

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,  
RESERVATIONS, AND EQUITABLE SERVITUDES  
For  
HERITAGE KNOLLS - UNIT 6b**

The undersigned, NLSB, not individually but as Trustee under the provisions of a Trust Agreement dated July 22, 1999, and known as Trust No. 2373, (hereinafter called the "OWNER"), being the owner of the real estate included within the Plat of Subdivision for Heritage Knolls Unit 6b (hereinafter known as "Plat of Subdivision and/or Plat"), and described as follows:

Lots 200 to 217, all inclusive, in Heritage Knolls Unit 6b, a Subdivision of part of the South half of Section 29, in Township 35 North, Range 12 East of the Third Principal Meridian, Frankfort Township, according to the plat thereof recorded October \_\_\_\_, 2004 as Document No. 2004-\_\_\_\_\_, in Will County, Illinois.

P.I.N: 19-9-29-400-014

hereby incorporates said Plat into this document and makes the same a part hereof.

**WITNESSETH**, the following covenants, restrictions, reservations, equitable servitudes, grants, and set back lines (whether herein contained or contained on the Plat) shall be considered as running with the land and shall be binding upon the respective owners of the lots in HERITAGE KNOLLS UNIT 6b (hereinafter called the "Subdivision") their heirs, executors, administrators, successors, grantees, lessees, and assigns:

**ARTICLE A**

**1. SINGLE FAMILY RESIDENTIAL USE ONLY:**

No business or profession of any nature shall be conducted on any lot or in any residence constructed on any lot in this Subdivision, except the business of sale of lots and houses in the Subdivision constructed by the Developer, MJ Venture LLC, or its successors or assigns. None of the lots in the Subdivision shall be divided or re-subdivided except for the purpose of combining portions thereof with adjoining lots, provided that no additional building site is created thereby. Any single ownership or single holding by any person or persons which comprises the whole of one of said lots (as heretofore platted and subdivided) and a part or parts of one or more adjoining lots shall, for all purposes of this Declaration, be deemed to constitute a single lot upon which only one residential building may be erected, constructed, or allowed to exist.

No room or rooms in any residential building or parts thereof may be rented or leased and no paying guests shall be quartered in any residence. Nothing contained in this paragraph, however, shall be

construed as preventing the renting or leasing of an entire residential building and lot as a single unit to a single family.

Notwithstanding anything to the contrary herein contained, the Developer, its successors, assigns or licensees shall be permitted to erect one or more single family residential buildings as sales offices, model homes, business offices, storage areas, construction areas, or similar or like items for the purposes of the development and sales of the lots or homes in the Subdivision.

## **2. TWO CAR GARAGE REQUIRED:**

A private garage, to be used exclusively in connection with residential building erected on the lot, of sufficient size to house not less than two (2) nor more than three (3) standard size automobiles shall be constructed or erected on each lot, which garage must be either attached to such residential building as an integral part thereof or attached thereto by an enclosed breezeway or be architecturally designed to compliment the main residential building, and the design shall be approved by the Architectural Committee in accordance with the provisions of this Declaration. Such garage shall not be used at any time as a residence or for use as related living space or for housing of domestic servants; provided, however, as long as the garage is of sufficient size to house at least 2 domestic automobiles, any excess space may be used as related living space or the housing of domestic servants provided the lot owner obtains all necessary special use permits or variances required by the Village of Frankfort in regard to such uses. Such garage shall in architectural design and in proportionate construction cost conform to the construction standards for the main residential building.

## **3. MANDATORY APPROVAL OF PLANS AND ARCHITECTURAL COMMITTEE:**

Before anyone, other than the Developer, shall commence the construction, reconstruction, erection, remodeling, addition to, alteration or placing of any building, wall, structure, or improvement whatsoever on any of said lots in the Subdivision, there shall be submitted to the Architectural Committee (hereinafter defined and for convenience sometimes referred to as the "Committee") two (2) complete sets of construction plans (which shall include a landscape plan) drawn by a licensed architect for such buildings or structure. **As a courtesy, a copy of the plans will be submitted to the heritage Knolls Homeowner's Association.** The plans shall include drawings, specifications, exterior elevations, construction materials and a site plan showing the location of all buildings, fences, yard lights or other proposed structures. No structure shall be erected, constructed, reconstructed, remodeled, added to, altered or placed upon any lot in the subdivision unless and until complete construction plans have received written approval of the Architectural Committee as herein provided. The use of vinyl or aluminum siding, drivit, plywood products (i.e. reverse board and batten), masonite stucco, pressed board or similar materials are prohibited.

