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CHAMPAIGN COUNTY }
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Neemi D. Jakobson

ROBESON MEADOWS

SUBDIVISION NO. 1

OWNERS CERTIFICATE AND DEDICATION
WITH
RESTRICTIVE COVENANTS

FILED SEPTEMBER 17, 1986

*Return
Chicago Title*

Robeson Meadows Subdivision No. 1
Champaign, Illinois

INDEX

	<u>PAGE</u>
PART 1 - OWNER'S CERTIFICATE	1
PART 2 - DEFINITIONS	2
SECTION 2.1 - ACCESSORY BUILDING	2
SECTION 2.2 - BUILDING AREA	2
SECTION 2.3 - DWELLING	2
SECTION 2.4 - GROUND FLOOR AREA	3
SECTION 2.5 - COMMONS AREA EASEMENT	3
SECTION 2.6 - SINGLE FAMILY	3
PART 3 - COVENANTS	3
SECTION 3.1 - ALLOWABLE STRUCTURE	3
SECTION 3.2 - ARCHITECTURAL COMMITTEE	3
SECTION 3.3 - MINIMUM SIZE	5
SECTION 3.4 - BUILDING LOCATION	5
SECTION 3.5 - DWELLING PER BUILDING SITE	6
SECTION 3.6 - EASEMENTS	6
SECTION 3.7 - PERCENTAGE OF LOT COVERAGE	6
SECTION 3.8 - PERMISSIBLE BUILDING	6
SECTION 3.9 - NON-OCCUPANCY AND DILIGENCE DURING CONSTRUCTION	8
SECTION 3.10 - TEMPORARY STRUCTURES AND SATELLITE DISH	8
SECTION 3.11 - SIGNS	8
SECTION 3.12 - OIL AND MINING OPERATION	8
SECTION 3.13 - LIVESTOCK AND POULTRY	9

Robeson Meadows Subdivision No. 1
Champaign, Illinois

SECTION 3.14 - GARBAGE AND REFUSE DISPOSAL	9
SECTION 3.15 - STORAGE	9
SECTION 3.16 - STREET SIGHT LINE OBSTRUCTION	9
SECTION 3.17 - OFF-STREET PARKING	10
SECTION 3.18 - NUISANCES	10
SECTION 3.19 - WAIVER	10
SECTION 3.20 - WAIVER OF RESTRICTIONS	10
SECTION 3.21 - ENFORCEMENT	11
SECTION 3.22 - YARD LIGHTS	11
SECTION 3.23 - COMMONS AREA EASEMENT	11
SECTION 3.24 - CONSTRUCTION	13
PART 4 - NOTARY	14

FILED SEPTEMBER 17, 1986

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) ss.

**ROBESON MEADOWS SUBDIVISION NO. 1
OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Commercial Bank of Champaign, Trustee under Trust No. 43-439 being the owner of the following described real estate:

Part of the SW 1/4 of Section 22, T. 19 N., R. 8 E. of the 3rd P.M., more particularly described as follows;

Commencing at the Northwest corner of the SW 1/4, Section 22, T. 19 N., R. 8 E. of the 3rd P.M.; thence S. 00°10'06" W., along the West line of said SW 1/4, 400.05 feet to the South line of the North 400.00 feet of the SW 1/4 of said Section 22, said point being the true point of beginning; thence S. 88°47'49" E., along said South line of the North 400 feet of said SW 1/4, 982.77 feet; thence S. 01°12'11" W., 540.00 feet; thence N. 88°47'49" W., along a line parallel to the North line of said SW 1/4, 423.45 feet to a point of curvature; thence Westerly, along a curve to the left, convex to the North with a radius of 465.00 feet, a distance of 80.64 feet to a point of reverse curvature; thence Westerly, along a curve to the right, convex to the South with a radius of 535.00 feet, a distance of 92.78 feet to a point of tangency; thence N. 88°47'49" W., 88.00 feet; thence S. 01°12'11" W., 15.00 feet; thence N. 88°47'49" W., 60.00 feet; thence N. 01°12'11" E., 15.00 feet; thence N. 88°47'49" W., 228.74 feet to the aforesaid West line of the SW 1/4 of said Section 22; thence N. 00°10'06" E., along said West line, 555.09 feet to the point of beginning, containing 12.303 acres, more or less, all situated in Champaign County, Illinois, and within the limits of the City of Champaign.

shown in the annexed plat and described in the Surveyor's Certificate has caused the said described real estate to be surveyed, platted and subdivided by Thomas B. Jordan, Illinois Land Surveyor No. 2014, Champaign, Illinois, in the manner shown on said plat; as a subdivision to be perpetually known as ROBESON MEADOWS SUBDIVISION NO. 1, City of Champaign, Champaign County, Illinois, and does hereby grant and dedicate to the people of the City of Champaign, County

FILED SEPTEMBER 17, 1986

of Champaign, Illinois, for the use of the public forever, the avenues, drives, streets, roads and alleys, hereinafter referred to as streets, shown on said plat and located in the City of Champaign, Champaign County, Illinois, each of which said streets shall be perpetually known by the respective names designated on said plat.

It is hereby provided that all conveyances of property hereinafter made by the present or future owners of any of the land described in the foregoing Surveyor's Certificate shall, by adopting the description of said platted land as ROBESON MEADOWS SUBDIVISION NO. 1, to be taken and understood as incorporating in all such conveyances, without repeating the same, the following restrictions as being applicable to each tract of land described in said Surveyor's Certificate, to-wit:

DEFINITIONS

For the purpose of this declaration, certain words and terms are hereby defined.

2.1 Accessory Building: Separate building or buildings or portions of the main building located on the same building site and which are incidental to the main building or to the main use of the premises.

2.2 Building Area: That portion of a building site within which the construction and maintenance of main buildings is permitted.

2.3 Dwelling: The main building on any building site. The dwelling is to be designed for and is to be used exclusively for a residence and is to be occupied exclusively for a residence and is to be occupied exclusively by a single family.

2.4 Ground Floor Area: That portion of a dwelling which is built over a basement or foundations but not over any other portion of the building.

2.5 Commons Area Easement: The areas designated on the plat which purpose is for the common use and enjoyment of the owners, and their guests, of the lots in this addition of Robeson Meadows Subdivision No. 1 and various sections of Robeson Meadows Subdivision, presently platted or to be platted at a later date.

2.6 Single Family: A group of occupants with not more than two (2) unrelated adults.

APPLICATION

The Covenants below, in their entirety, shall apply to all lots in the subdivision.

COVENANTS

3.1 Allowable Structure: No structure shall be erected, altered, placed or permitted to remain on any building site other than one detached single family dwelling, a private garage for at least two (2) but nor more than three (3) cars, and other accessory buildings incidental to residential use of the premises.

3.2 Architectural Committee: The Meadows Subdivision Architectural Committee shall initially be composed of the following three (3) persons:

Kyle Robeson, P.O. Box 697, Champaign, Illinois
Ralph Sackett, 111 E. Green, Champaign, Illinois
Bruce Hutchings, 111 E. Green, Champaign, Illinois

Any action taken by the members of the committee shall be considered to be the action of the committee. The committee may designate a representative to act for it and may delegate its powers and duties to its

representatives. In the event of the death, resignation, refusal to act or inability to act of any member of the committee, the remaining members of the committee may designate a successor. The record owners of a seventy-five per cent (75%) of the lots in Robeson Meadows Subdivision shall have the power at any time, by a duly signed, acknowledged and recorded instrument, to change the membership of the committee, to withdraw any powers and duties from the committee or to restore to it such powers and duties as may have been previously withdrawn.

