

CHICAGO TITLE INSURANCE CO.

**REPLAT OF LOTS 359 THRU 385
ROBESON MEADOWS
SUBDIVISION NO. 3C**

**OWNERS CERTIFICATE AND DEDICATION
WITH
RESTRICTIVE COVENANTS**

Replat of Lots 359 thru 385
Robeson Meadows Subdivision No. 3C
Champaign, Illinois

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Champaign, Illinois

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STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) ss.

**REPLAT LOTS 359 THRU 385
ROBESON MEADOWS SUBDIVISION NO. 3C
OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Marine Bank of Champaign-Urbana, 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; 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, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N. 82°35'15" E., ALONG THE SOUTHERLY LINE OF AFORESAID ROBESON MEADOWS SUBDIVISION NO. 3A, 166.88 FEET; THENCE S. 88°47'49" E., ALONG THE SOUTHERLY LINE OF SAID ROBESON MEADOWS SUBDIVISION NO. 3A AND AN EXTENSION THEREOF, 574.00 FEET; THENCE S. 01°12'11" W., 476.00 FEET; THENCE N. 88°47'49" W., 302.00 FEET; THENCE S. 24°42'11" W., 55.00 FEET; THENCE S. 01°12'11" W., 34.56 FEET; THENCE N. 88°47'49" W., 15.03 FEET; THENCE N. 65°29'30" W., 63.20 FEET; THENCE N. 89°03'22" W., 35.00 FEET; THENCE S. 67°53'53" W., 51.25 FEET; THENCE N. 38°47'49" W., 105.00 FEET; THENCE N. 55°34'54" W., 26.78 FEET; THENCE 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. 41°13'13" W., A DISTANCE OF 11.51 FEET TO THE MOST SOUTHEASTERNLY CORNER OF THE AFORESAID ROBESON MEADOWS SUBDIVISION NO. 3B; THENCE N. 46°28'28" W., ALONG THE EAST LINE OF SAID ROBESON MEADOWS SUBDIVISION NO. 3B, 72.00 FEET; THENCE N. 55°34'54" W., ALONG SAID EAST LINE, 130.55 FEET; THENCE N. 01°12'11" E., ALONG SAID EAST LINE, 325.00 FEET TO THE POINT OF BEGINNING,

EXCEPT,
LOT 358 OF ROBESON MEADOWS SUBDIVISION NO. 3C, RECORDED AS DOCUMENT NO.
88R 26804 IN THE CHAMPAIGN COUNTY RECORDERS OFFICE,

CONTAINING 7.317 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 REPLAT OF LOTS 359 THRU 385, ROBESON MEADOWS SUBDIVISION NO. 3C, 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 REPLAT OF LOTS 359 THRU 385, ROBESON MEADOWS SUBDIVISION NO. 3C, 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 dwelling unit located on the same lot and which are incidental to the dwelling unit 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 dwelling structure is permitted.

2.3 Dwelling: The main building on any building site. The dwelling 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 unit which is built over a basement or foundations but not over any other portion of the dwelling unit.

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 Replat Lots 359 thru 385, Robeson Meadows Subdivision No. 3C 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.

2.7 Checklist: A document included hereon which sets forth certain items to which an owner or builder must be aware in order to construct building improvements on a particular lot.

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 area other than one detached single family dwelling, a private garage for at least two (2) but not more than three (3) cars per dwelling, 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, 1107 W. Daniel, 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 and the Builder/Buyer Review Checklist (see Appendix A). The plans and specifications shall comply with Section 3.8 and shall show complete construction plans, elevations and 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, entry walks, and required yard lights. 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 2400 square feet. No dwelling unit having more than one story shall occupy a ground floor area of less than 1500 square feet and a total floor area of less than 2800 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. For lots 359R through 373R inclusive, 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 structure shall be constructed per building site:

3.6 Easements: Utility easements as platted on the original lots

359 through 385, including sanitary service sewer easements for town or row house structures are hereby vacated and replaced with easements for installation and maintenance of utilities, and drainage facilities, 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 for public utility purposes and also reserved 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 eight 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. Siding shall be wood horizontal lap siding with a maximum 6" exposure. Vinyl and aluminum or other manufactured materials will not be allowed. Chimneys of fireplaces where exposed in the exterior, shall be masonry. Wood or other nonmasonry materials will not be 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, will 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. On corner lots, yard and parkways adjacent to both streets shall be sodded. Rear yards may either 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 Replat of Lots 359 thru 385, Robeson Meadows Subdivision 3C as amended. It is the intention that lake views of adjoining properties will 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 359R through 362R inclusive and Lots 371R through 373R inclusive, in REPLAT OF LOTS 359 THRU 385, ROBESON MEADOWS SUBDIVISION NO. 3C.