Architectural designs should include a significant amount of stone or brick. The brick or stone should extend around the entire first floor area, unless the Committee, in its sole discretion, feels this would detract from an exceptional design.

Architectural designs containing one story dwellings or two story dwelling are approved as design standards. Residential buildings containing bi-level, or tri-level floor plans are prohibited. Moreover, modular and prefabricated residential buildings are prohibited. Residential buildings with flat top roofs,

pitched roofs less than 6/12, or a style where the majority of the front of the house is utilized for a garage are prohibited..

The Committee shall have the unrestricted right to prevent the building of and to disapprove of any construction plans submitted to it as aforesaid if, in the sole opinion of the Committee:

- a. Such construction plans are not in accordance with all of the provisions of this Declaration; or
- b. If the design, exterior and interior size, exterior shape, exterior construction materials or color scheme of the proposed building or other structure is not in harmony with the adjacent buildings, structures, or the character of the subdivision; or
- c. If such construction plans, as submitted, are incomplete; or
- d. If the Committee deems the construction plans or any part thereof or any material used on the exterior of the building to be contrary to the spirit or intent of these conditions and restrictions, or is contrary to the interest, welfare or rights of Developer, or adjacent property owners, all in the sole and uncontrolled discretion of the Committee; or
- e. If the Committee shall, within its sole and unlimited opinion and discretion, deem the construction plans or any part thereof or the building or structure to be unacceptable or of such design or proportions, or to be constructed of such unsuitable materials or exterior color schemes as shall depreciate or adversely affect the values or other sites or buildings in the Subdivision; or
- f. Violation of the anti-monotony provisions of paragraph 5.

The decisions of the Committee shall be final. Neither the Developer nor any architect or agent of the Developer nor any member of the Committee shall be responsible in any way for any defects in any construction plans submitted, revised or approved in accordance with the foregoing, nor for any structural or other defects in any work done according to such construction plans.

From and after the date of this agreement and continuing for a period of ten (10) years, the number of members and the members of the Architectural Committee shall be determined by MJ Venture LLC, or its successor, assignee or any person whom it may in writing appoint. From and after ten (10) years after the date of this Declaration, the number and members of the committee shall be determined by a majority vote of the owners of the lots in this Subdivision. If, at any time within ten (10) years after the date hereof, Developer, or its appointee, assignee, or successor shall expressly relinquish or refuse to exercise the power to determine the number and members of the Architectural Committee, the number and members of the Committee shall be determined by the majority vote of the owners of all of the lots in the Subdivision. A majority of the Architectural Committee may designate any other member thereof to act for it as its representative, in its name and on its behalf, such designation to be evidenced by a writing so stating which is signed by not less than a majority of the Committee. By purchase of a lot in this development all lot owners do hereby agree to be bound by the decision of said Architectural Committee and do hereby waive any rights to seek recovery or take legal action against the Owner, Developer, Committee or any mortgagee for the development of the Subdivision for any actions they may take or refuse to take.

#### 4. MINIMUM LIVING AREA:

In addition to all other requirements in this Declaration, the following shall be the minimum sizes for the residential buildings in this subdivision.

- i. A one story or 3-step ranch residence shall contain at least two thousand (2,200) square feet of living area, exclusive of garage, breezeway, porches, and basement.
- ii. A two-story dwelling shall contain at least two thousand four hundred (2,500) square feet of living area, exclusive of garage, breezeway, porches, and basement. The ground floor of each structure shall contain at least one thousand two hundred (1,200) square feet.