(a) Approval by Committee: No construction work shall be commenced upon any structure unless the plans and specifications therefore have been submitted to and approved, in writing, by the Architectural Committee as complying with the terms and provisions of these restrictive covenants. The plans and specifications shall show, complete construction details, including the nature, kind, shape, height, roof pitch, material and color scheme of the structure and shall include a site plan showing the lot lines, required yards, landscaping, and the proposed location of all structures, including patios, decks, and entry walks. The plans shall include a grading plan of the building site and entire lot.

(b) Powers and Duties of Committee: The Architectural Committee shall have the following powers and duties:

(1) To examine and approve or disapprove any plans and specifications submitted to it by a lot owner.

(2) To waive up to 25% of any area or yard requirement contained in these restrictive covenants, unless said waiver request is a conflict with the zoning ordinance of the City of Champaign.

(3) To determine whether a fence, wall, hedge or shrub planing

unreasonably obstructs the view of approaching street traffic.

(4) To inspect any construction work in progress upon any lot in the subdivision for the purpose of ascertaining whether the applicable provisions of these restrictive covenants are being fully complied with.

(c) Failure of Committee to Act: In the event a matter requiring action by the committee is submitted to the Committee in writing and the Committee fails to give written notice of its action taken thereon to the lot owner within 30 days thereafter, then the Committee shall be conclusively presumed to have approved the matter so submitted to it.

3.3 Minimum Size: No one story dwelling shall occupy a ground floor area of less than 1800 square feet. No dwelling having more than one story shall occupy a ground floor area of less than 1200 square feet and a total floor area of less than 2200 square feet. In computing the floor area of a dwelling for the purpose of applying this restriction, one-fourth (1/4) of the area of enclosed porches shall be considered to be a part of the dwelling. All area requirements listed herein shall be exclusive of garage areas.

3.4 Building Location: No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than fifteen (15) feet to any side street line. No main or accessory building shall be located closer to the side lot lines than a distance of six (6) feet, except that a two (2) foot side yard shall be required for permitted accessory buildings located sixty-five (65) feet or more back from the minimum building set back line. No dwelling shall be located on any interior lot nearer than ten (10) feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be

construed to permit any portions of a building on a lot to encroach upon another lot. Where a building site consists of more than one (1) lot, the above provisions shall be applicable to the boundary lines of the building site rather than platted lot lines.

Emphasis in building siting on the lot shall be given to a passive solar orientation.

3.5 Dwelling per Building Site: Only one (1) dwelling shall be constructed per building site:

3.6 Easements: Easements for installation and maintenance of utilities, and drainage facilities are reserved as shown on the recorded plat. No structures shall be erected over areas reserved for easements which would interfere with construction or maintenance of utilities. Said easements are hereby granted and dedicated to the City of Champaign.

3.7 Percentage of Lot Coverage: All buildings on a building site, including accessory buildings, shall not cover more than thirty per cent (30%) of the building site less commons area easements.

3.8 Permissible Building:

Order of Construction - All buildings erected on any building site shall be constructed of new materials of good quality suitably adopted for use in the construction of residences. No old building or buildings shall be placed on or moved to said premises. Accessory buildings shall not be erected, constructed or maintained prior to the erection or construction of the dwelling. The provisions herein shall not apply to temporary buildings and structures erected by buildings in connection with the construction of any dwelling or accessory building and which are promptly removed upon completion of such dwelling or accessory building.

Building Characteristics - Individual dwellings should be designed to achieve a balance proportion and scale in the overall massing, as well as with individual features or component parts, such as patios, decks, porches, garages, entry porticos, accessory structures. Roof pitches should be not less than four in twelve. Flat roofs or mansard roofs shall not be allowed.

Simple use of exterior materials and finishes is desired with contrived or ostentatious features or configurations not allowed. Colors and textures of exterior surfaces should be of a natural appearance selected from a range of natural and muted earth tones and blends. Primary colors, white and black, shall not be allowed except as accents or trim.

Site development - Grading of each building site and setting of finish floor elevations of associated structures shall be completed such that water drainage around and away from completed structures does not encroach on adjacent properties.

The front yard of each lot including adjacent street parkway shall be sodded by the owner of the lot after substantial completion of any principal structure thereon, and as soon as weather reasonably permits. The remaining lot area shall be sodded or seeded as soon as weather reasonably permits.

Complete landscape development of each lot shall be required within a reasonable time period following construction, but not to exceed one year. Planting plans showing species and exact locations of proposed plantings shall be submitted and approved by the Architectural Committee prior to installation.

Fences - Fences may be allowed on each individual lot, however, the design for any fence to be erected shall first be submitted to the Architectural Committee for approval. Height limitations shall be in accordance with the zoning ordinance of the City of Champaign.

Fences shall be designed and constructed of materials which are similar to and/or blend with those used on the building structure. This may include ornamental metal (iron, steel, etc.), brick or wood. Chain link or other wire or steel mesh material shall not be allowed.

Fences shall not be constructed on a designated "commons area easement" or other public area. Fences shall be the responsibility of the individual homeowner to install and maintain.

3.9 Non-Occupancy and Diligence During Construction: The work of construction of any building or structure shall be prosecuted diligently and continuously from the time of commencement until the exterior construction is fully completed and the interior construction is substantially completed. No such building or structure shall be occupied during the course of original exterior construction or until made to comply with the restrictions and conditions set forth herein. No excavation except as is necessary for the construction of improvements shall be permitted.

3.10 Temporary Structures and Satellite Dish: No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as residence either temporarily or permanently. No television satellite dishes shall be allowed on any lot in the subdivision.

3.11 Signs: No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square foot and/or one sign of not more than five (5) square feet advertising the property for sale or rent.

3.12 Oil and Mining Operation: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be

permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

No person, firm or corporation shall strip, excavate or otherwise remove soil for sale or for use other than on the premises from which the same shall be taken, except in connection with the construction or alteration of a building on such premises and excavation of grading incidental thereto.

3.13 Livestock and Poultry: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that no more than two dogs, cats or other common household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.

3.14 Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

3.15 Storage: No building material of any kind or character shall be placed or stored upon a building site until the owner is ready to commence improvements and then such materials shall be placed within the property lines of the building site upon which improvements are to be erected and shall not be placed in the street right-of-way.

3.16 Street Sight Line Obstruction: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line

connecting them at points 30 feet from the intersection of the street property lines, or in the case of a rounded property corner from the intersection of the street property lines extended. Further, none of the above described obstructions shall be placed or permitted to remain in the triangular area performed by a street property line, either edge of any driveway, and a line connection a point thirty (30) feet outward from the edge of the driveway ten (10) feet from the street property line.

3.17 Off-Street Parking: All property owners in Robeson Meadows Subdivision No. 1 shall provide facilities for off-street parking for the number of automobiles in use by the owner or resident on the property or persons regularly employed on the property.

All property owners or residents in Robeson Meadows Subdivision No. 1 owning or possessing any type of recreational vehicle, boat, boat trailer, or like vehicle, shall provide facilities for off-street parking for such vehicle in addition to the off-street parking provided for number of automobiles in use by the owner or resident.