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 property along the perimeter of lakes 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 of this covenant 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 Replat of Lots 359 thru 385, Robeson Meadows Subdivision No. 3C 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 Replat of Lots 359 thru 389, Robeson Meadows Subdivision No. 3C 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 bordering it and on Lots 366R through 369R inclusive, a rear yard light shall be installed. This additional yard light shall be located at a point designated on the lot by the Architectural Committee for the purpose of illuminating the commons area easement or the future Champaign Park District sidewalk. No hedge, fence or any other type of obstruction shall be between said yard light and the east Lot line. 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 Replat of Lots 359 thru 385 Robeson Meadows Subdivision No. 3C 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.

The owners of Lots 359R, 362R, 363R, 365R, 366R, 367R, 369R, 370R and 373R shall provide electricity and regular routine maintenance for yard lights within the commons area easement if located thereon by the Robeson Meadows Homeowners Association. Said maintenance costs are to be reimbursed to the Owners on an annual basis by the Robeson Meadows Homeowners Association from assessments provided under Covenant 3.20.

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 Replat of Lots 359 thru 385, Robeson Meadows Subdivision No. 3C. 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

Replat of Lots 359 thru 385, Robeson Meadows Subdivision No. 3C 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 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 Subdivision 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 improvements within the "commons area easement", island and median areas (including decorative walls, lighting, sidewalks, landscaping, etc.) 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.

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

3.26 Previous Dedication to Park District: Protective Covenant number 3.26 of the Protective Covenants for the Robeson Meadows Subdivision No. 3C is hereby incorporated by reference in recognition of a conveyance of Lot 358 to the Champaign Park District. None of the Protective Covenants contained herein are intended to affect the use of Lot 358 by the Champaign Park District.

3.27 Revocation of Previous Covenants: Except as incorporated by reference, the Protective Covenants of Robeson Meadows Subdivision No. 3C in the City of Champaign, Champaign County, Illinois are hereby revoked and invalidated insofar as they apply to Lots 359 thru 385 of Robeson Meadows Subdivision No. 3C, now known as Replat of said Lots 359 thru 385 Robeson Meadows Subdivision No. 3C.

Marine Bank of Champaign-Urbana
Under Trust No. 43-439

By Bobby J. Elliott

Attest:

[Signature]
Trust Securities Officer
UP & TO



Prepared by:

Robert B. O'Dell
Attorney at Law
Champion Federal
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 Bobby M. Goddard, personally known to me to be the Trust Officer of Commercial Bank of Champaign-Urbana, a corporation, and William E. Gleason Jr., of Marine Bank of C-U (FHA Commercial), 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 31st day of August, 1989.

[Signature]
Notary Public
My Commission Expires 3/12/90



APPENDIX A
BUYER/BUILDER REVIEW CHECKLIST
REPLAT OF LOTS 359 THRU 385, ROBESON MEADOWS SUBDIVISION NO. 3C

A) Site/Work

- 1) Rough grade elevation shown on the subdivision construction plans by Daily & Associates shall be reviewed by the buyer/builder.
- 2) Surface drainage patterns shown on the construction plans shall be maintained by the buyer/builder both during construction of the unit and after completion of unit.
- 3) Erosion control shall be practiced by the builder during construction and by the buyer upon occupancy of the unit.
- 4) Excess dirt from foundation or basement excavation shall be removed from the project site when the building framing is completed.
- 5) The buyer/builder shall not allow site construction to encroach on adjacent landscape and commons easements whatsoever.
- 6) The subdivision construction plans prepared by Daily and Associates shall be reviewed by the buyer/builder to determine areas where compacted embankment has been placed to achieve the rough elevation shown on the plans.

