

88R 3514
DOC #
CHAMPAIGN COUNTY, ILL
BOOK AA PAGE 94
'88 MAR 1 AM 9 07

Robert M. Roberson

RECORDER

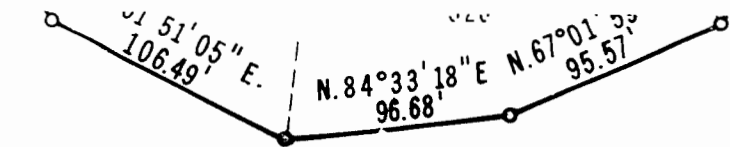
Roberson Meadows
Sub No 3 B

Date 2-9-88
Instrument Plot
Description SW⁴
22-19-8

Return to: City of Champaign
351-4429

70⁰⁰
\$ 2⁰⁰
72⁰⁰





EASEMENT, DRAINAGE EASEMENT
MENT IS COMMENSURATE WITH
300

S. 01°12'11" W.
FUTURE DEVELOP

DISTANCE OF 228.62 FEET TO A POINT OF TANGENCY; THENCE N. 88°47'49" W., 126.50 FEET; THENCE S. 00°18'08" W., 120.02 FEET; THENCE N. 88°47'49" W., 127.17 FEET; THENCE N. 80°13'14" W., 113.36 FEET; THENCE N. 01°12'11" E., 85.00 FEET; THENCE N. 88°47'49" W., 92.01 FEET; THENCE S. 39°58'30" W., 106.30 FEET; THENCE S. 01°12'11" W., 40.00 FEET; THENCE N. 88°47'49" W., 239.66 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE TO THE RIGHT, CONVEY TO THE SOUTH WITH A RADIUS OF 350.00 FEET, A DISTANCE OF 300.20 FEET TO A POINT OF TANGENCY; THENCE N. 30°10'49" W., 270.51 FEET; THENCE N. 88°47'49" W., 204.19 FEET TO THE AFORESAID WEST LINE OF THE SW 1/4 OF SAID SECTION 22; THENCE N. 00°18'08" E., ALONG SAID WEST LINE, 397.04 FEET TO THE POINT OF BEGINNING, CONTAINING 22.324 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 29 LOTS AND STREETS AS SHOWN ON THE ATTACHED PLAT, WITH DIMENSIONS IN FEET AND DECIMALS THEREOF. ALL STREETS AND EASEMENTS, EXCEPT COMMON AREA 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 HEADONS SUBDIVISION NO. 38, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

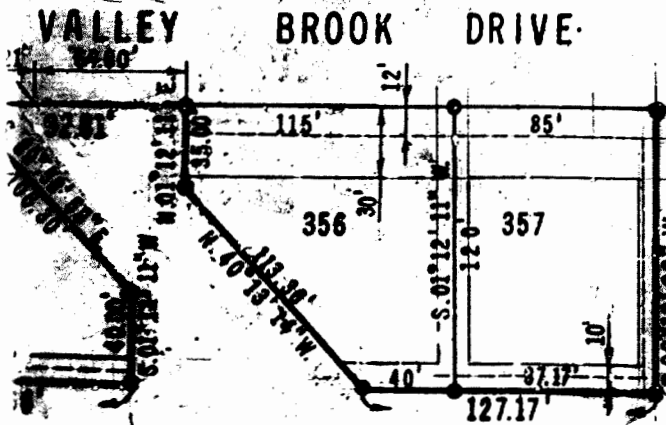
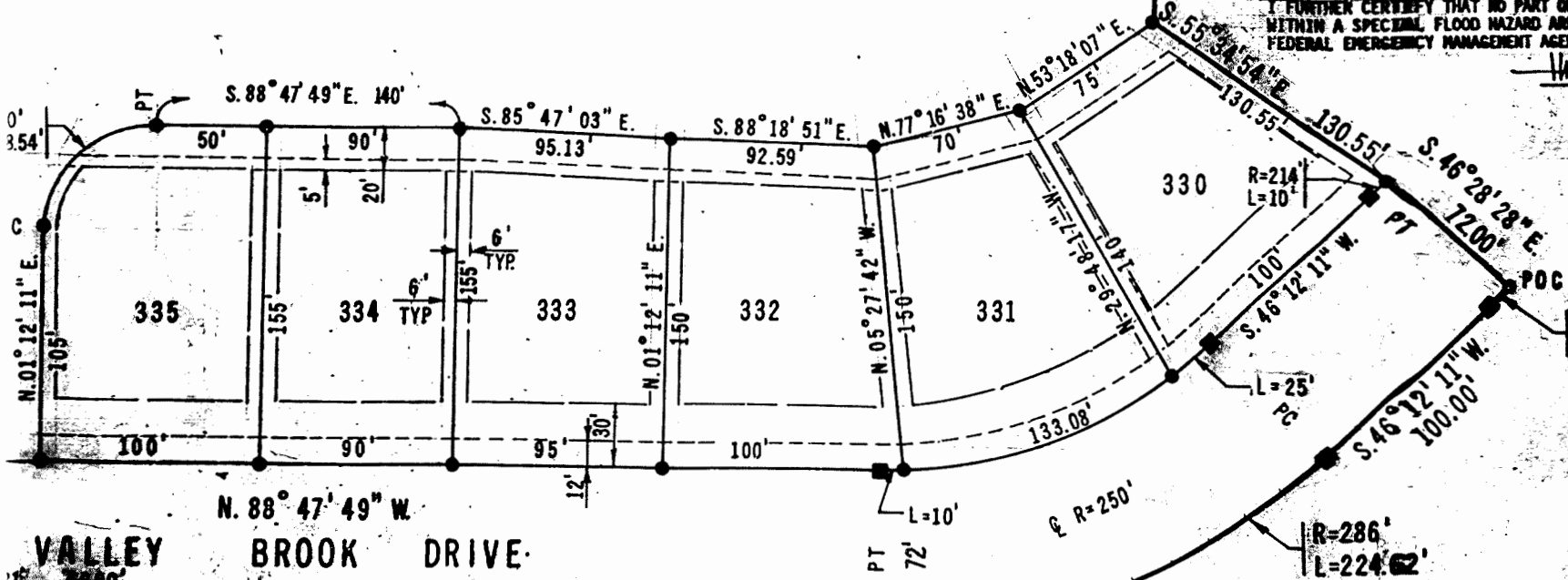
I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Thomas B. Jordan