3.18 Nuisances: No noxious or offense activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

3.19 Waiver: The failure of the Architectural Committee, any building site owner or the present owner of the said Subdivision to enforce any of the restrictions, conditions, covenants, reservations, liens or charges to which said property, or any part thereof, is subject, shall in no event be deemed a waiver of the right to do so thereafter or to enforce any other restriction, condition, covenant, reservation, lien or charge.

3.20 Waiver of Restrictions: These restrictive covenants may be

waived, in whole or in part, as to any one or more lots, by an instrument signed, acknowledged and recorded by not less than two-thirds of the lot owners.

3.21 Enforcement: Enforcement shall be by the proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

3.22 Yard Lights: The owners of every lot shall erect and maintain in good operating condition two yard lights located on the same lot. These yard lights shall be located at points designated on the lots by the Architectural Committee, one of which must be a point along or near the rear lot line at such place that the Architectural Committee designates, for the purpose of illuminating the commons area easement. Said lights shall be equipped with a photo-electric cell that illuminates the light during hours of darkness. No hedge, fence or any other type of obstruction shall be between said yard light and common areas easement behind it. The light may, however, at the discretion of the Architectural Committee, be attached to a fence. In cases where a lot has no common areas easement containing a sidewalk bordering it, the Architectural Committee may, at its discretion, choose to waive the requirement of a rear yard light. All property owners in Robeson Meadows Subdivision No. 1 shall be required to maintain said yard lights in proper working order.

The Architectural Committee shall review all proposed exterior lighting systems for location, type, design, and illumination levels. Approval shall be obtained from the Architectural Committee prior to construction.

3.23 Commons Area Easement: Certain areas within the designated "commons area easement" in this addition as shown on the recorded plat are hereby dedicated to the public for the installation of utilities to serve all

sections of Robeson Meadows Subdivision No. 1. Subject to said dedication, such areas designated "commons area easement" shall be devoted to the common use and enjoyment of the owners of the lots in this addition of Robeson Meadows Subdivision No. 1 and various sections of Robeson Meadows Subdivision presently platted or to be platted at a later date. The management and control of these areas designated "commons area easement" shall be exclusively exercised by Robeson Meadows Subdivision Homeowners, Inc., an Illinois non-profit corporation. Each owner of a lot in this addition shall as a condition precedent to ownership, covenant and agree to pay monthly charges to Robeson Meadows Subdivision Homeowners, Inc. in accordance with its Articles of Incorporation, By-Laws and the declaration of covenants and restrictions contained herein, and each said owner does hereby agree to pay such assessments by accepting conveyance by deed to any lot in said Subdivision. No buildings shall be erected on such areas designated as "commons area easement" and designated easements for public utilities are hereby granted and dedicated to the City of Champaign on and across all designated areas within the "commons area easement".

The Robeson Meadows Homeowners, Inc., shall provide for the care and maintenance of the "commons area easement", island and median areas from the assessments paid by the owners of lots in this and other additions or sections of Robeson Meadows Subdivision presently platted or to be platted at a later date, and it agrees to indemnify and hold harmless the respective owners of lots on which the designated "commons area easement" is depicted by recorded plat from and against any claims, demands, damages or injuries (including death) incurred by or arising from (a) its performance of such care and maintenance and (b) the common use and enjoyment of such "commons area easement" by the owners, and

their guests, of the lots in this and other additions or sections of Robeson Meadows Subdivision.

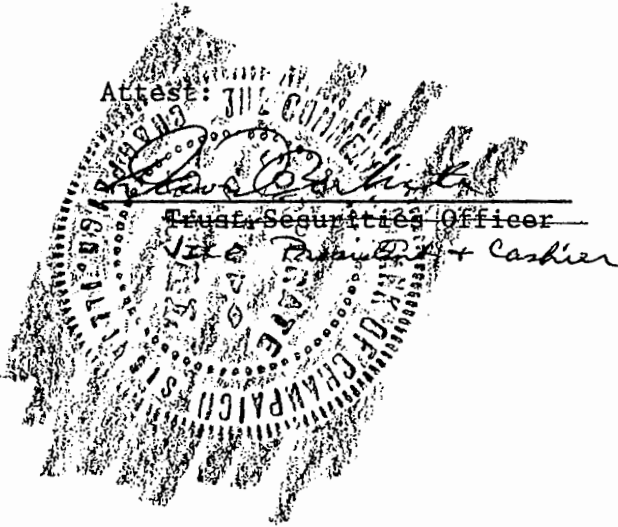
3.24 Construction: If it shall at any time be held that any of the restrictions, conditions, covenants, reservations, liens or charges herewith provided or any part thereof is invalid or for any reason become unenforceable, no other restrictions, conditions, covenants, reservations, liens or charges of any part thereof shall be thereby affected or impaired.

3.25 The foregoing covenants, limitations and restrictions are to run with the land and are binding on all parties and persons claiming under them.

THE COMMERCIAL BANK OF CHAMPAIGN, Trustee
Under Trust No. 43-439

By *Wally K. Hill*
VICE PRESIDENT + TRUST OFFICER

Attest: *Jill Cottrell*
~~Trust Securities Officer~~
Jill Cottrell + Cashier

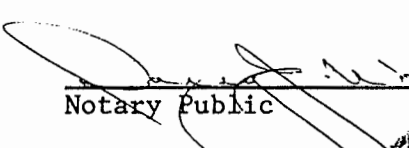


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STATE OF ILLINOIS)
) ss.
COUNTY OF CHAMPAIGN)

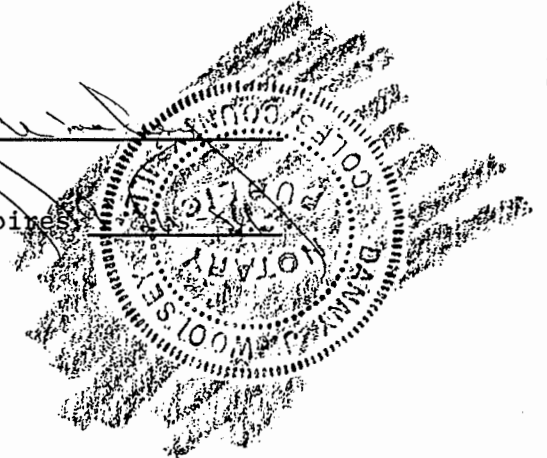
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that BRADLEY K. HATFIELD, personally known to me to be the VICE PRESIDENT + TRUST OFFICER of THE COMMERCIAL BANK OF CHAMPAIGN a corporation, and DAVID A. WHITE, of THE COMMERCIAL BANK OF CHAMPAIGN, a corporation, and personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed the said instrument as such officers of said corporation and caused the corporation seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2ND day of SEPTEMBER, 1986.