B) Drives and Walks- The buyer shall ascertain any needs or requirements for footings or foundation drains for building improvements to be made.

- 1) Driveway locations as shown on the construction plans shall be used unless an alternate location is specifically agreed to by the developer.
- 2) Deficiencies in sidewalks are to be noted to the developer before building construction begins. Sidewalk repair after beginning of construction shall be by the buyer/builder.
- 3) Location of barrier type curbs and mountable type curbs shall be noted by the buyer/builder.

C) Sewers

- 1) Location of the project storm sewers shall be noted by the buyer/builder and location of sump pump discharge locations (both horizontal and vertical) shall be approved by the developer prior to installation.

- 2) Location of the project sanitary sewers shall be noted by the buyer/builder. Location awareness shall include the horizontal and vertical location of the sanitary sewer service connection and the material type of the service connection.

D) Plats & Covenants

- 1) The buyer/builder shall be completely aware of the building setback locations shown on the recorded final plat of the subdivision and shall note all deviations from the City of Champaign Zoning Ordinance in the district in which the lot is located.
- 2) The buyer/builder shall visit the site prior to taking possession of the lot, note all improvements on lots which have already had improvements constructed on them and be aware of the effects and interpretations of the adjoining improvements on the lot to which he has an interest.
- 3) The covenants and restrictions which are recorded with the final plat will be made available to the buyer/builder and interpretations shall be made by the buyer/builder prior to accepting the deed to the lot.
- 4) The buyer/builder shall be aware of all lots, densities and land uses shown on the approved preliminary plan of the subdivision.

E) Architectural Review

- 1) Construction drawings (floor plans, four elevations, basement or footing/foundation plan, sections/details, etc.).
- 2) Plans for home construction shall be submitted and approved prior to beginning construction. Subdivision shall include the following:
 - a) front and rear yard light locations (when required by covenants)
 - b) grading plan
 - c) finish floor elevation relative to front yard property line
 - d) setbacks, utility easements
 - e) house location on lot
 - f) site development (patios, decks, accessory buildings, etc.)
- 3) Landscape plan
- 4) Fence design (if included)
- 5) Exterior materials and colors

- a) roof
- b) walls (siding, brick, etc.)
- c) trim- windows, shutters, molding, etc.

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:

REPLAT OF LOTS 359 THRU 385, ROBESON MEADOWS SUBDIVISION 3C

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; 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, SAID POINT BEING THE TRUE POINT OF BEGINNING;

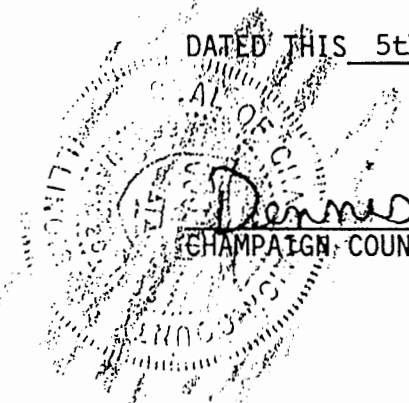
THENCE N. 82°35'15" E., ALONG THE SOUTHERLY LINE OF AFORESAID ROBESON MEADOWS SUBDIVISION NO. 3A, 166.88 FEET; THENCE S. 88°47'49" E., ALONG THE SOUTHERLY LINE OF SAID ROBESON MEADOWS SUBDIVISION NO. 3A AND AN EXTENSION THEREOF, 574.00 FEET; THENCE S. 01°12'11" W., 476.00 FEET; THENCE N. 88°47'49" W., 546.56 FEET; THENCE N. 55°34'54" W., 26.78 FEET; THENCE 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. 41°13'13" W., A DISTANCE OF 11.51 FEET TO THE MOST SOUTHEASTERLY CORNER OF THE AFORESAID ROBESON MEADOWS SUBDIVISION NO. 3B; THENCE N. 46°28'28" W., ALONG THE EAST LINE OF SAID ROBESON MEADOWS SUBDIVISION NO. 3B, 72.00 FEET; THENCE N. 55°34'54" W., ALONG SAID EAST LINE, 130.55 FEET; THENCE N. 01°12'11" E., ALONG SAID EAST LINE, 325.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.759 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS, AND WITHIN THE LIMITS OF THE CITY OF CHAMPAIGN,

EXCEPT,
LOT 358 OF ROBESON MEADOWS SUBDIVISION NO. 3C, RECORDED AS DOCUMENT NO. 88R 26804 IN THE CHAMPAIGN COUNTY RECORDERS OFFICE.