THOMAS B. JORDAN
I.R.L.S. NO. 2014
CHAMPAIGN, ILLINOIS

JAN 11 2 1980

DATE

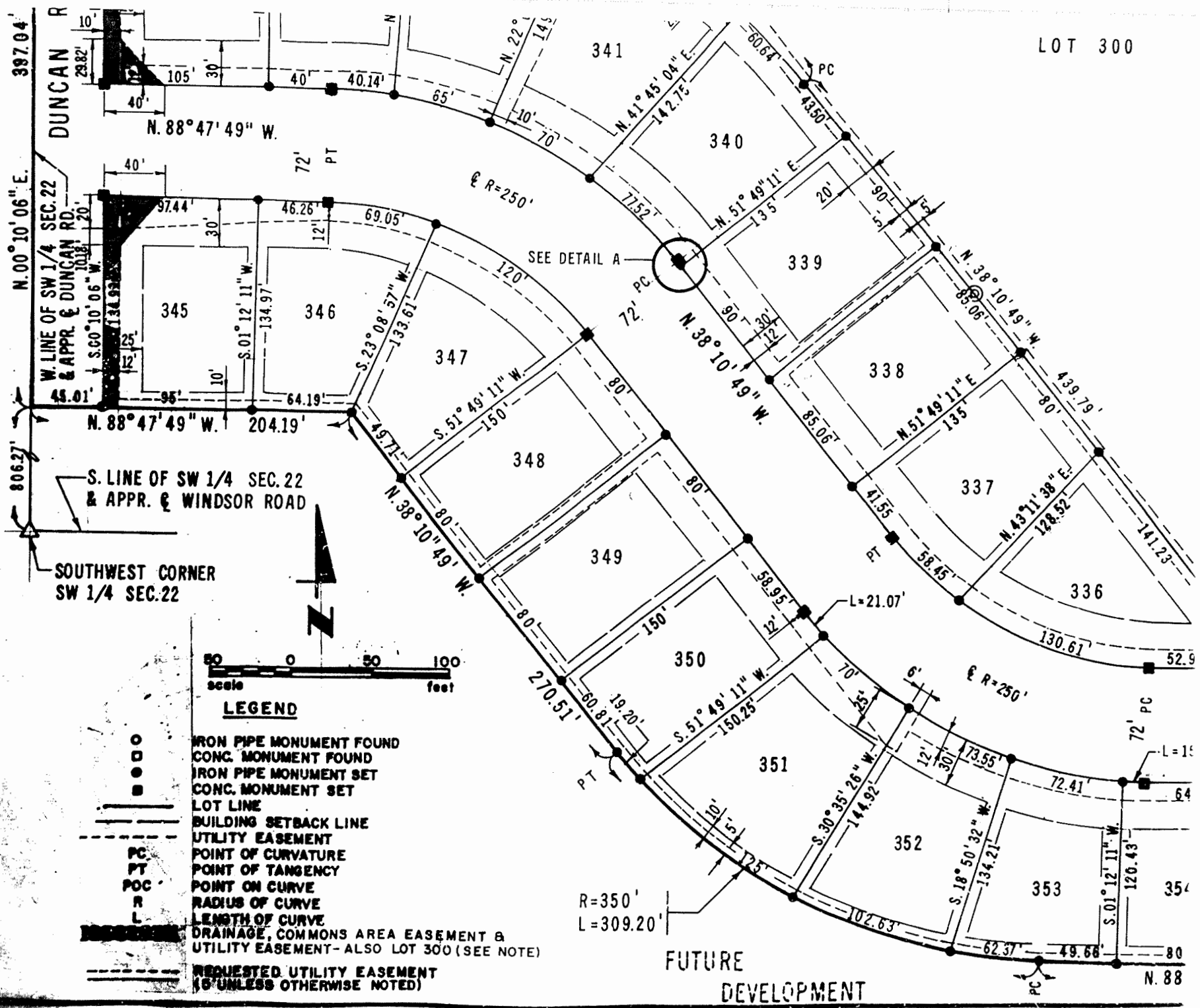


NOTE
SIDEYARD SETBACK SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF CHAMPAIGN

REVISED 12-24-87
DATE OF PREPARATION 12-18-87

UTILITY EASEMENTS		
*DATE	UTILITY	NOTES
7-15-87	LPG	AS REQUESTED
4-4-87	LBT	AS REQUESTED
4-23-87	City	SELECTED LOCATIONS ONLY

*Date of transmission of easement - sent from utility company

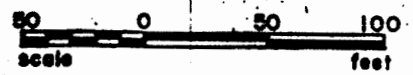


397.04' N. 00° 10' 06" E.
 806.27' S. LINE OF SW 1/4 SEC. 22 & APPR. & WINDSOR ROAD

DUNCAN R

W. LINE OF SW 1/4 SEC. 22 & APPR. & DUNCAN RD.

SOUTHWEST CORNER SW 1/4 SEC. 22



LEGEND

- IRON PIPE MONUMENT FOUND
- ◻ CONC. MONUMENT FOUND
- IRON PIPE MONUMENT SET
- CONC. MONUMENT SET
- LOT LINE
- - - BUILDING SETBACK LINE
- - - UTILITY EASEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- R RADIUS OF CURVE
- L LENGTH OF CURVE
- DRAINAGE, COMMONS AREA EASEMENT & UTILITY EASEMENT- ALSO LOT 300 (SEE NOTE)
- REQUESTED UTILITY EASEMENT (6' UNLESS OTHERWISE NOTED)

FUTURE DEVELOPMENT

N. 88

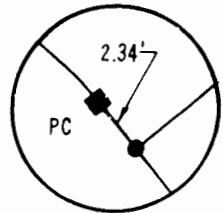
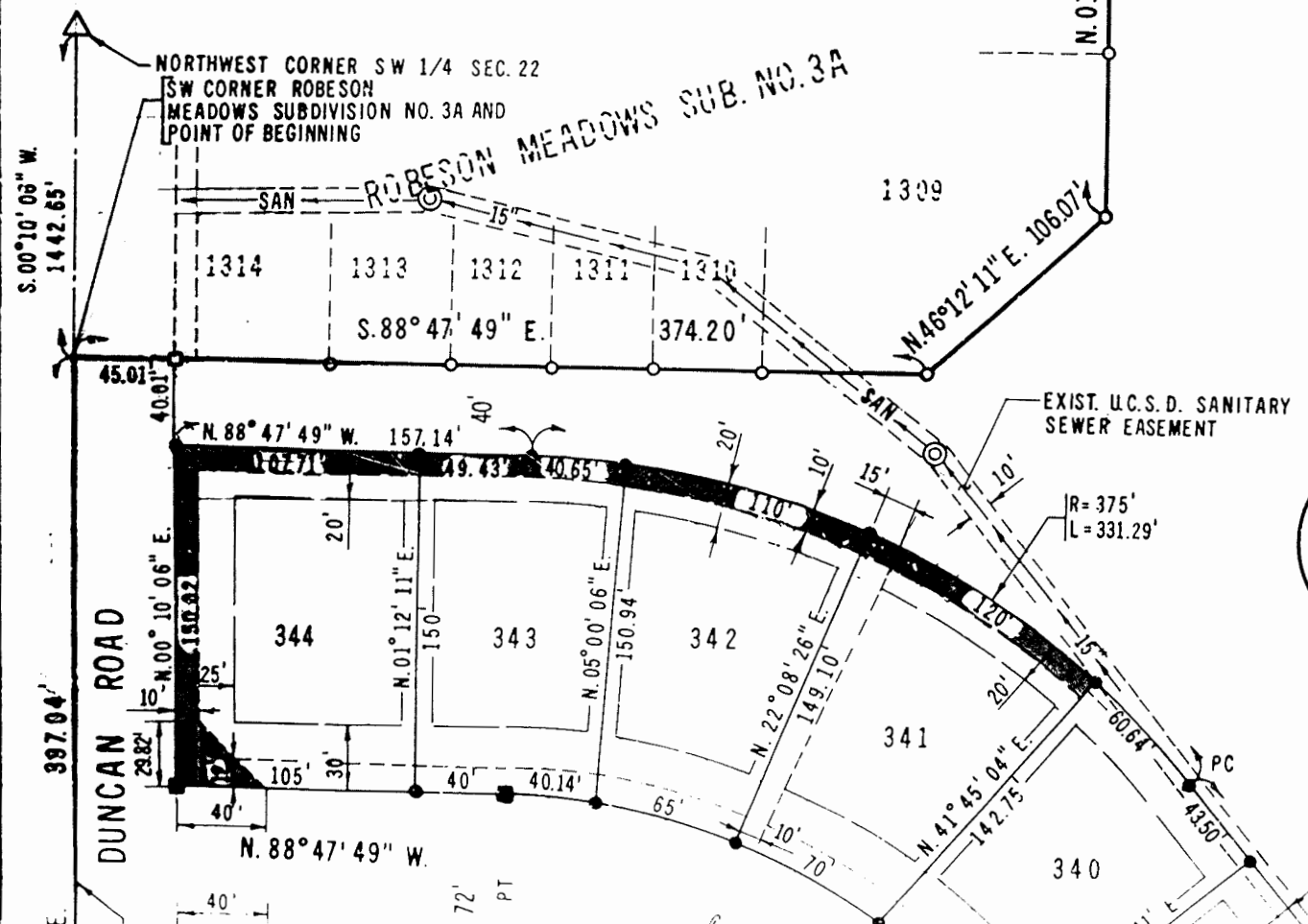
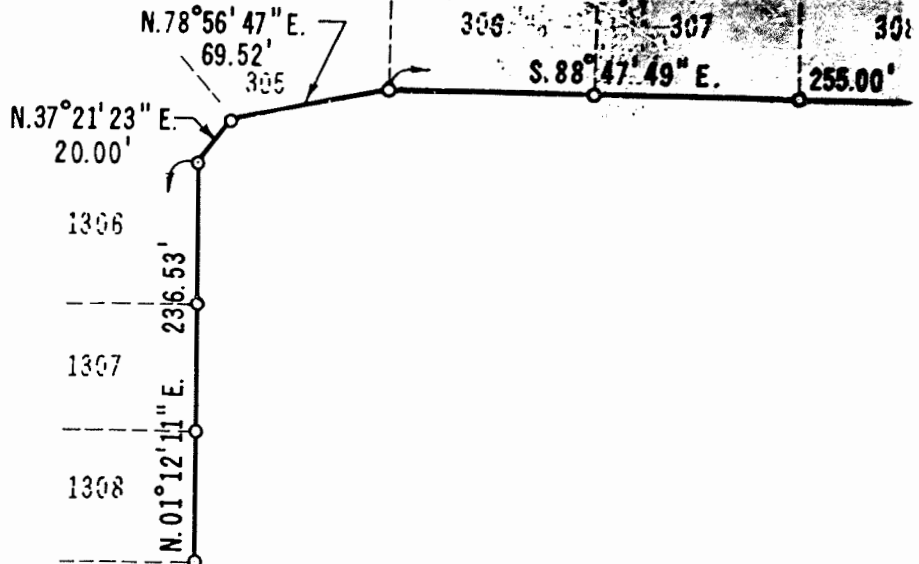