Notary Public

My Commission Expires _____

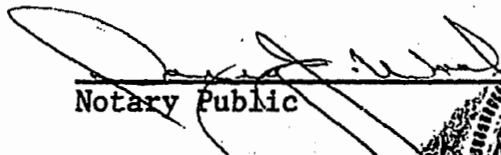


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STATE OF ILLINOIS)
)
) ss.
COUNTY OF CHAMPAIGN)

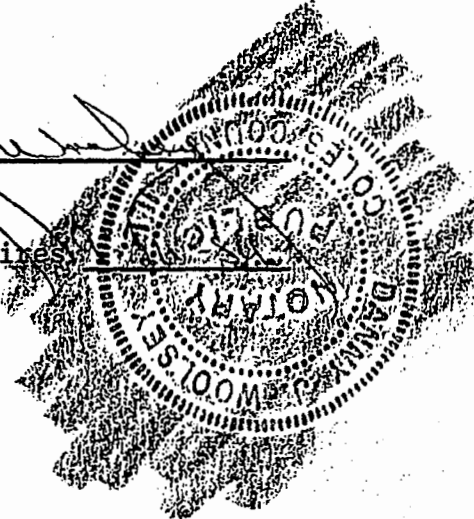
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that BRADLEY K. HATEFIELD, personally known to me to be the VICE PRESIDENT + TRUST OFFICER of THE COMMERCIAL BANK OF CHAMPAIGN a corporation, and DAVID A. WHITE, of THE COMMERCIAL BANK OF CHAMPAIGN, a corporation, and personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed the said instrument as such officers of said corporation and caused the corporation seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 240 day of SEPTEMBER, 1986.



Notary Public

My Commission Expires _____



TAX CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

I, THE UNDERSIGNED, COUNTY CLERK OF CHAMPAIGN COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AS FOLLOWS:

ROBESON MEADOWS SUBDIVISION

Parcel "A" (R-2 AREA)

The "tract" described in Exhibit "A" except the following described parcel: PART OF THE SW 1/4 OF SECTION 22, T. 19 N. R. 8 E., OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 22, T. 19 N., R. 8 E. OF THE 3RD P.M.; THENCE N 00-00-00 E, ALONG THE WEST LINE OF SAID SW 1/4, 400.07 FEET; THENCE S 88-52-48 E, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SW 1/4, 45.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 88-52-48 E, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SW 1/4, 704.93 FEET; THENCE S 00-00-00 W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SW 1/4, 355.06 FEET; THENCE N 88-52-48 W, ALONG A LINE PARALLEL TO AND 45.00 FEET NORTH OF THE SOUTH LINE OF SAID SW 1/4, 704.93 FEET; THENCE N 00-00-00 E, ALONG A LINE PARALLEL TO AND 45.00 FEET EAST OF THE WEST LINE OF SAID SW 1/4, 355.06 FEET TO THE POINT OF BEGINNING, CONTAINING 5.745 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

PARCEL "B" (B-2 AREA)

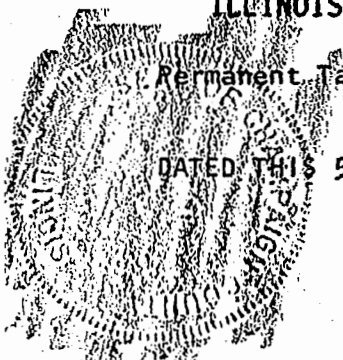
PART OF THE SW 1/4 OF SECTION 22, T. 19 N. R. 8 E., OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 22, T. 19 N., R. 8 E. OF THE 3RD P.M.; THENCE N 00-00-00 E, ALONG THE WEST LINE OF SAID SW 1/4, 400.07 FEET; THENCE S 88-52-48 E, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SW 1/4, 45.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 88-52-48 E, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SW 1/4, 704.93 FEET; THENCE S 00-00-00 W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SW 1/4, 355.06 FEET; THENCE N 88-52-48 W, ALONG A LINE PARALLEL TO AND 45.00 FEET NORTH OF THE SOUTH LINE OF SAID SW 1/4, 704.93 FEET; THENCE N 00-00-00 E, ALONG A LINE PARALLEL TO AND 45.00 FEET EAST OF THE WEST LINE OF SAID SW 1/4, 355.06 FEET TO THE POINT OF BEGINNING, CONTAINING 5.745 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

Permanent Tax Numbers: 03-20-22-300-003

DATED THIS 5th day of September, 1986.

Dennis R. Biny, COUNTY CLERK
CHAMPAIGN COUNTY, ILLINOIS



Document

86R22750

Roberson, Meadows

Sub # No 1

State of Illinois
Champaign County

The within instrument was filed
for record in the Recorder's
office of Champaign County on the
17 day of Sept

A.D. 1986, at 10:49 o'clock AM.

and duly recorded in Book AA
of Plats Page 66

Recorder

Date 9-2-86

Instrument Plat

Consideration Description

Plat SW 4 22-19-8

Delivered to

Chicago Title

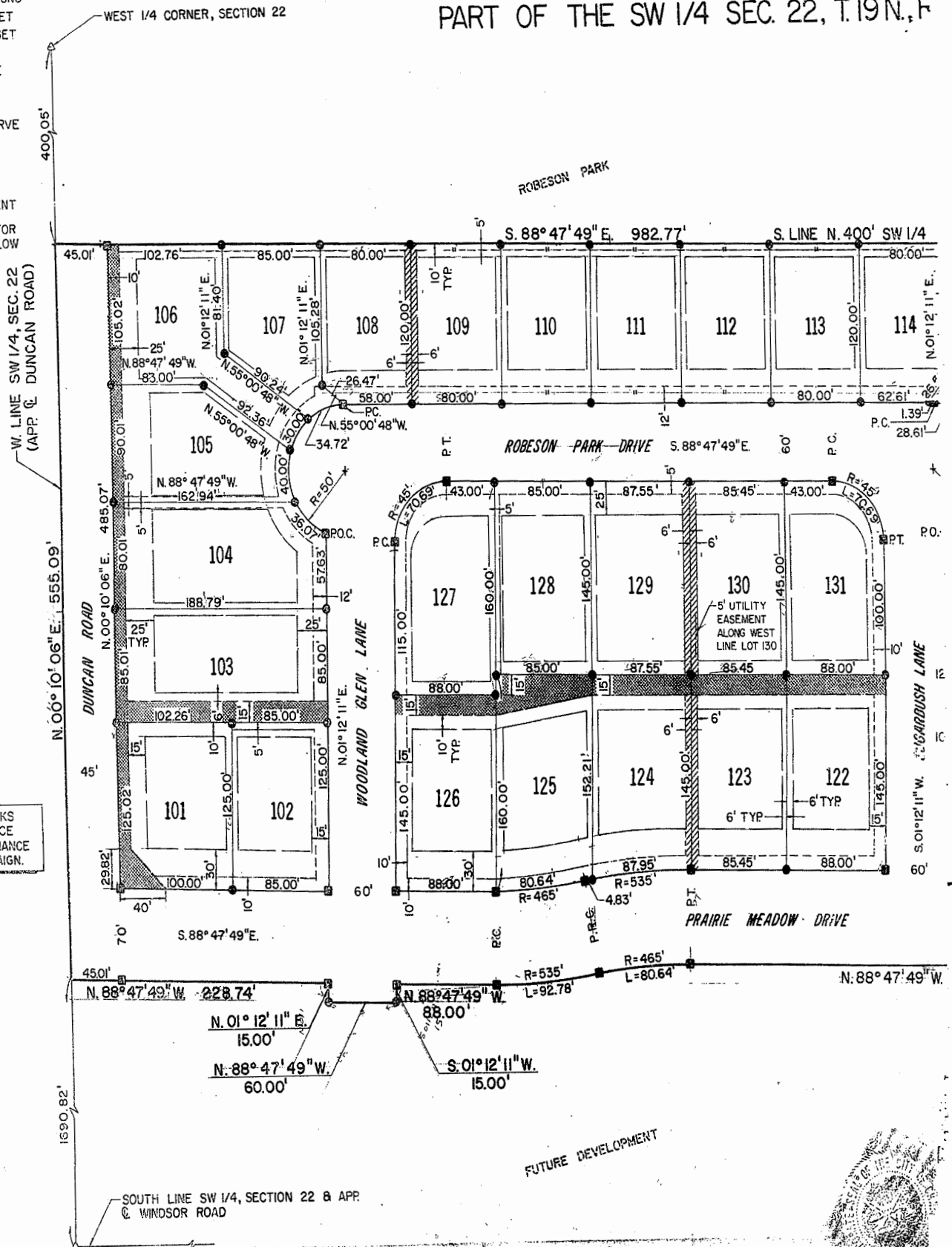
68.00
1.00
69.00

ROBESON MEA SUBDIVISION N

CITY OF CHAMPAIGN
CHAMPAIGN COUNTY, ILLINOIS
PART OF THE SW 1/4 SEC. 22, T.19N., R.10W.