CONTAINING 7.317 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS, AND WITHIN THE LIMITS OF THE CITY OF CHAMPAIGN.

Permanent Tax Number: 03-20-22-300-009

DATED THIS 5th day of September, 1989.



Dennis R. Bing, County Clerk
CHAMPAIGN COUNTY, ILLINOIS

89R18799

DOC # _____
CHAMPAIGN COUNTY, ILL
BB-21

'89 SEP 22 AM 11 50

Norm D. Johnson

RECORDER

76 00
300

79 00

*Return to
CTI*

88R18799

DOC # _____
CHAMPAIGN COUNTY, ILL
BB-21

'89 SEP 22 AM 11 50

Norm D. Galbraith

RECORDER

Robeson Meadows
Subd No 3C

Date 8-31-89

Instrument Replat

Description Part SW 1/4,

22, 19, 8

Return to: CTI

16.00
3.00
\$ 19.00

*See
Ln*

90 R 03565

1300
300
1600

AGREEMENT OF LOT OWNERS AMENDING DOC # _____
OWNERS CERTIFICATE AND DEDICATION CHAMPAIGN COUNTY, ILL.
WITH
RESTRICTIVE COVENANTS 1 676 7624

REPLAT OF LOTS 359 THRU 385
ROBESON MEADOWS
SUBDIVISION NO. 3C

'90 MAR 1 AM 9 26

David J. Johnson

RECORDER

WHEREAS, the Marine Bank of Champaign-Urbana, Trustee under Trust No. 43-439, as the owner of all the real estate affected thereby, did heretofore under the date of August 31, 1989 cause certain real estate to be surveyed and subdivided in accordance with the laws of the State of Illinois and did cause such subdivided real estate to be subjected to certain restrictive covenants all as is more particularly set forth in "Owners Certificate and Dedication with Restrictive Covenants" dated as aforesaid and recorded as Document No. 89 R 18799 in the office of the Recorder of Deeds of Champaign County, Illinois, on September 22, 1989, which such subdivision is known as "Replat of Lots 359 thru 385 Robeson Meadows Subdivision No. 3C, and

WHEREAS, Section 3.22 thereof provided for the amendment, in whole or in part of the restrictions, conditions, covenants, reservations, liens or charges as set forth in said Owner's Certificate by the owners of the legal title of not less than two-thirds of the lots within said subdivision, and

WHEREAS, the undersigned owners collectively constitute more than two-thirds of the ownership of all lots in said subdivision and they do desire to amend certain definitions and restrictive covenants in said Owners Certificate, as set forth below, and

WHEREAS, the amendment of certain definitions and restrictive covenants relating to the Robeson Meadows Homeowners Association and the benefits thus accruing as a consequence thereof to all lots within this Addition of Replat of Lots 359 thru 385, Robeson Meadows Subdivision No. 3C and various sections of Robeson Meadows Subdivision presently platted or to be platted at a later date, are deemed to be of adequate and full consideration to each lot owner within said subdivisions presently platted or to be platted at a future date for the purposes of this amended agreement,

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS that the Owner's Certificate for Replat of Lots 359 thru 385 of Robeson Meadows Subdivision No. 3C is hereby amended by deleting therefrom in their entirety Section 2.5 and 3.20, and there is substituted for same the following:

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 Replat Lots 359 thru 385, Robeson Meadows Subdivision No. 3C and various sections of Robeson Meadows Subdivision, presently platted or to be platted at a later date. The continuous commons area easement shown on the plat within the limits of Lots 371R, 372R and 373R shall be limited to the exclusive use and enjoyment of the owners, and their guests, of Lots 370R, 371R, 372R and 373R and the contiguous development lots to be platted at a future date, which are anticipated to be lots 606, 607 and 608 of Robeson Meadows Subdivision No. 6A.