DOC # 881 3514
 CHAMPAIGN COUNTY, ILL
 BOOK AA PAGE 194

'88 MAR 1 AM 9 07

Tracy J. Labadie
 RECORDER

APPROVED:
 THE CITY COUNCIL OF THE CITY OF CHAMPAIGN,
 ILLINOIS IN ACCORDANCE WITH COUNCIL BILL NO. 88-13
 DATE 1-19-88 BY *Daniel McCallister*
 MAYOR
 ATTEST *Judy Campbell*
 CITY CLERK
 OWNER & SUBDIVIDER *Commercial Bank and Trust*
 TRUST OFFICER
 COMMERCIAL BANK AND TRUST
 * 43-439



DETAIL A

LOT 300

DOC # SSA 3514
CHAMPAIGN COUNTY, ILL
BOOK AA PAGE 194

'88 MAR 1 AM 9 07

Reese *Shaw*

RECORDER

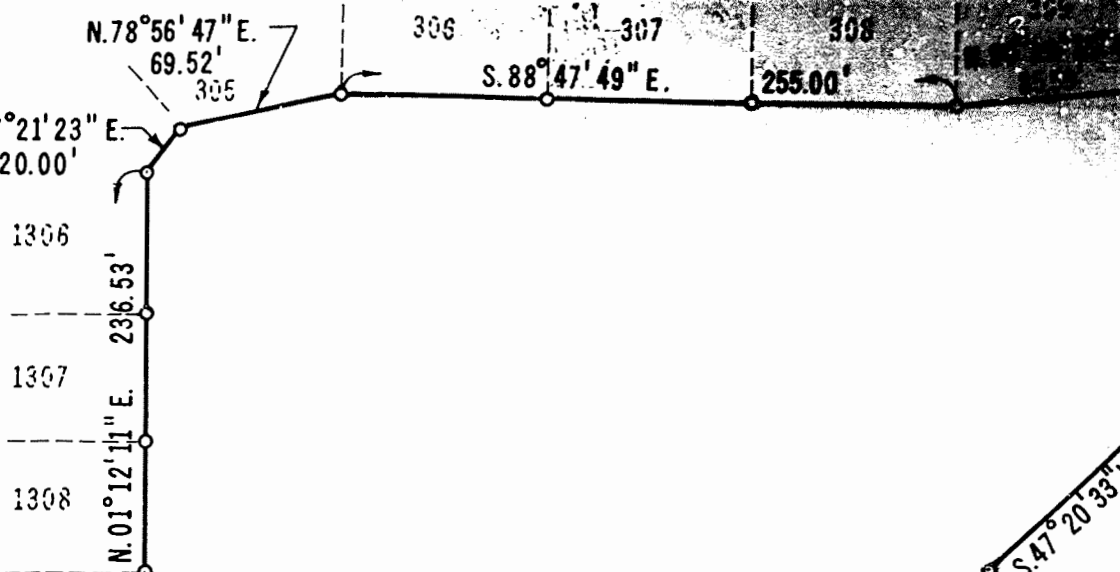
APPROVED:

CITY COUNCIL OF THE CITY OF CHAMPAIGN,
INDORS IN ACCORDANCE WITH COUNCIL BILL NO. 88-13

FILE 119-88 BY Daniel McCallum
MAYOR

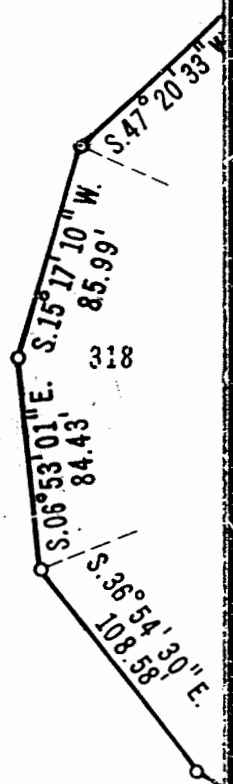
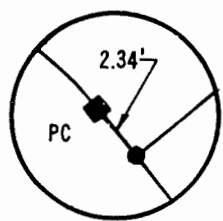
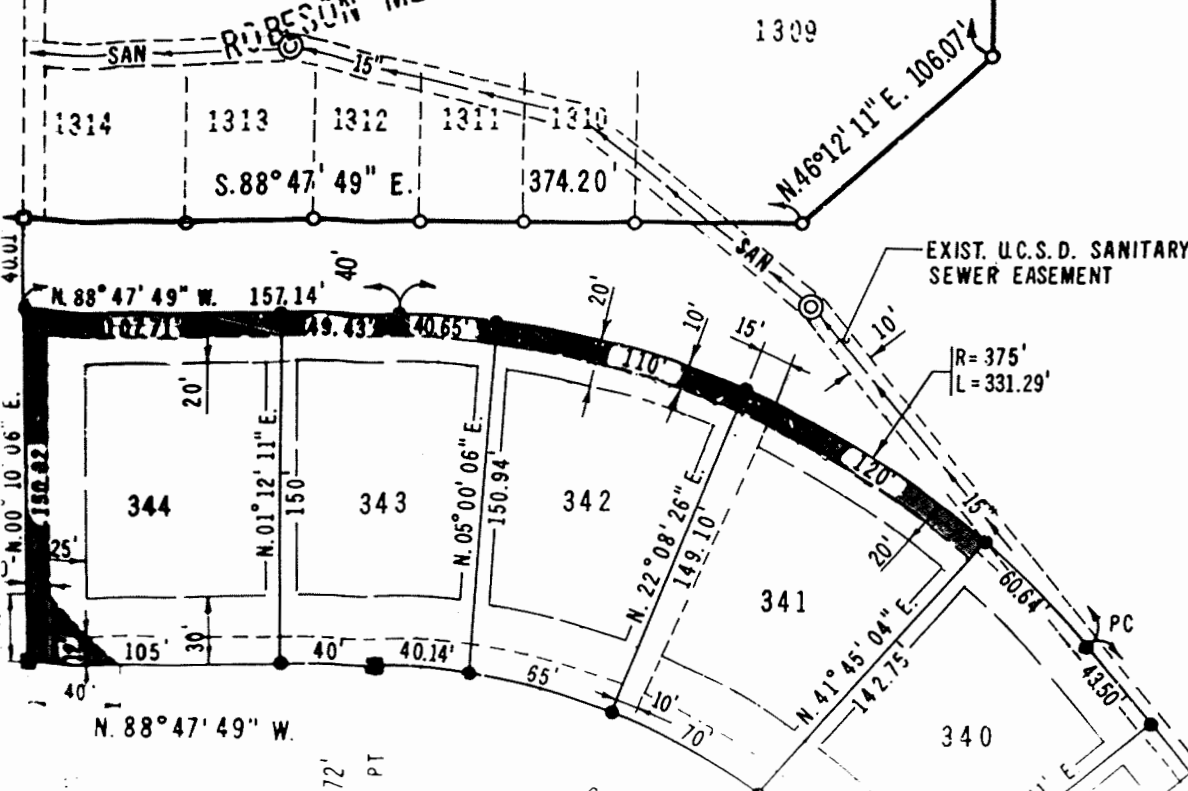
TEST Judy Campbell
CITY CLERK