LEGEND

- IRON PIPE MONUMENT FOUND
- ⊙ IRON PIPE MONUMENT SET
- CONCRETE MONUMENT SET
- LOT LINE
- - - BUILDING SETBACK LINE
- - - UTILITY EASEMENT
- P.C. POINT OF CURVATURE
- P.R.C. POINT OF REVERSE CURVE
- P.T. POINT OF TANGENCY
- R RADIUS OF CURVE
- L LENGTH OF CURVE
- P.O.C. POINT ON CURVE
- ▨ COMMONS AREA EASEMENT
- ▨ DRAINAGE EASEMENT FOR SECONDARY SURFACE FLOW



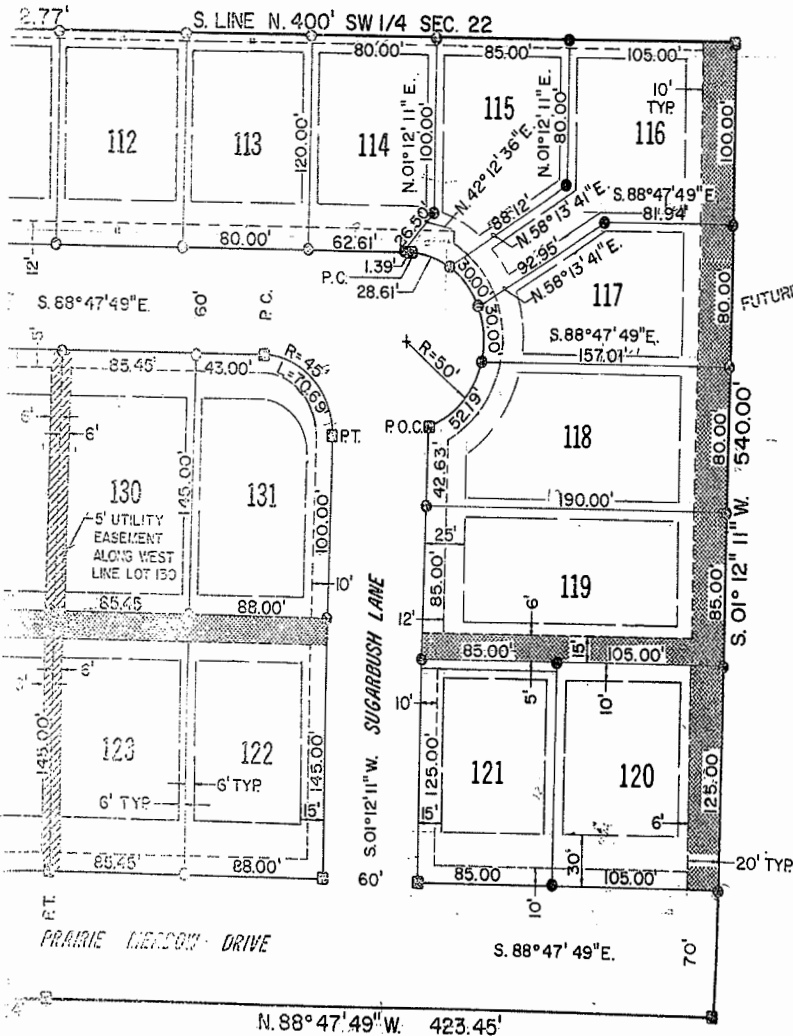
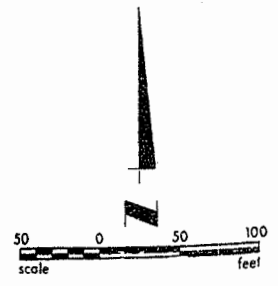
NOTE: SIDEYARD SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF CHAMPAIGN.



ROBESON MEADOWS

VISION NO. 1

CITY OF CHAMPAIGN
CHAMPAIGN COUNTY, ILLINOIS
SW 1/4 SEC. 22, T. 19 N., R. 8 E., 3rd P.M.



SURVEYOR'S CERTIFICATE

I, THOMAS B. JORDAN, Illinois Registered Land Surveyor No. 2014, hereby certify that I have caused a survey to be made, in accordance with the Laws of the State of Illinois, and with the ordinances of the City of Champaign, for Commercial Bank of Champaign, Trustee under Trust No. 43-439, of part of the SW 1/4 of Section 22, T. 19 N., R. 8 E. of the 3rd P.M., more particularly described as follows:

Commencing at the Northwest corner of the SW 1/4, Section 22, T. 19 N., R. 8 E. of the 3rd P.M.; thence S. 00°10'06" W., along the West line of said SW 1/4, 400.05 feet to the South line of the North 400.00 feet of the SW 1/4 of said Section 22, said point being the true point of beginning; thence S. 88°47'49" E., along said South line of the North 400 feet of said SW 1/4, 982.77 feet; thence S. 01°12'11" W., 540.00 feet; thence N. 88°47'49" W., along a line parallel to the North line of said SW 1/4, 423.45 feet to a point of curvature; thence Westerly, along a curve to the left, convex to the North with a radius of 465.00 feet, a distance of 80.64 feet to a point of reverse curvature; thence Westerly, along a curve to the right, convex to the South with a radius of 535.00 feet, a distance of 92.78 feet to a point of tangency; thence N. 88°47'49" W., 88.00 feet; thence S. 01°12'11" W., 15.00 feet; thence N. 88°47'49" W., 60.00 feet; thence N. 01°12'11" E., 15.00 feet; thence N. 88°47'49" W., 228.74 feet to the aforesaid West line of the SW 1/4 of said Section 22; thence N. 00°10'06" E., along said West line, 555.09 feet to the point of beginning, containing 12.303 acres, more or less, all situated in Champaign County, Illinois, and within the limits of the City of Champaign,

for the purpose of subdividing said tract into 31 lots and streets as shown on the attached plat, with dimensions in feet and decimals thereof. All streets and easements designated on said plat are dedicated for public use. Monuments have been placed as shown on the attached plat and the subdivision shall be known as ROBESON MEADOWS SUBDIVISION NO. 1, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

I further certify that part of the property covered by this plat is situated within 500 feet of a surface drain or watercourse serving a tributary area of 640 acres or more.