3.20 Commons Area Easement: Certain areas within the designated "common 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 Replat of Lots 359 thru 385, Robeson Meadows Subdivision No. 3C. 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 Replat of Lots 359 thru 385, Robeson Meadows Subdivision No. 3C and various sections of Robeson Meadows Subdivision presently platted or to be platted at a later date. The continuous commons area easement shown on the plat within the limits of Lots 371R, 372R and 373R shall be limited to the exclusive use and enjoyment of the owners, and their guests, of Lots 370R, 371R, 372R and 373R and the contiguous development lots to be platted at a future date, which are anticipated to be lots 606, 607, and 608 of Robeson Meadows Subdivision No. 6A. The management and control of these areas designated "commons area easement" shall be exclusively exercised by Robeson Meadows Subdivision 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 the Robeson Meadows Subdivision 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 improvements within the "common area easement", island and median areas (including decorative walls, lighting, sidewalks, landscaping, etc.) 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 or Robeson Meadows Subdivision.

The owners of Lots 370R, 371R, 372R, 373R and the contiguous development lots to be platted a future date (which are anticipated to be lots 606, 607, and 608 of Robeson Meadows No. 6A) shall provide for the care and maintenance of improvements within the continuous commons area easement shown on the plat within the limits of Lots 371R, 372R and 373R. These lot owners will also agree to pay such monthly charges to the Robeson Meadows Homeowners Association as set forth herein.

Return TO:

Champion Federal
111 E. Green
Champaign, Illinois 61820

1889

0486

1200
300
1500

SURVEYOR'S
 CERTIFICATE OF CORRECTION
 TO
 REPLAT OF LOTS 359 THRU 385
 ROBESON HEADOWS SUBDIVISION NO. 3C
 CITY OF CHAMPAIGN
 CHAMPAIGN COUNTY, ILLINOIS

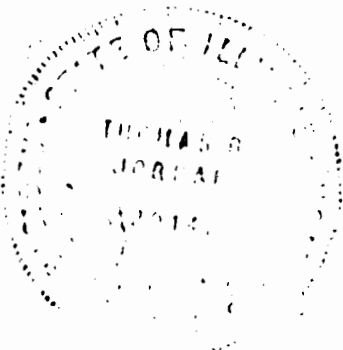
I, THOMAS B. JORDAN, ILLINOIS REGISTERED LAND SURVEYOR NO. 2014, DO HEREBY CERTIFY THAT I AM THE SAME REGISTERED LAND SURVEYOR WHO SIGNED AND SEALED THE PLAT OF REPLAT OF LOTS 359 THRU 385, ROBESON MEADOWS SUBDIVISION NO. 3C, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS, AND PLACED ON PUBLIC RECORD, IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS, AS DOCUMENT NO. 89R18799 IN PLAT BOOK BB AT PAGE 21.

I FURTHER CERTIFY THAT THE REAR YARD SETBACK OF LOT 370R OF SAID REPLAT OF LOTS 359 THRU 385, ROBESON MEADOWS SUBDIVISION NO. 3C RECORDED AS 35 FEET IS CORRECTLY A DISTANCE OF 10 FEET.

SIGNED AND SEALED THIS 21th DAY OF APRIL, 1990.

Thomas B. Jordan

THOMAS B. JORDAN
 ILLINOIS REGISTERED LAND
 SURVEYOR NO. 2014
 CHAMPAIGN, ILLINOIS



Thomas B. Jordan

1084 0486

90207580

DOC # _____
CHAMPAIGN COUNTY, ILL

'90 APR 30 PM 1 00

Don D. Galbreath

RECORDER

1001

Return

Daily & Associates, Engineers, Inc.
816 Dennison Drive • Champaign, Illinois 61820

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 Ponds 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

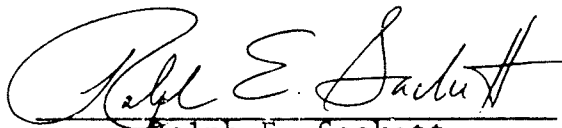
Section 1: Corporate Seal: The corporate seal shall have engraved thereon the following: "Robeson Meadows Homeowners Association - Seal - Incorporated 1986." It shall remain in the custody of the Secretary and shall be by him affixed to all instruments in writing requiring the corporate seal for complete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