OWNER & SUBDIVIDER Commercial Bank and Trust
TRUST OFFICER
COMMERCIAL BANK AND TRUST
43-439

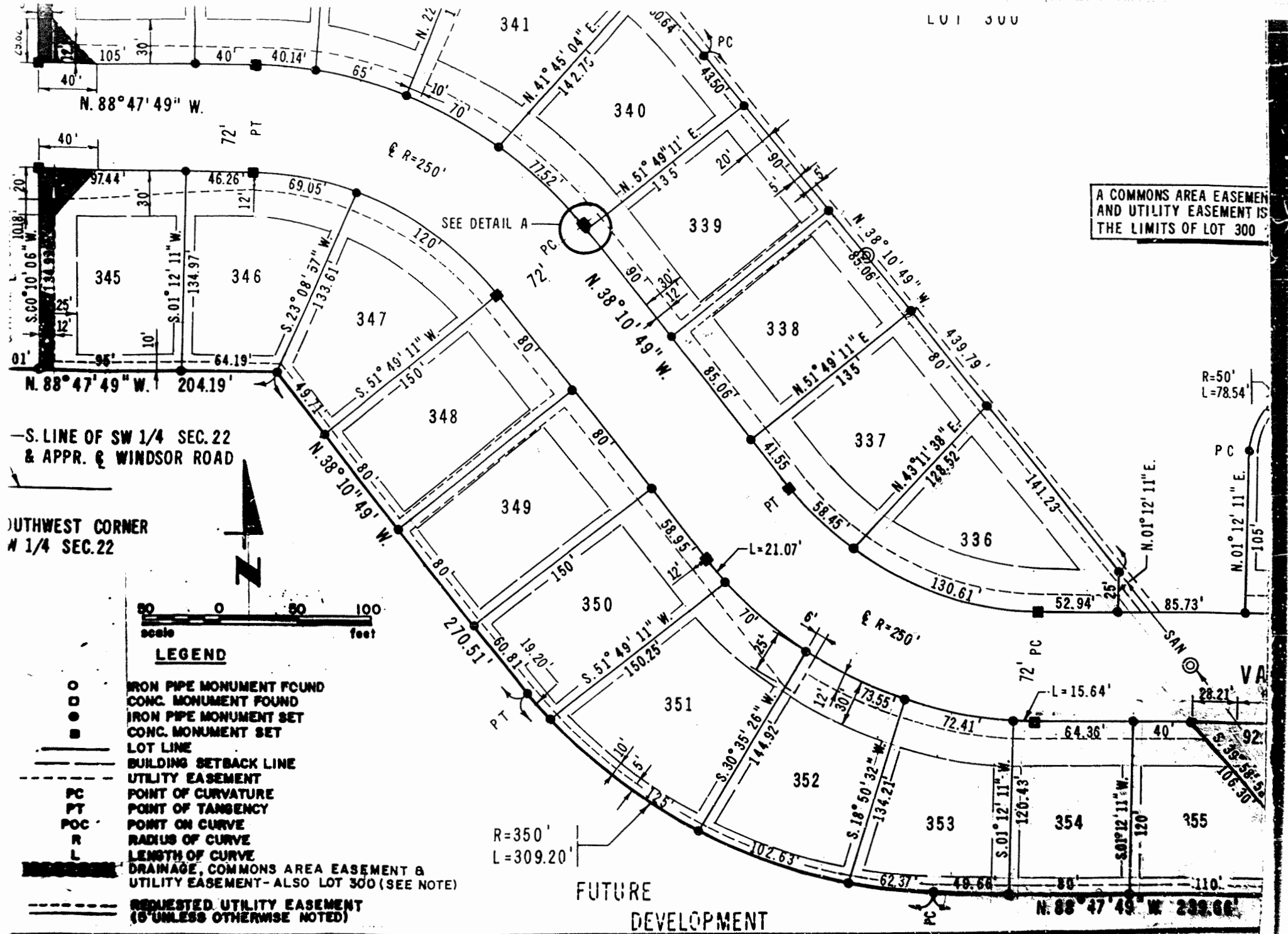


NORTHWEST CORNER SW 1/4 SEC. 22
SW CORNER ROBESON
MEADOWS SUBDIVISION NO. 3A AND
POINT OF BEGINNING

ROBESON MEADOWS SUB. NO. 3A



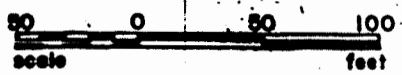
LOT 300



A COMMONS AREA EASEMENT
AND UTILITY EASEMENT IS
THE LIMITS OF LOT 300

S. LINE OF SW 1/4 SEC. 22
& APPR. WINDSOR ROAD

OUTWEST CORNER
N 1/4 SEC. 22



LEGEND

- IRON PIPE MONUMENT FOUND
- CONC. MONUMENT FOUND
- IRON PIPE MONUMENT SET
- CONC. MONUMENT SET
- LOT LINE
- - - BUILDING SETBACK LINE
- - - UTILITY EASEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- R RADIUS OF CURVE
- L LENGTH OF CURVE
- - - DRAINAGE, COMMONS AREA EASEMENT & UTILITY EASEMENT- ALSO LOT 300 (SEE NOTE)
- - - REQUESTED UTILITY EASEMENT (6' UNLESS OTHERWISE NOTED)