ALUGUST 12, 1986
Date
Thomas B. Jordan
IRLS No. 2014
Champaign, Illinois

66R22750

STATE OF ILLINOIS }
CHAMPAIGN COUNTY }
Filed for record in the Office of the Clerk of said County

SEP 17 1986 - 10:47 AM



APPROVED:
The City Council of the City of Champaign,
Illinois in accordance with Council Bill No. 86-207
Date 8/25/86 by Mayor

ATTEST
Cathy M...
Assistant City Clerk

Subdivided by
Commercial Bank of Champaign Trustee
Under Trust No. 43-439

UTILITY EASEMENTS		
DATE	UTILITY	NOTES
8-6-86	HT	AS REQUESTED
8-7-86	IPC	" "
8-26-86	IPC	" "

*Date of transfer of easement request from utility company

BY-LAWS OF ROBESON MEADOWS
HOMEOWNERS ASSOCIATION

The administration of the Robeson Meadows Homeowners Association ("Association"), an Illinois Not-for-Profit Corporation, shall be governed by the following By-laws:

ARTICLE I

Memberships

Section 1: Qualifications: Every person or entity who is a record owner of a lot in Robeson Meadows Subdivision or who is the beneficiary of a land trust holding title to a lot in the subdivision shall be a member of the Robeson Meadows Homeowners Association. Ownership of a lot shall be the sole qualification for membership. Additional property owners may become members of the Association as provided in the Owner's Declaration of Covenants and Restrictions. If more than one person or entity is the record owner of or a beneficiary of a land trust holding title to a lot in Robeson Meadows Subdivision, all such persons or entities shall be members.

Section 2: Members: A member shall have no vested right, interest or privilege of, in, or to the assets, functions, affairs, or franchises of the Association, or any right, interest, or privilege which may be transferable or inheritable, or which shall continue after his membership ceases, or while he is not in good standing. The membership is appurtenant to and shall not be separated from ownership of a lot. Thus, membership shall automatically terminate upon the sale, transfer, or other disposition by a member of his ownership of a lot in Robeson Meadows Subdivision at which time the new owner shall automatically become a member of the Robeson Meadows Homeowners Association. Each member of the Association shall be bound by and shall observe the terms and provisions of the covenants and restrictions of Robeson Meadows Subdivision, the By-laws of the Robeson Meadows Homeowners Association and the rules and regulations promulgated from time to time by the Association or its Board of Directors. No member shall have the right or power to disclaim, terminate, or withdrawal from his membership in the Robeson Meadows Homeowners Association or from any of his obligations as such member by abandonment of his residence or for any other reason.

Section 3: Voting Rights: Each lot in the Robeson Meadows Subdivision shall be entitled to one vote, which may be cast, either in person or by proxy, by the owner of such lot. If more than one member is the record owner or beneficiary of the title-holding land trust of a lot in Robeson Meadows Subdivision, then the vote for that lot shall be exercised as those members amongst themselves determine. In no event shall more than one vote be cast with respect to any one lot. A lot owner may vote by written proxy, such proxy being invalid after eleven months from the date of its execution, unless otherwise provided in the proxy. Every proxy must bear the date of execution thereof.

Section 4: Suspension of Voting Rights: The Robeson Meadows Homeowners Association shall have the right to suspend the voting rights of any member for any period during which an assessment levied by the Association against the member's lot remains unpaid, upon the member's violation of the covenants and restrictions of Robeson Meadows Subdivision or upon the member's violation of any By-laws of the Robeson Meadows Homeowners Association. Any voting rights so suspended shall remain suspended until the unpaid assessments are paid in full or until the violation of the covenants and restrictions and/or the By-laws are cured.

ARTICLE II

Meetings of Members

Section 1: Initial Meeting: An initial meeting of the members of the Robeson Meadows Homeowners Association shall be held at such time the owner-developer, in its sole discretion, may call for an initial meeting of the members, but no later than January, 1991.

Section 2: Annual Meetings: After the initial meeting of the members has been held, there shall be an annual meeting of the members of the Association at such place as may be designated, on the fourth Tuesday in January of each year if not a legal holiday under the laws of the State of Illinois, and if a legal holiday then on the next succeeding business day, at 7:00 p.m., for the election of Directors and for the transaction of such business as may come before the meeting. Written notice of the Annual Meeting stating the date, place and the hour of the meeting shall be distributed by the Board of Directors or a representative designated by the Board.

Section 3: Special Meetings: Special meetings of the members shall be held whenever called by the Board of Directors or by the voting members having, in the aggregate, not less than twenty-five per cent (25%) of the total votes of the Robeson Meadows Homeowners Association. Notice of each special meeting, stating the time, place, and in general terms the purpose or purposes thereof, shall be sent by mail to the last known address of all members at least ten days prior to the meeting.

Section 4: Quorum: The presence in person or by written proxy at any meeting of the voting members having fifty percent (50%) of the total votes of the Robeson Meadows Homeowners Association shall constitute a quorum for the transaction of business. Unless otherwise expressly provided herein or required by the General-Not-For Profit Corporation Act or the Articles of Incorporation of the Association, any action may be taken at any meeting of the voting members at which a quorum is present upon the affirmative vote of the voting members having a majority of the total votes present at such meeting.

ARTICLE III

Board of Directors

Section 1: Number of Directors: The business and affairs of the Association shall be managed by a Board of Directors which shall consist of not less than five (5) persons. The initial Board of Directors need not be members of the Association. Thereafter, all of the Board shall consist of members of the Association or a designated representative or representatives of said member. At the inception of the Association, the Board shall consist of three (3) persons named in the Articles of Incorporation and any additional persons appointed by the initial Board of Directors. After the initial meeting of the members of the Association, the number of Directors shall be fixed by the Board.

Section 2: Powers & Duties: The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and activities as are, not by law or these By-laws, directed to be exercised and done by the members.

Section 3: Other Duties: In addition to duties imposed by these By-laws, the Articles of Incorporation of the Association or by resolution of the Association, the Board of Directors shall be responsible for the following:

- (A) Care and upkeep of the Subdivision including the lakes, common areas and facilities to the extent the same is not performed by members or the Champaign Park District.
- (B) Levying and collection of the annual assessments and any special assessments hereinafter provided for from the members.
- (C) Designation and dismissal of personnel necessary for the accomplishment of the purposes of the Association.
- (D) Expenditure of funds in accordance with the annual budget and amendments thereto.
- (E) To provide for architectural control of the lots and commons properties in the subdivision.
- (F) To enforce any and all covenants, restrictions and agreements applicable to lots within the subdivision and to adopt, amend and enforce rules and regulations.

Nothing herein shall be construed to impose any duty upon the Board or Directors collectively or individually to provide supervision, life-safety protection or life guard service over the lakes, sewers, streams or waterways of Robeson Meadows Subdivision; the Board of Directors acting in their representative capacity shall have no duty to any member of the Association, their family members and guests for surveillance of the Subdivision or any activity or condition conducted, or located, therein. These duties are not intended to make said Board of Directors or any member thereof an insurer or guarantor of the safety of the person or property of any member or guest located in or upon the grounds or facilities of Robeson Meadows Subdivision. Further, nothing herein shall impose any duty upon the Board of Directors to provide care, upkeep or maintenance upon any real

property or improvement upon real property owned by any member of the Association which is not located upon the common areas of the Subdivision.

Section 4: Executive Committee: The Board of Directors may elect from their number an executive committee consisting of not less than three members of the Board, which committee shall have all the powers of the Board of Directors between meetings, regular or special. The President of the Association shall be a member of and shall be chairman of the Executive Committee.