It is specifically declared that although a residential building sought to be erected on any lot in this Subdivision may conform to or exceed the minimum square foot living area requirements set out in this paragraph, the Architectural Committee may disapprove of such construction plans for the reasons stated in the MANDATORY APPROVAL OF HOUSE PLANS section and/or any other applicable section herein contained.

#### 5. ANTI-MONOTONY:

The purpose of this requirement is to preserve the aesthetically pleasing character of the Subdivision by promoting the easy identification of residential buildings, by encouraging distinctive design and discouraging excessive similarity among adjacent dwellings.

No approval shall be issued for any residential building which is similar in appearance to any other residential building on the same street which is adjacent to, across from or within one lot distance of it.

“Similar in appearance” shall mean a residential building which is identical, or nearly identical, to another in any (3) of the following characteristics:

1. Roof type (gable, hip, mansard, gambrel, or combination);
2. Roof height;
3. Approximate dimensions (height and length) of the front wall closest to the front line;
4. Shape of the front elevation silhouette;
5. Relative locations and sizes of windows in the front elevation;

No dwelling of identical or substantially similar color tones shall be constructed or located on adjacent lots, or those lots that are immediately across the street from the proposed dwelling;

The definition of a substantial difference between adjacent dwellings, as outlined in the Zoning Ordinance, is hereby modified to require a minimum of a change in model and color, OR two (2) major variations, a color variation, and four (4) minor variations;

Housing Styles: If adjacent lots, or within one lot distance, or those lots that are immediately across the street from the proposed residential building, as defined in this section and as outlined in Village of Frankfort Zoning Ordinance, contain different housing styles as herein described, the previously

delineated similarity standards do not apply. Housing style is in and of itself significant enough characteristic to constitute dissimilarity.

**6. TEMPORARY BUILDINGS, STRUCTURES OR TRAILERS:**

No temporary house, campers, habitable motor vehicles, mobile homes, trailer, tent, stand, recreational appurtenances, shack, basement, or other structure or building of a temporary character shall be constructed, placed, allowed to exist or used, on any lot at any time as a residence either temporarily or permanently and no residential building erected on any lot shall be occupied in any manner at any time prior to its full completion in accordance with plans which have been approved pursuant to the terms of this Declaration.

Nothing herein contained shall be construed so as to prevent the Developer, its successors, assigns or licensees from using such temporary facilities for the purpose of the development and sale of the lots or homes in the Subdivision.

**7. RESPONSIBILITY FOR DAMAGE TO SIDEWALKS, CURBS AND PARKWAYS:**

Prior to the commencement of construction of any improvements on any lot in the Subdivision, it shall be the responsibility of the lot owner, and/or any contractor selected by the lot owner as his/her agent, to obtain from the Developer an inspection of the sidewalks and street curbs which are upon or adjacent to the subject lot to determine the condition of the same. Absent a written acknowledgement, signed by the Developer or its duly authorized agent (a Village official or employee is not an authorized agent of the Developer), identifying and describing any damage, defect or needed repair in the sidewalk and street curb, it shall be the responsibility of the lot owner, at his/her sole expense, to replace or repair any sidewalk or street curb which is found to be damaged, defective or in need of repair once any construction activity of any nature has commenced upon said lot. All repairs, replacements or other work shall be done in a good and workmanlike manner and in accordance with the laws, ordinances and/or other requirements of the Village of Frankfort. The Developer and the lot owners acknowledge that once a lot owner causes construction activity to commence upon a lot it is impossible for the Developer to control and police all such activity which may occur on the various lots within the subdivision. All lot owners, for their own protection, are encouraged to obtain the written acknowledgement from the Developer of any preexisting damage, defects or needed repairs in the sidewalks and street curbs prior to the commencement of any construction activity upon the owner's lot. The failure to obtain such an acknowledgement shall result in a conclusive presumption that any subsequently noted damage to the street curb and/or sidewalk occurred as a result of the construction activity of the lot owner upon the lot.

