Brighton Drive	14-10-128-005	Black Walnut Unit 7	281
788 Evergreen Lane	14-10-127-001	Black Walnut Unit 6	213
789 Merrill New Road	14-10-127-005	Black Walnut Unit 7	252
790 Evergreen Lane	14-10-127-004	Black Walnut Unit 7	214
791 Evergreen Lane	14-10-108-038	Black Walnut Unit 6	182
792 Merrill New Road	14-10-104-020	Black Walnut Unit 7	216
793 Brighton Drive	14-10-128-004	Black Walnut Unit 7	280
798 Merrill New Road	14-10-104-019	Black Walnut Unit 7	215
811 Queens Gate Circle	14-03-451-001	Windstone Unit 1	99
813 Queens Gate Circle	14-03-451-002	Windstone Unit 1	100
814 Queens Gate Circle	14-03-452-005	Windstone Unit 1	178
815 Queens Gate Circle	14-03-451-003	Windstone Unit 1	101
816 Queens Gate Circle	14-03-452-004	Windstone Unit 1	177
817 Queens Gate Circle	14-03-451-004	Windstone Unit 1	102
818 Queens Gate Circle	14-03-452-003	Windstone Unit 1	176
819 Queens Gate Circle	14-03-451-005	Windstone Unit 1	103
820 Queens Gate Circle	14-03-452-002	Windstone Unit 1	175
821 Queens Gate Circle	14-03-451-006	Windstone Unit 1	104
822 Queens Gate Circle	14-03-378-072	Windstone Unit 1	174
823 Queens Gate Circle	14-03-451-007	Windstone Unit 1	105
824 Queens Gate Circle	14-03-378-042	Windstone Unit 1	173
825 Queens Gate Circle	14-03-377-011	Windstone Unit 1	106
826 Queens Gate Circle	14-03-378-041	Windstone Unit 1	172

Address	PIN	Subdivision	Lot#
827 Queens Gate Circle	14-03-377-007	Windstone Unit 1	107
828 Queens Gate Circle	14-03-378-040	Windstone Unit 1	171
829 Queens Gate Circle	14-03-377-010	Windstone Unit 1	108
830 Queens Gate Circle	14-03-378-039	Windstone Unit 1	170
831 Queens Gate Circle	14-03-377-009	Windstone Unit 1	109
832 Queens Gate Circle	14-03-378-038	Windstone Unit 1	169
833 Queens Gate Circle	14-03-377-004	Windstone Unit 1	110
835 Queens Gate Circle	14-03-377-003	Windstone Unit 1	111
837 Queens Gate Circle	14-03-377-002	Windstone Unit 1	112
839 Queens Gate Circle	14-03-377-001	Windstone Unit 1	113
863 Merrill New Road	14-10-108-036	Black Walnut Unit 6	181
895 Merrill New Road	14-10-108-001	Windstone Unit 1	75
897 Merrill New Road	14-10-105-001	Windstone Unit 1	131
900 Merrill New Road	14-03-376-019	Windstone Unit 1	130
901 Merrill New Road	14-03-378-001	Windstone Unit 1	133
902 Merrill New Road	14-03-376-018	Windstone Unit 1	129
903 Merrill New Road	14-03-378-002	Windstone Unit 1	134
904 Merrill New Road	14-03-376-017	Windstone Unit 1	128
905 Merrill New Road	14-03-378-003	Windstone Unit 1	135
906 Merrill New Road	14-03-376-016	Windstone Unit 1	127
907 Merrill New Road	14-03-378-004	Windstone Unit 1	136
908 Merrill New Road	14-03-376-015	Windstone Unit 1	126
909 Merrill New Road	14-03-378-005	Windstone Unit 1	137
910 Merrill New Road	14-03-376-014	Windstone Unit 1	125
911 Merrill New Road	14-03-378-006	Windstone Unit 1	138
912 Merrill New Road	14-03-376-013	Windstone Unit 1	124
913 Merrill New Road	14-03-378-007	Windstone Unit 1	139
914 Abbey Court	14-03-378-034	Windstone Unit 1	165
914 Merrill New Road	14-03-376-012	Windstone Unit 1	123
915 Abbey Court	14-03-378-033	Windstone Unit 1	164
915 Merrill New Road	14-03-378-008	Windstone Unit 1	140
916 Abbey Court	14-03-378-035	Windstone Unit 1	166
916 Merrill New Road	14-03-376-011	Windstone Unit 1	122
917 Abbey Court	14-03-378-032	Windstone Unit 1	163
917 Merrill New Road	14-03-378-009	Windstone Unit 1	141
918 Abbey Court	14-03-378-036	Windstone Unit 1	167
918 Merrill New Road	14-03-376-010	Windstone Unit 1	121
919 Abbey Court	14-03-378-031	Windstone Unit 1	162
919 Merrill New Road	14-03-378-010	Windstone Unit 1	142
920 Abbey Court	14-03-378-037	Windstone Unit 1	168
921 Abbey Court	14-03-378-030	Windstone Unit 1	161
921 Merrill New Road	14-03-378-012	Windstone Unit 1	143
922 Merrill New Road	14-03-376-007	Windstone Unit 1	119
923 Merrill New Road	14-03-378-013	Windstone Unit 1	144