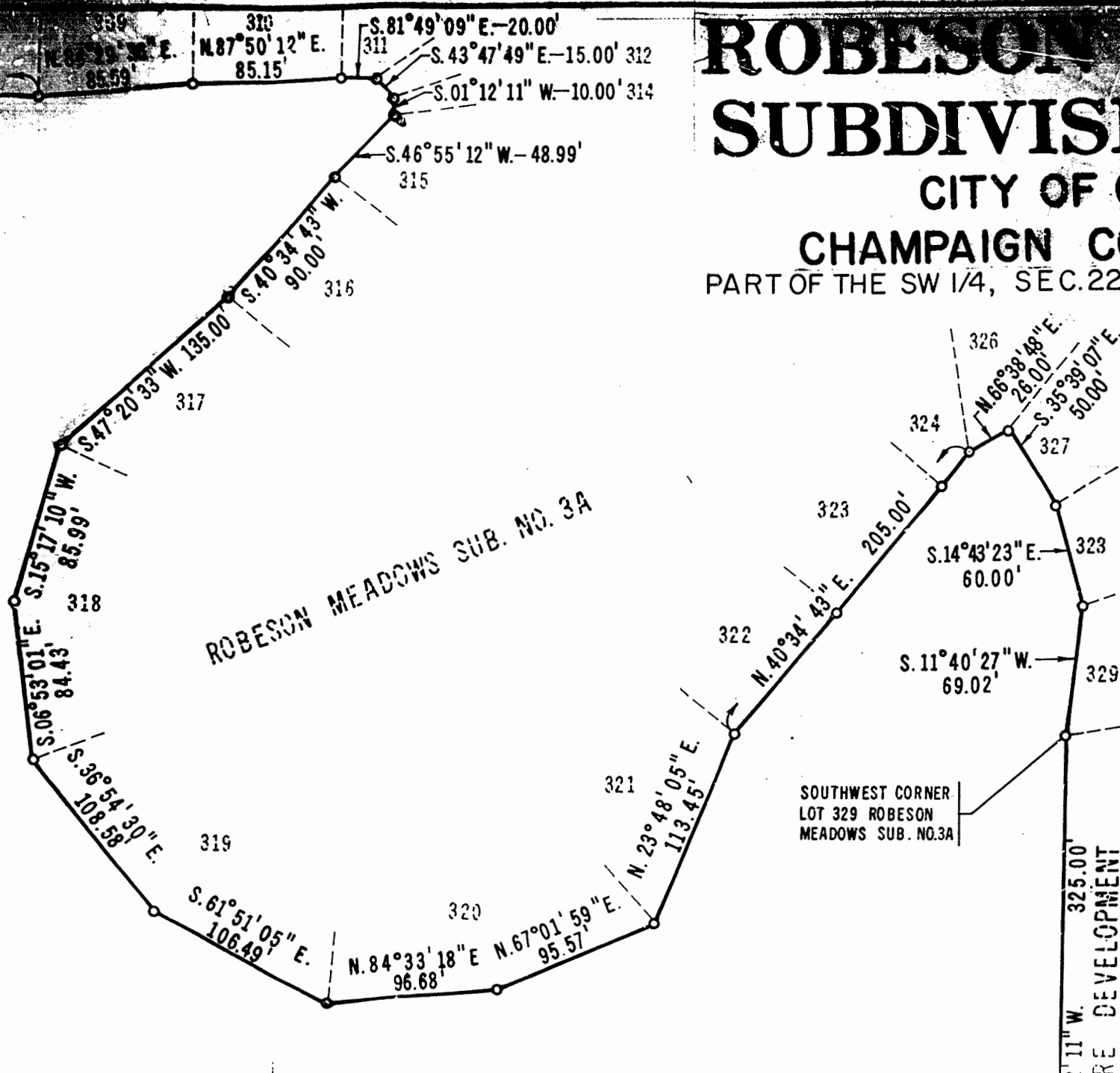
FUTURE
DEVELOPMENT

N. 88° 47' 49" W. 239.66'

This Plat is filmed
on two cards.

ROBESON MEADOWS SUBDIVISION NO. 3A CITY OF CHAMPAIGN CHAMPAIGN COUNTY, ILL.

PART OF THE SW 1/4, SEC. 22, T. 19 N., R. 8 E., 3



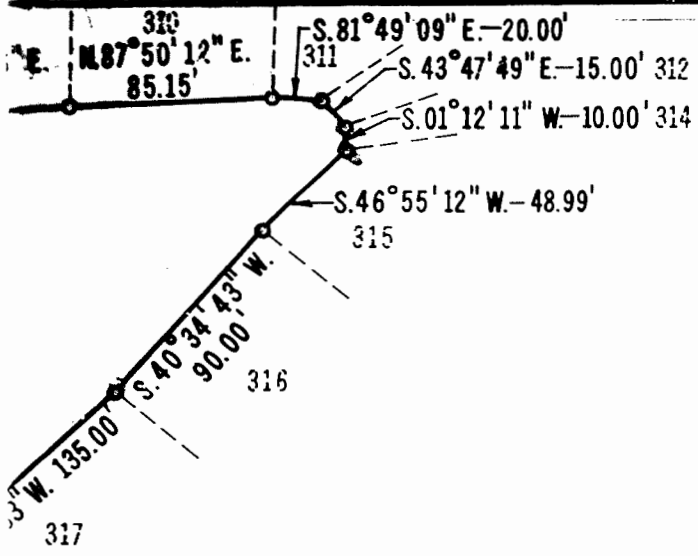
I, THOMAS B. JORDAN, ILLINOIS REG. 2014, HEREBY CERTIFY THAT I HAVE IN ACCORDANCE WITH THE LAWS OF THE CITY OF CHAMPAIGN, TRUSTEE UNDER TRUST SOUTHWEST 1/4 OF SECTION 22, T. 19 N., R. 8 E., MORE PARTICULARLY DESCRIBED

COMMENCING AT THE NORTHWEST CORNER SECTION 22, T. 19 N., R. 8 E. 0 S. 20°10'00" N., ALONG THE WEST 1,442.65 FEET TO THE SOUTHWEST SUBDIVISION NO. 3A, SAID POINT BEGINNING; THENCE, ALONG THE SO MEADOWS SUBDIVISION NO. 3A THE

S. 88°37'49" E., 374.20 FEET; N. 01°12'11" E., 236.53 FEET; N. 78°58'47" S., 69.52 FEET; S. N. 94°29'06" S., 88.50 FEET; S. S. 01°44'09" E., 26.00 FEET; S. S. 01°12'11" W., 10.00 FEET; S. S. 40°34'43" N., 90.00 FEET; S. S. 16°17'10" W., 85.99 FEET; S. S. 26°54'30" S., 108.58 FEET; S. N. 94°33'18" E., 96.60 FEET; N. N. 23°48'05" E., 113.45 FEET; N. N. 66°38'48" E., 26.00 FEET; S. S. 14°43'23" E., 60.00 FEET; S. THE SOUTHWEST CORNER OF LOT 329 MEADOWS SUBDIVISION NO. 3A;

THENCE S. 01°12'11" W., 325.00 S. 55°34'54" E., 130.55 FEET; T 72.00 FEET TO A POINT ON CURVE; CURVE TO THE RIGHT, CONVEX TO T OF 286.00 FEET, AND AN INITIAL S. 43°31'31" W., A DISTANCE OF TANGENCY; THENCE S. 46°12'11" W. CURVATURE; THENCE WESTERLY, ALL CONVEX TO THE SOUTH WITH A RAD DISTANCE OF 224.62 FEET TO A P N. 88°47'49" W., 126.50 FEET; 120.02 FEET; THENCE N. 88°47'49" N. 40°13'14" W., 113.36 FEET; 35.00 FEET; THENCE N. 88°47'49" S. 39°50'50" E., 106.30 FEET; 40.00 FEET; THENCE N. 88°47'49" OF CURVATURE; THENCE WESTERLY, CONVEX TO THE SOUTH WITH A RAD DISTANCE OF 309.20 FEET TO A P N. 38°10'49" W., 270.51 FEET; 201.10 FEET TO THE POINT

on two cards.



ROBESON MEADOWS SUBDIVISION NO. 3A

CITY OF CHAMPAIGN

CHAMPAIGN COUNTY, ILLINOIS

PART OF THE SW 1/4, SEC. 22, T. 19 N., R. 8 E., 3rd. P.M.