In the event the Village of Frankfort or other entity shall require the Developer to replace or repair the street curb or sidewalks upon or adjacent to an owner's lot, the Developer is, by this Declaration, granted permission without notice to enter upon and replace or repair such structures. The Developer shall then give ten (10) days notice to the then current lot owner, with a detail of the costs to the Developer, and the then current lot owner shall reimburse the Developer for all costs and expenses incurred by the Developer. In the event of the failure of the owner to reimburse the Developer, the Developer shall have the right to a lien against the realty to secure recovery of the costs and expenses incurred by the Developer, including legal fees, in collecting the amount due to Developer.

It is also acknowledged and agreed by the Developer and the various lot owners within the subdivision that it shall be the responsibility of the lot owners to final grade with black dirt and seed/sod the parkway(s) in front of the lot owner's lot at the time the lot owner constructs a residence upon the subject lot. If, however, the Developer has caused the parkway to be graded with black dirt and seeded or sodded prior to the time the lot owner commences the construction of any structure upon the lot, then the lot owner shall restore the parkway to the same condition it was in prior to the lot owner's commencement of construction activities. The failure of a lot owner to final grade and seed/sod the lot owner's parkway at the time of construction of a residence and/or to restore any parkway previously graded by the Developer shall give the Developer the same rights and remedies as are granted for the repair or replacement of sidewalks and curbs.

#### **8. STORAGE OF TRUCKS, DILAPIDATED VEHICLES OR R.V.'s:**

No trucks, truck-mounted campers, motor homes, trailers, house trailers, buses, boats, boat trailers, campers, junk automobiles, dilapidated or disabled vehicles of any kind shall be maintained, stored, or parked on any dedicated street or right-of-way in the Subdivision. No such items shall be maintained, stored, or parked on any of the lots in the Subdivision unless housed or garaged completely in a structure which complies with this Declaration and which has been approved by the Architectural Committee so as to fully screen them from view from the streets and from neighboring yards.

#### **9. JUNK, MACHINERY AND MATERIALS:**

No implements, machinery, lumber, building materials, mounds of dirt, debris, hanging clothes, clothes lines or similar items shall be permitted to remain exposed upon any lot so they are visible from the street or any neighboring lot, except as necessary during the period of construction of a residential building thereon. No part of the Subdivision shall be used for storage or display of junk or unsightly items or materials.

#### **10. OUT-BUILDINGS:**

Construction of outbuildings must be architecturally designed to compliment the residential building on the lot and must be approved by the Architectural Committee. The use of identical materials and colors as used on the residential building shall be encouraged along with dense screening by live plantings.

#### **11. ANIMALS:**

No more than two (2) household pets, i.e., dogs, cats or other bona fide non-exotic household pets, may be kept in a residential building and lot. Absolutely no commercial breeding or keeping of animals for commercial purposes shall be allowed. Any pets, which cause objectionable noises or otherwise constitute a nuisance or inconvenience, in the judgment of the Architectural Committee, shall forthwith be removed from the residential building and lot by the person having custody of the same. No pets shall be allowed to roam unattended or to leave its owner's lot unattended. Walking pets shall be permitted provided that suitable arrangements are made to clean the public ways and the property of others of any animal debris, which may be deposited.

## **12. DRIVEWAY REQUIREMENTS:**

Within six (6) months of issuance of occupancy permit, concrete, asphalt, or bituminous paved driveway from the street to the garage shall be installed or caused to be installed by the lot owner. Only one ninety (90) day extension of this requirement may be granted. All driveways will be no wider than twenty (20) feet at the point of the sidewalk. Driveway aprons at the point of curb will be no wider than twenty-two (22) feet.

## **13. COMPLETION OF SHELL AND HOUSE EXTERIOR:**

The work of constructing, altering or remodeling any residential building or other building on any lot shall be prosecuted diligently from its commencement until the completion thereof. Unless otherwise specifically authorized in writing by the Architectural Committee, the complete exterior structure or shell (i.e., all framing, sheeting, and insulating materials) must be completed, erected and constructed within ninety (90) days after the date construction of any residential building shall have been commenced. The completed shell (including the roof and all exterior wall coverings) on every building or residential building shall be completed within six (6) months after the date of commencement of such building. The purpose of this provision is to require the exterior of all buildings to appear and be completed within six (6) months from the time construction was commenced.