<u>Address</u>	<u>PIN</u>	<u>Subdivision</u>	<u>Lot#</u>
924 Merrill New Road	14-03-376-006	Windstone Unit 1	118
925 Merrill New Road	14-03-378-014	Windstone Unit 1	145
926 Merrill New Road	14-03-376-005	Windstone Unit 1	117
930 Merrill New Road	14-03-376-003	Windstone Unit 1	116
930 Stamford Place	14-03-378-019	Windstone Unit 1	150
931 Merrill New Road	14-03-378-024	Windstone Unit 1	155
932 Merrill New Road	14-03-376-002	Windstone Unit 1	115
932 Stamford Place	14-03-378-018	Windstone Unit 1	149
933 Merrill New Road	14-03-378-025	Windstone Unit 1	156
933 Stamford Place	14-03-378-020	Windstone Unit 1	151
934 Merrill New Road	14-03-376-001	Windstone Unit 1	114
934 Stamford Place	14-03-378-017	Windstone Unit 1	148
935 Merrill New Road	14-03-378-026	Windstone Unit 1	157
935 Stamford Place	14-03-378-070	Windstone Unit 1	152
936 Stamford Place	14-03-378-016	Windstone Unit 1	147
937 Merrill New Road	14-03-378-027	Windstone Unit 1	158
937 Stamford Place	14-03-378-071	Windstone Unit 1	153
938 Stamford Place	14-03-378-015	Windstone Unit 1	146
939 Queens Gate Circle	14-03-378-028	Windstone Unit 1	159
939 Stamford Place	14-03-378-067	Windstone Unit 1	154
Kingsman Circle	14-10-180-026	Black Walnut Unit 8	334
693 Greenfield Road	14-10-180-027	Black Walnut Unit 8	335
691 Greenfield Road	14-10-180-028	Black Walnut Unit 8	336
923 Abbey Court	14-03-378-029	Windstone Unit 1	160
706 Brighton Drive	14-10-127-031	Black Walnut Unit 7	266
748 Brighton Drive	14-10-127-025	Black Walnut Unit 7	272
778 Brighton Drive	14-10-127-020	Black Walnut Unit 7	277
680 Greenfield Road	14-10-129-025	Black Walnut Unit 7	295
684 Greenfield Road	14-10-129-026	Black Walnut Unit 7	296
685 Greenfield Road	14-10-180-022	Black Walnut Unit 7	327
699 Greenfield Road	14-10-180-025	Black Walnut Unit 7	325
681 Kingsman Court	14-10-129-021	Black Walnut Unit 7	301
725 Merrill New Road	14-10-127-013	Black Walnut Unit 7	260
744 Merrill New Road	14-10-104-027	Black Walnut Unit 7	223
750 Merrill New Road	14-10-104-026	Black Walnut Unit 7	222
899 Merrill New Road	14-10-105-002	Windstone Unit 1	132
920 Merrill New Road	14-03-376-008	Windstone Unit 1	120
742 Pembridge Place	14-03-378-073	Windstone Unit 1	179
756 Pembridge Place	14-03-453-001	Windstone Unit 1	186
717 Queens Gate Circle	14-10-108-009	Windstone Unit 1	83
749 Queens Gate Circle	14-03-454-003	Windstone Unit 1	96
609 Sheffield Circle	14-10-104-029	Black Walnut Unit 7	225
620 Sheffield Circle	14-10-152-018	Black Walnut Unit 7	248
625 Sheffield Circle	14-10-104-033	Black Walnut Unit 7	229

<u>Address</u>	<u>PIN</u>	<u>Subdivision</u>	<u>Lot#</u>
627 Sheffield Circle	14-10-104-034	Black Walnut Unit 7	230
633 Sheffield Circle	14-10-104-035	Black Walnut Unit 7	231
670 Sheffield Circle	14-10-152-027	Black Walnut Unit 7	242

Common Area Lot 335 in Black Walnut Trails Unit 7 (14-10-104-037)

Common Area Lot 334 in Black Walnut Trails Unit 7 (14-10-128-019)

Common Area Lot 215 in Windstone Unit 1 (14-03-376-004)

Common Area Lot 217 in Windstone Unit 1 (14-10-108-022; and 14-03-454-005)

All in Sugar Grove, IL 60554