SURVYOR CERTIFICATE

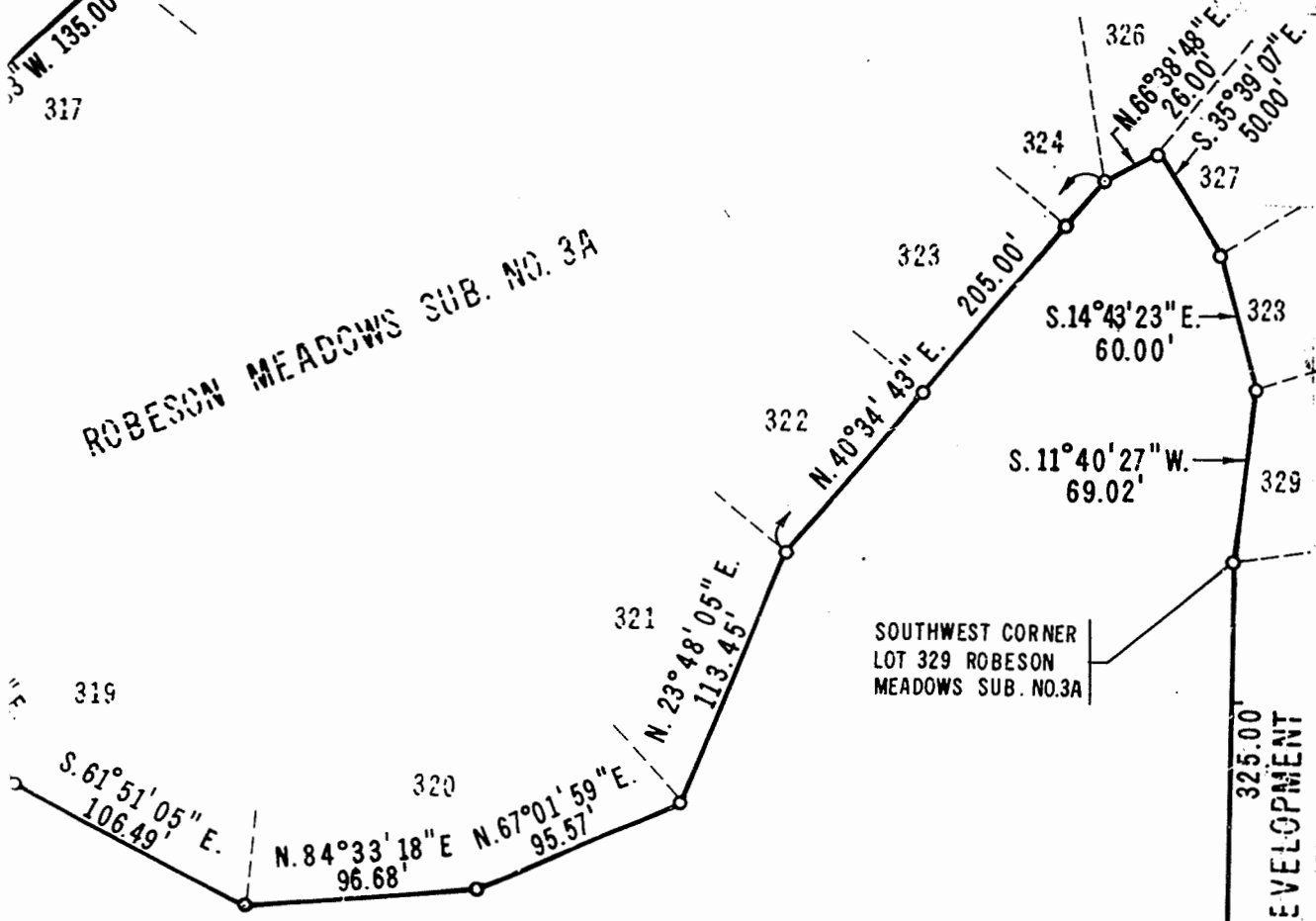
I, THOMAS B. JORDAN, ILLINOIS REGISTERED LAND SURVEYOR NO. 2014, HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND WITH THE ORDINANCES OF THE CITY OF CHAMPAIGN, FOR COMMERCIAL BANK OF CHAMPAIGN, TRUSTEE UNDER TRUST NO. 43-439 OF PART OF THE SOUTHWEST 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 OF SECTION 22, T. 19 N., R. 8 E. OF THE 3RD P.M., THENCE S. 30° 10' 06" W., ALONG THE WEST LINE OF SAID SW-1/4, 1,442.65 FEET TO THE SOUTHWEST CORNER OF ROBESON MEADOWS SUBDIVISION NO. 3A; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID ROBESON MEADOWS SUBDIVISION NO. 3A THE FOLLOWING 26 COURSES:

- S. 88° 37' 49" E., 374.20 FEET; N. 40° 12' 11" E., 106.07 FEET;
- N. 01° 12' 11" E., 296.53 FEET; N. 37° 21' 25" E., 20.00 FEET;
- N. 78° 58' 47" E., 69.52 FEET; S. 88° 47' 49" E., 255.00 FEET;
- N. 84° 29' 06" E., 89.59 FEET; N. 87° 50' 12" E., 86.15 FEET;
- S. 81° 49' 09" E., 20.00 FEET; S. 43° 47' 49" E., 15.00 FEET;
- S. 01° 12' 11" W., 10.00 FEET; S. 46° 55' 12" W., 48.99 FEET;
- S. 40° 34' 43" W., 90.00 FEET; S. 47° 20' 35" W., 130.00 FEET;
- S. 15° 17' 10" W., 85.99 FEET; S. 86° 53' 01" E., 84.43 FEET;
- S. 26° 54' 30" E., 106.30 FEET; S. 81° 51' 08" E., 100.49 FEET;
- N. 84° 33' 18" E., 96.68 FEET; N. 87° 01' 59" E., 95.57 FEET;
- N. 23° 48' 05" E., 113.45 FEET; N. 40° 34' 43" E., 205.00 FEET;
- N. 66° 38' 48" E., 26.00 FEET; S. 35° 39' 07" E., 50.00 FEET;
- S. 14° 43' 23" E., 60.00 FEET;
- S. 11° 40' 27" W., 69.02 FEET;
- S. 14° 43' 23" E., 60.00 FEET; S. 11° 40' 27" W., 69.02 FEET TO THE SOUTHWEST CORNER OF LOT 329 OF AFORESAID ROBESON MEADOWS SUBDIVISION NO. 3A;

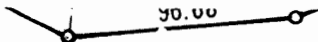
THENCE S. 01° 12' 11" W., 325.00 FEET; THENCE S. 55° 34' 54" E., 130.55 FEET; THENCE S. 46° 28' 28" E., 72.00 FEET TO A POINT ON CURVE; SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, CONVEX TO THE SOUTHWEST WITH A RADIUS OF 206.00 FEET, AND AN INTERNAL TANGENT BEARING OF S. 43° 31' 31" W., A DISTANCE OF 13.36 FEET TO A POINT OF TANGENCY; THENCE S. 46° 12' 31" W., 100.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE TO THE RIGHT, CONVEX TO THE SOUTH WITH A RADIUS OF 296.00 FEET, A DISTANCE OF 224.62 FEET TO A POINT OF TANGENCY; THENCE N. 88° 47' 49" W., 126.50 FEET; THENCE S. 00° 10' 06" W., 120.02 FEET; THENCE N. 86° 47' 49" W., 127.17 FEET; THENCE N. 40° 12' 11" W., 113.36 FEET; THENCE N. 01° 12' 11" E., 35.00 FEET; THENCE N. 88° 47' 49" W., 92.81 FEET; THENCE S. 39° 58' 58" E., 106.30 FEET; THENCE S. 01° 12' 11" W., 40.00 FEET; THENCE N. 88° 47' 49" W., 239.66 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE TO THE RIGHT, CONVEX TO THE SOUTH WITH A RADIUS OF 350.00 FEET, A DISTANCE OF 309.20 FEET TO A POINT OF TANGENCY; THENCE N. 38° 10' 49" W., 270.51 FEET; THENCE N. 88° 47' 49" W., 204.19 FEET TO THE AFORESAID WEST LINE OF THE SW-1/4 OF SAID SECTION 22; THENCE N. 0° 10' 06" E., ALONG SAID WEST LINE

ROBESON MEADOWS SUB. NO. 3A



SOUTHWEST CORNER LOT 329 ROBESON MEADOWS SUB. NO. 3A

325.00' FUTURE DEVELOPMENT



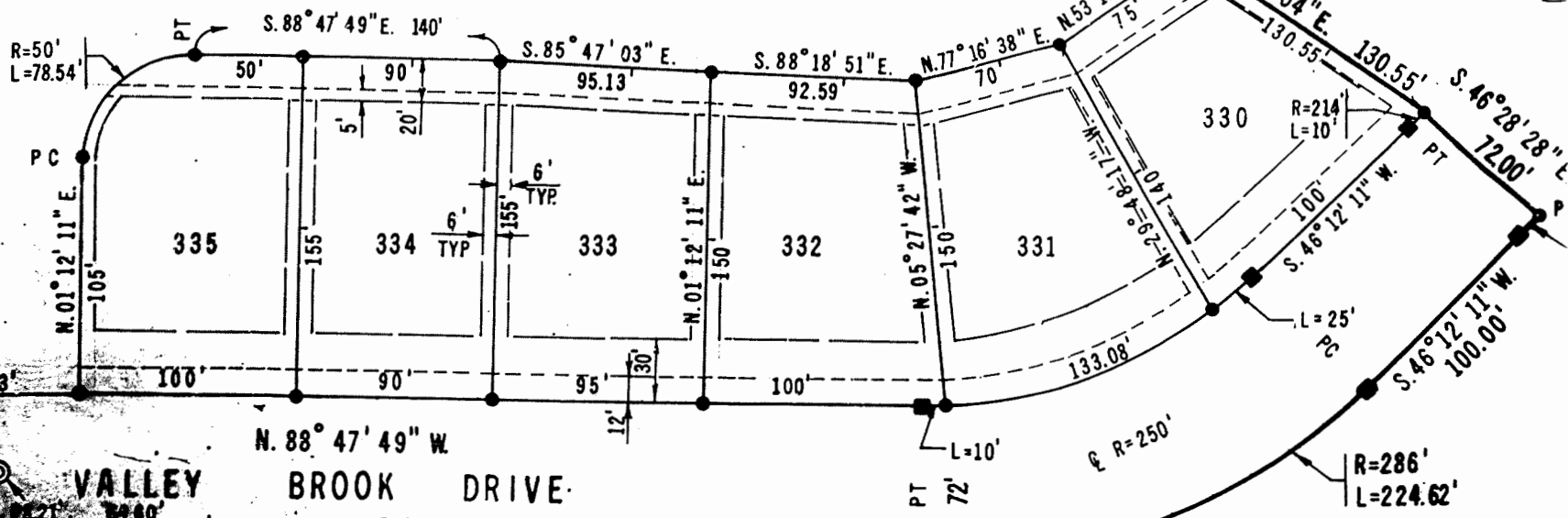
A COMMONS AREA EASEMENT, DRAINAGE EASEMENT AND UTILITY EASEMENT IS COMMENSURATE WITH THE LIMITS OF LOT 300