Section 5: Regular Meetings: The Board shall meet for the transaction of business at such place as may be designated from time to time. After the initial organizational meeting of the Board of Directors, a minimum of three regular meetings shall be held each calendar year.

Section 6: Special Meetings: Special Meetings of the Board of Directors may be called by the President or by three (3) members of the Board for any time and place, provided reasonable notice of such meetings shall be given to each member of the Board before the time appointed for such meetings.

Section 7: Quorum: The Directors shall act only as a Board, and the individual Directors shall have no power as such. A majority of the Directors shall constitute a quorum for the transaction of business, but a majority of those present at the time and place of any regular or special meeting although less than a quorum, may adjourn the same from time to time without notice until a quorum be at hand. The act of a majority of Directors present at any meeting at which there is a quorum shall be the act of the Board of Directors, except as may be otherwise provided by law.

Section 8: Order of Business: The Board of Directors may from time to time determine the order of business at its meetings.

Section 9: Chairman: At all meetings of the Board of Directors, the President, or, in his absence, the Vice President, or in the absence of both, a chairman chosen by the Directors present, shall preside.

Section 10: Terms of Members of the Board: The initial Board of Directors named in the Articles of Incorporation and any additions thereto as permitted herein shall serve until their replacements are elected at the initial meeting of the members of the Association. Thereafter they shall be elected by the members of the Association at each annual meeting for the terms as determined by the Board.

Section 11: Compensation: Members of the Board shall receive no compensation for their services.

Section 12: Consent: Unless specifically prohibited by the Articles of Incorporation or By-laws, any action required to be taken at a meeting of the Board of Directors, or any other action which may be taken at a meeting of the Board of Directors, or of any committee thereof, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all the Directors entitled to vote with respect to the subject matter thereof, or by all members of such committee, as the case may be. Any such consent signed by all the Directors or all the members of the committee shall be the same effect as a unanimous

vote, and may be stated as such in any document filed with the Secretary of State or with anyone else.

Section 13: Annual Report: The Board of Directors, after the close of the fiscal year, shall submit to the members a report on the activities of the Association and shall submit an account of the financial transactions of the past year and a proposed budget for the ensuing year.

Section 14: Vacancies in the Board: Whenever a vacancy in the membership of the Board shall occur, the remaining members of the Board shall have the power, by a majority vote, to select a member of the Association or a designated representative or representatives of said member to serve the unexpired term of the vacancy. If any Director fails to attend a majority of the number of meetings of the Board in any fiscal year, the Board may in its sole discretion declare his office vacant.

ARTICLE IV

Officers

Section 1: Executive Officers: The Executive Officers of the Association shall include a President, a Vice President, a Secretary, and a Treasurer. All officers shall be elected annually by the Board of Directors and they shall take office immediately after election. The officers of the Association for the first five (5) years from the date of incorporation need not be members of the Association. Thereafter, they shall be members of the Association or a designated representative or representatives of said member.

Section 2: The President: Subject to the direction of the Board of Directors, the President shall be the Chief Executive Officer of the Association, and shall perform such other duties as from time to time may be assigned to him by the Board. The President shall be ex officio a member of all committees.

Section 3: The Vice President: The Vice President shall have such power and perform such duties as may be assigned to him by the Board of Directors or the President. In case of the absence or disability of the President, the duties of that officer shall be performed by the Vice President.

Section 4: The Secretary: The Secretary shall keep the minutes of all proceedings of the Board of Directors and of all committees and the minutes of the annual meetings and special meetings of the members, as well as the corporate seal and such books and papers as the Board may direct, and shall in general perform all the duties incident to the office of the Secretary, subject to the control of the Board of Directors and the President; further the Secretary shall also perform such other duties as may be assigned to him by the President or by the Board.

Section 5: The Treasurer: The Treasurer shall have the custody of all the receipts, disbursements, funds and securities of the Association and shall perform all duties incident to the office of the Treasurer, subject to the control of the Board of Directors and the President. He shall perform such other duties as may from time to time be assigned to him by the Board or the President. If required by the Board, he shall give a bond for the

faithful discharge of his duties in such sum as the Board may require.

Section 6: Subordinate Officers: The President, with the approval of the Board of Directors, may appoint such other officers, agents and committee chairman as the Board may deem necessary, who shall hold office during the pleasure of the Board, and who shall have such authority and perform such duties as from time to time may be prescribed by the Board.

Section 7: Committees: The Board of Directors, by resolution adopted by a majority of the Directors in office, may designate one or more committees, which committees shall have such authority and perform such duties as from time to time may be prescribed by the Board. Each member of a committee shall continue as such until the next annual meeting of the members of the Association and until his successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof. The Robeson Meadows Subdivision Architectural Committee shall not be subject to control of the Robeson Meadows Homeowners Association and shall operate independently of these By-laws, in accordance with the covenants and restrictions for Robeson Meadows Subdivision.

The Land Use and Review Committee will be established by the Board and said Committee shall have such authority and perform such duties as from time to time may be prescribed by the Board. In addition thereto, the Land Use and Review Committee may act as a representative of the Robeson Meadows Subdivision Architectural Committee as so designated by the Architectural Committee and the Land Use and Review Committee shall have such additional powers and duties as from time to time may be designated by the Robeson Meadows Subdivision Architectural Committee, all in accordance with the Covenants and Restrictions of Robeson Meadows Subdivision.

ARTICLE V

Loss of Property

Section 1: The Board of Directors shall not be liable or responsible for the destruction or the loss of or damage to the property of any member or the guest of any member, or visitor, or other person.

ARTICLE VI

Maintenance and Special Assessments

Section 1: Creation of Assessments: The Board of Directors of Robeson Meadows Homeowners Association shall have the right and power to subject the property situated in all phases of Robeson Meadows Subdivision, except public streets, ways and parks, to an annual maintenance assessment and to special assessments.

Commencing May 1, 1990, and within 30 days after each annual meeting thereafter, each owner of lots in Robeson Meadows Subdivision other than the owner-subdivider shall be assessed an

annual maintenance charge against his lot or lots, and such annual maintenance assessment shall be used by the Association to create and continue a maintenance fund to be used by the Association as hereinafter stated. The assessment charge shall be payable to Robeson Meadows Homeowners Association and will be delinquent when not paid within 30 days after it becomes due (the assessment date).

The annual maintenance assessment may be adjusted from year to year by the Board of Directors of Robeson Meadows Homeowners Association as the needs of the common areas in its judgment may require, but in no event shall the assessment in any year for any one lot exceed the sum of one hundred dollars, unless changed by a vote of the membership at an annual or special meeting.

Section 2: Special Assessments: Special assessments may be levied by the Board of Directors, upon notice, to pay for capital improvements authorized by the members or to supplement any reserve established by the annual maintenance assessment.

Section 3: Use of Maintenance Assessments: The maintenance fund may be used:

For lighting, improving and maintaining the street island and median areas, the common area easements, including any lake, and dedicated right of way areas maintained for the general use of the owners and occupants of land included in such subdivision;

For operating and maintaining any storm-water drains now or hereafter constructed in such subdivision that are not or will not be under the direct supervision of the City, or State, or drainage district; and

For doing any other things necessary or desirable, in the opinion of the Board of Directors, to keep the property commons neat and in good order and which in the opinion of the Board of Directors may be of general benefit to the owners or occupants of the land included in such subdivision.