ARTICLE XI

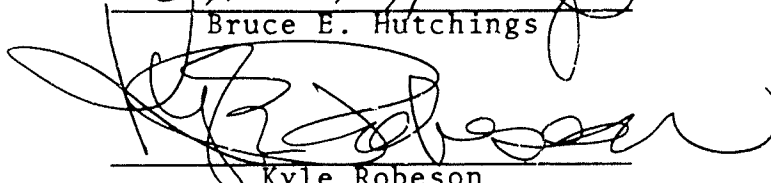
Fiscal Year

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 15th day of May, 1990.


Ralph E. Sackett


Bruce E. Hutchings


Kyle Robeson

(Being the initial Directors of Robeson Meadows Homeowners Association)



1738 0624

91R08638

DOC # _____
CHAMPAIGN COUNTY, ILL

'91 MAY 7 PM 3 51

Geo. J. Fabiano

RECORDER

Handwritten:
Send to:
Jane H. Kenneman
Box 967
Champaign IL
61824-0967

93R13026

1500
300
2000

DOC # _____
CHAMPAIGN COUNTY, ILL

1911 0191
'93 MAY 24 PM 3 25

Norma D. Jablonski

RECORDER

C E R T I F I C A T E

I, Deborah Flick, duly Appointed, fully Qualified, and Deputy City Clerk of the City of Champaign, County of Champaign, State of Illinois, do hereby certify that the attached is a true and correct copy of Council Bill No. 93-97, "An Ordinance Approving an Annexation Agreement No. 3 (Robeson Meadows) (Located North of Windsor Road and East of Duncan Road)".

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Champaign, County of Champaign, State of Illinois, this 21st day of April, 1993.

Deborah Flick

Deborah Flick

Deputy City Clerk



Prepared by and return to City Clerk,
City of Champaign, 102 N. Neil,
Champaign, IL 61820

COUNCIL BILL NO. 93 - 97

AN ORDINANCE

APPROVING AN ANNEXATION AGREEMENT AMENDMENT NO. 3
(Robeson Meadows)
(Located north of Windsor Road and east of Duncan Road)

WHEREAS, at its April 20, 1993 meeting the City Council of the City of Champaign held a public hearing on a proposed Annexation Agreement Amendment No. 3 by and between the City of Champaign, Illinois and Kyle Robeson after due and proper notice of said hearing was published on April 2, 1993 in the News-Gazette.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS, as follows:

Section 1. That the Mayor is hereby authorized and directed to execute the Annexation Agreement Amendments No. 3 by and between the City of Champaign, Illinois and Kyle Robeson and Robeson Meadows Homeowners Association, and the City Clerk is hereby authorized and directed to affix the seal of the City thereto and attest the same; a copy of said Annexation Agreement Amendments No. 3 are attached hereto and incorporated by reference into this Ordinance.

Section 2. That this Ordinance is hereby passed by a vote of two-thirds (2/3) of the members of the Council of the City of Champaign, Illinois.

Section 3. That the City Clerk is hereby directed to file for record a certified copy of this Ordinance and executed Agreement with the Recorder of Deeds for Champaign County, Illinois.

Section 4. That the City Clerk is hereby directed to transmit a copy of this Ordinance to Kyle Robeson, 1300 Waverly Drive, Champaign, Illinois 61821; Bruce Hutchings, 1107 West Daniel, Champaign, Illinois 61820; Marian Gionnette, 2207 Scottsdale Drive, Champaign, Illinois 61821; City of Champaign Engineering Division; and to the City of Champaign Planning Department.

COUNCIL BILL NO. 93 - 97

PASSED: APRIL 20, 1993

APPROVED:

Dannel McCallum
Mayor

ATTEST:

Deborah H. Hick
Deputy City Clerk

APPROVED AS TO FORM:

Fredrick J. Jay
City Attorney

1911 0194

AMENDMENT NO. 3
TO ANNEXATION AGREEMENT
(ROBESON MEADOWS)

THIS AMENDMENT NO. 3 is made this 20th day of April, 1993 to a certain Annexation Agreement entered into between THE CITY OF CHAMPAIGN, ILLINOIS, a Municipal Corporation, and Kyle Robeson, hereinafter referred to as "Owner".