S. 01° 12' 11" W.
FUTURE DEVIATION

S. 39° 50' 58" E., 106.30 FEET
40.00 FEET; THENCE N. 88° 47' 49"
OF CURVATURE; THENCE WESTERLY
CONVEX TO THE SOUTH WITH A RADIUS
DISTANCE OF 309.20 FEET TO A
N. 38° 10' 49" W., 270.51 FEET;
204.19 FEET TO THE AFORESAID
SAID SECTION 22; THENCE N. 01°
LINE, 307.04 FEET TO THE POINT
22.324 ACRES, MORE OR LESS,
COUNTY, ILLINOIS, AND WITHIN
CHAMPAIGN,

FOR THE PURPOSE OF SUBDIVIDING
STREETS AS SHOWN ON THE ATTACHED
FEET AND DECIMALS THEREOF. ALL
COMMON AREA EASEMENTS, DESIGN
FOR PUBLIC USE. MONUMENTS MAY
ATTACHED PLAT AND THE SUBDIVISION
HEADQUARTERS SUBDIVISION NO. 38, C1
COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NO PART
WITHIN A SPECIAL FLOOD HAZARD
FEDERAL EMERGENCY MANAGEMENT



N. 01° 12' 11" E.

R=50'
L=78.54

PC

335

334

333

332

331

330

R=214'
L=10'

L=25'
PS

R=286'
L=224.62'

VALLEY BROOK DRIVE

NOTE
SIDEYARD SETBACK SHALL BE IN
ACCORDANCE WITH THE ZONING
ORDINANCE OF THE CITY OF CHAMPAIGN

REVISED 12-24-87
DATE OF PREPARATION 12-18-87

UTILITY EASEMENT		
*DATE	UTILITY	N
7-15-87	L.P.C.	AS REQUESTED
4-4-87	I.B.T.	AS REQUESTED
4-23-87	Chcyan	SELECTED LOCAL

*Date of transmittal of easement.

Prepared by **DAILY & ASSOCIATES, ENGINEERS, INC.** CHAMPAIGN, ILLINOIS

ROBESON MEADOWS
SUBDIVISION NO. 3B

OWNERS CERTIFICATE AND DEDICATION
WITH
RESTRICTIVE COVENANTS

Robeson Meadows Subdivision No. 3B
Champaign, Illinois

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Robeson Meadows Subdivision No. 3B
Champaign, Illinois

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STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) ss.

**ROBESON MEADOWS SUBDIVISION NO. 3B
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 SOUTHWEST 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 OF 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, 1,442.65 FEET TO THE SOUTHWEST CORNER OF ROBESON MEADOWS SUBDIVISION NO. 3A, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF SAID ROBESON MEADOWS SUBDIVISION NO. 3A THE FOLLOWING 26 COURSES:

S. 88°47'49" E., 374.20 FEET; N. 46°12'11" E., 106.07 FEET;
N. 01°12'11" E., 236.53 FEET; N. 37°21'23" E., 20.00 FEET; N. 78°56'47"
E., 69.52 FEET; S. 88°47'49" E., 255.00 FEET; N. 84°29'36" E.,
85.59 FEET; N. 87°50'12" E., 85.15 FEET; S. 81°49'09" E., 20.00 FEET; S.
43°47'49" E., 15.00 FEET; S. 01°12'11" W., 10.00 FEET; S. 46°55'12" W.,
48.99 FEET; S. 40°34'43" W., 90.00 FEET; S. 47°20'33" W., 135.00 FEET;
S. 15°17'10" W., 85.99 FEET; S. 06°53'01" E., 84.43 FEET;
S. 36°54'30" E., 108.58 FEET; S. 61°51'05" E., 106.49 FEET;
N. 84°33'18" E., 96.68 FEET; N. 67°01'59" E., 95.57 FEET; N. 23°48'05"
E., 113.45 FEET; N. 40°34'43" E., 205.00 FEET; N. 66°38'48" E., 26.00
FEET; S. 35°39'07" E., 50.00 FEET; S. 14°43'23" E., 60.00 FEET; S.
11°40'27" W., 69.02 FEET TO THE SOUTHWEST CORNER OF LOT 329 OF AFORESAID
ROBESON MEADOWS SUBDIVISION NO. 3A;

THENCE S. 01°12'11" W., 325.00 FEET; THENCE S. 55°34'54" E., 130.55 FEET;
THENCE S. 46°28'28" E., 72.00 FEET TO A POINT ON CURVE; SOUTHWESTERLY,
ALONG A CURVE TO THE RIGHT, CONVEX TO THE SOUTHEAST WITH A RADIUS OF
286.00 FEET, AND AN INITIAL TANGENT BEARING OF S. 43°31'31" W., A
DISTANCE OF 13.36 FEET TO A POINT OF TANGENCY; THENCE S. 46°12'11" W.,
100.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE TO
THE RIGHT, CONVEX TO THE SOUTH WITH A RADIUS OF 286.00 FEET, A DISTANCE
OF 224.62 FEET TO A POINT OF TANGENCY; THENCE N. 88°47'49" W.,
126.50 FEET; THENCE S. 00°10'06" W., 120.02 FEET; THENCE N. 88°47'49" W.,
127.17 FEET; THENCE N. 40°13'14" W., 113.36 FEET; THENCE N. 01°12'11" E.,
35.00 FEET; THENCE N. 88°47'49" W., 92.81 FEET; THENCE S. 39°58'58" E.,
106.30 FEET; THENCE S. 01°12'11" W., 40.00 FEET; THENCE N. 88°47'49" W.,
239.66 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE TO
THE RIGHT, CONVEX TO THE SOUTH WITH A RADIUS OF 350.00 FEET, A DISTANCE

OF 309.20 FEET TO A POINT OF TANGENCY; THENCE N. 38°10'49" W., 270.51 FEET; THENCE N. 88°47'49" W., 204.19 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, 397.04 FEET TO THE POINT OF BEGINNING, CONTAINING 22.324 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. 3B, City of Champaign, Champaign County, Illinois, and does hereby grant and dedicate to the people of the City of Champaign, County 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. 3B, 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 Unit: A dwelling unit is to be designed, used and 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. 3B 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 not more than three (3) cars per dwelling unit, and other accessory buildings incidental to residential use of the premises.

3.2 Architectural Committee: The Robeson 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 planting 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 unit shall occupy a ground floor area of less than 1800 square feet. No dwelling unit 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 unit 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 unit. 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 or as shown on the recorded plat. 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.

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 unit 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, and utility companies; and also to lot owners (as applicable) for repair and maintenance of private sanitary service sewers owned by lot owners.

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 builders 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 dwelling units 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. Lots which drain directly into the lake shall either be sodded or seeded in the fall construction season with erosion control measures which are approved by the Architectural Committee.

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.

Additionally, no plantings or landscaping exceeding the height of four feet at maturity shall be permitted in the rear yard setback area (as such setback is prescribed by the City of Champaign or the Final Plat) unless specific approval therefore is given by the Architectural Committee as provided by the covenants and restrictions for Robeson Meadows Subdivision as amended. It is the intention that lake views of adjoining properties shall not be blocked or screened by plantings or landscaping.