Section 4: Creation of Lien and Personal Obligation of Assessments: Robeson Meadows Homeowners Association shall have a continuing lien on each lot in Robeson Meadows Subdivision to secure the payment of maintenance or special assessments due and to become due, and the record owners of such lots shall be personally liable for all maintenance or special assessments.

Upon reasonable demand, the Robeson Meadows Homeowners Association shall furnish to any owner or mortgagee or person interested a statement showing the amount of any unpaid assessment charges against any lot or lots.

Section 5: Non-payment of Assessments: If any regular maintenance or special assessment is not paid on the date when due, then such assessment shall become delinquent and shall, together with such interest thereon and costs of collection including reasonable attorneys' fees as hereinafter provided, thereupon become a continuing lien on the property and an equitable charge running with the land touching and concerning it, which shall bind upon property in the hands of the then owner, his grantees, heirs, devisees, administrators, executors, legal representatives, assigns and successors, and the limitation thereof shall coincide with the statutory limitation of the State of Illinois for an enforcement of oral agreements. The personal obligation of the then owner to pay such assessment, however, shall remain his personal obligation for the statutory period and

shall not pass as a personal obligation to his successors in title unless expressly assumed by them. If title to a lot is held by an Illinois Land Trust, the Trustee shall not have any personal liability for the assessment, but all beneficiaries of the Trust shall be jointly and severally so liable. In the event title to a lot is held by more than one owner, all owners shall be jointly and severally liable. The lien shall attach to rents due from parties in possession to the record owners, provided that it shall be subordinate to an assignment of rents held by a mortgagee delivered in connection with the first mortgage loan to purchase the property.

If the assessment is not paid within 30 days after the delinquency date, the assessment shall bear interest from the date of delinquency at the maximum rate of interest per annum permitted by the usury laws of the State of Illinois and the Association may bring an action at law against the owner personally obligated to pay same or to foreclose the lien against the property and there shall be added to the amount of such assessment all the costs of preparing and filing the complaint and maintaining and concluding such action, including the costs of the title reports, and in the event a personal judgment or decree of foreclosure is obtained, such judgment decree shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the court together with all costs of the action. The venue for all legal actions shall be in Champaign County, Illinois. The persons in possession shall be authorized to accept the summons for the owners of the lot.

No owner may waive or otherwise escape liability for the assessments provided for herein for any reason. In the event that title to any lot is conveyed to a land trust, upon the demand of the Robeson Meadows Homeowners Association, the Trustee shall furnish the Association with a certified copy of the trust agreement and any amendments thereto, so that the Association shall be advised of the beneficiaries entitled to vote and who will be personally liable for the regular and special assessments.

ARTICLE VII

Lake Regulations

Section 1: General: Lake Meadows and Meadows Ponde serve as private lakes for the use of the members of the Association and their guests. The use of the lakes shall be governed by all applicable Federal, State, County and City ordinances, laws and regulations, in addition to the regulations identified in these By-laws and implemented by the Board of Directors as permitted herein.

Section 2: Lake Activities:

(A) Swimming, floating, tubing, scuba diving, wading or other activities involving primary contact with the lake water are prohibited.

(B) The use of motorized watercraft is prohibited; row boats, canoes, paddle boats and sailboats are allowed, provided that the length of the boat does not exceed 15 feet or the length of the canoe does not exceed 18 feet.

The craft shall be operated and maintained in accordance with the Illinois Department of Conservation and other applicable regulations.

(C) Fishing from the lakes will be permitted only with the use of a conventional hook and rod. Each member or guest of a member fishing in the lakes shall comply with all requirements of the State of Illinois.

(D) Ice skating on the lakes is permitted at the risk of the individual involved in such activity and subject to guidelines established by the Board of Directors.

(E) The use of snowmobiles on or around the lakes is prohibited.

Section 3: Authority of the Board: The Board of Directors shall have the right and power to issue additional rules and regulations implementing the guidelines set forth herein for the governing of the use of Lake Meadows and Meadows Ponde.

ARTICLE VIII

Notice

Section 1: Notice: Whenever, according to these By-laws, a notice shall be required to be given to any member or director, it shall not be construed to mean personal notice, but such notice may be given in writing by depositing the same in a post office in Champaign County, Illinois, in a postpaid sealed envelope, addressed to such member, or Director at his address as the same appears on the books of the Association, and the time when such notice is mailed shall be deemed the time of the giving of such notice.

Section 2: Waiver of Notice: Whenever any notice is required to be given under the provisions of these By-laws or under the provisions of the Articles of Incorporation or under the provisions of the Illinois General Not-For-Profit Corporation Act, a waiver thereof in writing, signed by the person or persons entitled to such notice whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE IX

Amendments

The provisions of these By-Laws may be changed, modified, or rescinded by an instrument in writing setting forth such change, modification, or rescission, certified by the Secretary. Such change, modification, or rescission shall be approved at a membership meeting called for this purpose. The presence in person or by proxy at said meeting of the voting members of the Robeson Meadows Homeowners Association having a majority of the total votes shall constitute a quorum. However, said change, modification, or rescission must be approved by not less than a majority of the total number of votes of the Robeson Meadows Homeowners Association.

Prior to the election of the Board of Directors at the first annual meeting of the members of the Association, the initial

three member Board of Directors named in the Articles of Incorporation and any additions thereto shall have the authority to authorize, implement and amend these By-laws in the whole, or in part, without complying with the provisions of the first paragraph of Article IX of these By-laws.

ARTICLE X

Corporate Seal

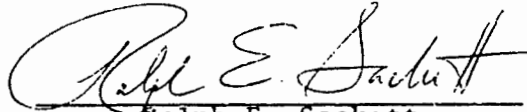
Section 1: Corporate Seal: The corporate seal shall have engraved thereon the following: "Robeson Meadows Homeowners Association - Seal - Incorporated 1986." It shall remain in the custody of the Secretary and shall be by him affixed to all instruments in writing requiring the corporate seal for complete execution. An impression thereof is directed to be affixed to these By-laws.

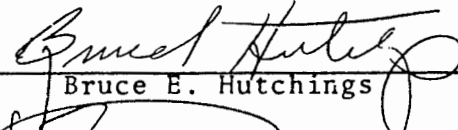
ARTICLE XI

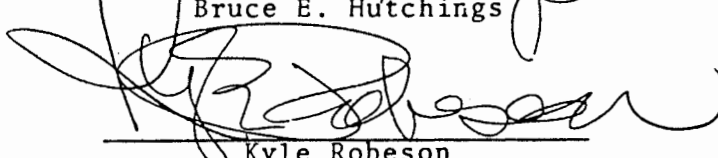
Fiscal Year

The fiscal year of the corporation shall begin on the 1st day of January and shall terminate on the 31st day of December of each year.

IN WITNESS WHEREOF, these By-laws were approved and adopted by a meeting of the Board of Directors of the Association held on the 1st day of May, 1990.


Ralph E. Sackett


Bruce E. Hutchings


Kyle Robeson

(Being the initial Directors of Robeson Meadows Homeowners Association)



1738 0624

91208538

DOC # _____
CHAMPAIGN COUNTY, ILL

'91 MAY 7 PM 3 51

[Handwritten signature]

RECORDER

*Return to
John H. Henneman
Box 967
Champaign IL
61824-0967*