WITNESSETH:

WHEREAS, the City and Owner entered into an Annexation Agreement dated July 15, 1986, which is still in effect; and

WHEREAS, the City after a public hearing pursuant to Illinois Revised Statutes Chap. 24, par. 11-15.1-1 et. seq., through its corporate authorities after due and careful consideration has, concluded that the following Amendment to the Annexation Agreement on the terms and conditions hereinafter set forth would serve to further the growth of the City, enhance its revenues, and serve the best interest of the City.

NOW, THEREFORE, in consideration of the foregoing and the benefits accruing to the City and the Owner by virtue of the execution of the Annexation Agreement and this Amendment, the parties hereby covenant and agree with one another as follows:

That the Annexation Agreement by and between the City of Champaign and Kyle Robeson, dated October 3, 1989, is hereby amended by adding Sections 3(d) as follows:

- 3(d) City agrees to allow Owner to burn for maintenance purposes those areas held in common ownership that are kept as native prairie not more than once per year. Authorization to burn shall be obtained in writing from the City Fire Chief and be subject to any conditions or restrictions as he or she sees fit. The City shall be held harmless for any damages caused as a result of the burning.

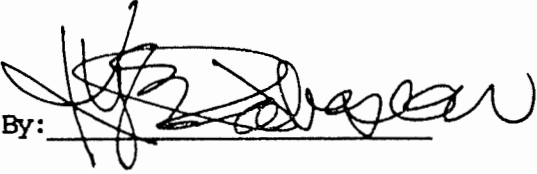
IN WITNESS WHEREOF, the City and Owners have caused this Amendment No. 3, dated 4/20/93 to the Annexation Agreement dated July 15, 1986 to be executed in their respective capacities effective as of the day and year first above written.

4/1/93

1911

0195

OWNER

By: 

CITY OF CHAMPAIGN, ILLINOIS
a municipal corporation

By: 
Mayor

ATTEST:

By: _____


City Clerk

Approved as to form:


City Attorney

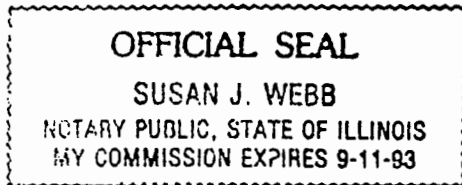


1911 0196

STATE OF ILLINOIS)
)ss.
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public, in and for the County of Champaign, State of Illinois, do hereby certify, that Kyle Robeson, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of April, 1993.



Susan J. Webb

My commission expires: 9-11-93

AMENDMENT NO. 3
TO ANNEXATION AGREEMENT
(ROBESON MEADOWS)

THIS AMENDMENT NO. 3 is made this 20th day of April, 1993 to a certain Annexation Agreement entered into between THE CITY OF CHAMPAIGN, ILLINOIS, a Municipal Corporation, and the Robeson Meadows Homeowners Association, an Illinois not-for-profit corporation, hereinafter referred to as "Owner".

WITNESSETH:

WHEREAS, the City and Owner entered into an Annexation Agreement dated July 15, 1986, which is still in effect; and

WHEREAS, the City after a public hearing pursuant to Illinois Revised Statutes Chap. 24, par. 11-15.1-1 et. seq., through its corporate authorities after due and careful consideration has, concluded that the following Amendment to the Annexation Agreement on the terms and conditions hereinafter set forth would serve to further the growth of the City, enhance its revenues, and serve the best interest of the City.

NOW, THEREFORE, in consideration of the foregoing and the benefits accruing to the City and the Owner by virtue of the execution of the Annexation Agreement and this Amendment, the parties hereby covenant and agree with one another as follows:

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IN WITNESS WHEREOF, the City and Owners have caused this Amendment No. 3, dated 4/20/93 to the Annexation Agreement dated July 15, 1986 to be executed in their respective capacities effective as of the day and year first above written.