No development shall occur by any lot owner which extends beyond the platted lot lines of each lot owner's lot.

No owner of a platted lot containing perimeter areas adjacent to and adjoining any lake shall be permitted to develop more than thirty (30) lineal feet of such perimeter lot area parallel with said lake. No improvements shall extend into the lake, i.e. beyond the horizontal limits as defined by the permanent pool elevation of said lake. This use limit shall specifically apply to Lots 330 thru 335, inclusive, and Lots 356 and 357 in ROBESON MEADOWS SUBDIVISION NO. 3B.

Fences - Fences may be allowed on each individual lot except as otherwise restricted by provisions hereinafter, 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.

To preserve the quality and attractiveness of the common property along the perimeter of the lake at Robeson Meadows Subdivision, no perimeter fences shall be permitted on adjoining lake lots. Fences which are required by law for protection of private swimming pools, fences which are designed and constructed for localized privacy for patios, etc. will be allowed if approved by the Architectural Committee. It is the intention that lake views of adjoining properties shall not be blocked or screened by fences.

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 formed 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. 3B 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. 3B 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 offensive 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 Yard Lights: The owners of every lot shall erect and maintain in good operating condition one yard light located in the front yard.

In cases where a lot has a common areas easement containing a sidewalk bordering it, a rear yard light shall be installed. This yard light shall be located at a point designated on the lot by the Architectural Committee, and must be at 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. 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.

All lights shall be equipped with a photo-electric cell that illuminates the light during hours of darkness.

All property owners in Robeson Meadows Subdivision No. 3B 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.

3.20 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. 3B. 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. 3B and various sections of Robeson Meadows Subdivision presently platted or to be platted at a later date. A "commons area easement", drainage easement and utility easement, is commensurate with the limits of Lot 300 which also contains a lake. The management and control of these areas designated "commons area easement" shall be exclusively exercised by Robeson Meadows Homeowners Association, 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 Homeowners Association 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 Association, shall provide for the care and maintenance of the "commons area easement" and island/median areas on certain public streets 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.

Maintenance of storm sewer outlets into the lake and the Valley Brook culvert with appurtenances within Lot 300 shall be the responsibility of the City of Champaign. Maintenance of certain features of the lake outlet control structure for the lake on Lot 300 may, at some future date by separate agreement, become the responsibility of the City of Champaign.

3.21 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.

3.22 Waiver of Restrictions: These restrictive covenants may be waived or amended, 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.

3.23 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.

3.24 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.

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

By *Leah M. Hall*, Trust Officer

Attest:

[Signature]
Asst Trust Securities Officer

Prepared by:

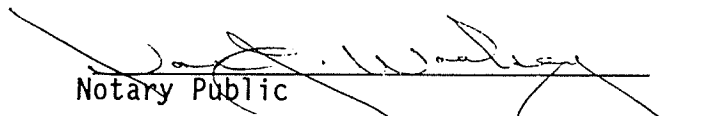
[Signature]

Champion Development Corporation
115 E. Washington
Bloomington, IL 61701

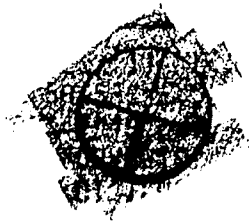
STATE OF ILLINOIS)
) ss.
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Bedy M. Goddard, personally known to me to be the Trust officer of Commercial Bank of Champaign, a corporation, and Charles E. Curran, 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 9th day of February, 1988.


Notary Public
My Commission Expires 11-21-90.

" OFFICIAL SEAL "
DAN J. WOOLSEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/21/90



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 3B

PART OF THE SOUTHWEST 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 OF 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, 1,442.65 FEET TO THE SOUTHWEST CORNER OF ROBESON MEADOWS SUBDIVISION NO. 3A, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF SAID ROBESON MEADOWS SUBDIVISION NO. 3A THE FOLLOWING 26 COURSES:

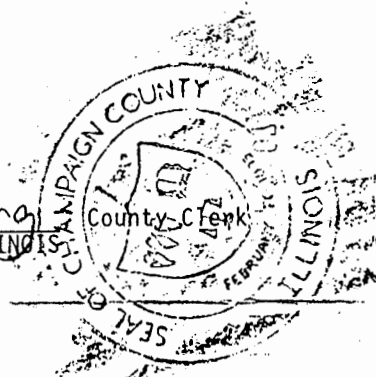
S. 88°47'49" E., 374.20 FEET; N. 46°12'11" E., 106.07 FEET;
N. 01°12'11" E., 236.53 FEET; N. 37°21'23" E., 20.00 FEET;
N. 78°56'47" E., 69.52 FEET; S. 88°47'49" E., 255.00 FEET;
N. 84°29'36" E., 85.59 FEET; N. 87°50'12" E., 85.15 FEET;
S. 81°49'09" E., 20.00 FEET; S. 43°47'49" E., 15.00 FEET;
S. 01°12'11" W., 10.00 FEET; S. 46°55'12" W., 48.99 FEET;
S. 40°34'43" W., 90.00 FEET; S. 47°20'33" W., 135.00 FEET;
S. 15°17'10" W., 85.99 FEET; S. 06°53'01" E., 84.43 FEET;
S. 36°54'30" E., 108.58 FEET; S. 61°51'05" E., 106.49 FEET;
N. 84°33'18" E., 96.68 FEET; N. 67°01'59" E., 95.57 FEET;
N. 23°48'05" E., 113.45 FEET; N. 40°34'43" E., 205.00 FEET;
N. 66°38'48" E., 26.00 FEET; S. 35°39'07" E., 50.00 FEET;
S. 14°43'23" E., 60.00 FEET; S. 11°40'27" W., 69.02 FEET TO THE SOUTHWEST CORNER OF LOT 329 OF AFORESAID ROBESON MEADOWS SUBDIVISION NO. 3A;

THENCE S. 01°12'11" W., 325.00 FEET; THENCE S. 55°34'54" E., 130.55 FEET; THENCE S. 46°28'28" E., 72.00 FEET TO A POINT ON CURVE; SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, CONVEX TO THE SOUTHEAST WITH A RADIUS OF 286.00 FEET, AND AN INITIAL TANGENT BEARING OF S. 43°31'31" W., A DISTANCE OF 13.36 FEET TO A POINT OF TANGENCY; THENCE S. 46°12'11" W., 100.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE TO THE RIGHT, CONVEX TO THE SOUTH WITH A RADIUS OF 286.00 FEET, A DISTANCE OF 224.62 FEET TO A POINT OF TANGENCY; THENCE N. 88°47'49" W., 126.50 FEET; THENCE S. 00°10'06" W., 120.02 FEET; THENCE N. 88°47'49" W., 127.17 FEET; THENCE N. 40°13'14" W., 113.36 FEET; THENCE N. 01°12'11" E., 35.00 FEET; THENCE N. 88°47'49" W., 92.81 FEET; THENCE S. 39°58'58" E., 106.30 FEET; THENCE S. 01°12'11" W., 40.00 FEET; THENCE N. 88°47'49" W., 239.66 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE TO THE RIGHT, CONVEX TO THE SOUTH WITH A RADIUS OF 350.00 FEET, A DISTANCE OF 309.20 FEET TO A POINT OF TANGENCY; THENCE N. 38°10'49" W., 270.51 FEET; THENCE N. 88°47'49" W., 204.19 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, 397.04 FEET TO THE POINT OF BEGINNING, CONTAINING 22.324 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS, AND WITHIN THE LIMITS OF THE CITY OF CHAMPAIGN,

Permanent Tax Numbers: 03-20-22-300-0086

DATED THIS 9th day of February, 1988.

Dennis R. Bing
CHAMPAIGN COUNTY, ILLINOIS



DOC # 88R 3514
CHAMPAIGN COUNTY, ILL
BOOK AA PAGE 194

'88 MAR 1 AM 9 07

James H. ...

RECORDER

70 00
200

72 00

City of Champaign

1800
300
2/10BY-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 per cent (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