Within sixty (60) days after issuance of a permanent occupancy permit, the lot owner shall establish a lawn and complete the landscaping plan, including a minimum of ten (10) evergreens or deciduous trees or shrubs. The parkway and front and side yards shall be sodded. The rear yard shall be sodded or seeded. All landscaping plans shall be in compliance of Ordinance 158 for the Village of Frankfort.

A minimum of one (1) shade tree in a diameter of 2.5" or greater shall be planted in the parkway for each thirty five (35) linear feet of parkway excluding driveway and/ or sidewalks locations. All trees shall be of a type as established by the Developer's Landscape plan and in compliance of Ordinance 158 for the Village of Frankfort.

In addition to required landscape improvements and street plantings, a minimum of one of the following landscape improvements shall be planted in the front yard of the lot: (1) 2.5"-caliper overstory tree, two 2.5" caliper (2) understory trees, or one (1) eight (8') foot evergreen, as defined by the Village Landscape Ordinance. Corner lots shall provide the additional landscaping in both front and corner side yards; Foundation landscaping shall be provided on the front and sides of each dwelling unit in accordance with Village of Frankfort Ordinance.

## **14. WEED CUTTING AND MAINTENANCE OF VACANT LOTS:**

Each lot shall, at all times, be kept in a clean and sightly condition. No trash, litter, junk, boxes, containers, bottles, or cans shall be permitted to collect or remain exposed on any lot, except as necessary during the periods of construction. The owner of each vacant lot shall be responsible for the cutting or removal of weeds or unsightly conditions on such lot so as to minimally conform with the requirements of any existing or future ordinances and regulations of the Village of Frankfort and/or to any reasonable requirements of the Architectural Committee.

## 15. SIGNS:

No advertising or signs of any type or character, including "for sale" signs, shall be erected, placed, permitted or maintained on any vacant lot. This provision shall not apply to any sign which the Developer may erect identifying and/or advertising the Subdivision which may be deemed necessary by the Developer for the operation and sale of the Subdivision or lots therein, which said signs only the Developer may erect and maintain.

## 16. FENCES:

No fence or enclosure shall be erected or constructed on any lot in the Subdivision without the specific approval of the Architectural Committee, and only such type of fence or other enclosure as shall be acceptable to and approved by the Architectural Committee **and as in conformity with the standards established by the Heritage Knolls Homeowners Association** shall be erected, constructed or maintained. It is the intention of the Developer to have no fencing in the Subdivision, except as is necessary for swimming pools and as otherwise provided in this paragraph. If an Owner desires that a dog or cat be allowed to roam the backyard of his lot, the Developer will require that a "invisible" fence be installed. If this "invisible" fence creates problems with controlling the dog, then the Developer may make an exception and allow the construction of fence provided that it is properly screened with landscaping. Only one style of fencing will be permitted (ornamental iron, ornamental aluminum or decorative cedar fencing shall be the preferred styles for approval). Chain link fences, picket or stockade styles of fences will not permitted, even for enclosing swimming pools, nor shall fences which enclose the entire rear, side yard areas of a lot be permitted.

The finished side of any fence shall face toward the exterior of the lot and lot owners constructing fencing in close proximity to a lot line are highly encouraged to reach agreements with contiguous lot owners for future maintenance of the fence.

All fencing must be maintained in a sightly condition according to the manner it was approved for construction. The Committee may, at any time and in its sole discretion, require a lot owner to paint, repair, remodel, make changes to and/or completely remove any fence, at any time for any reason, when deemed to be in the best interest of the residents of the subdivision unit. Failure to properly and adequately maintain a fence is specifically acknowledged to be grounds for any such action or decision by the Committee. Resulting hardship upon the lot owner, by way of example and not exclusion, such as being required to remove a swimming pool enclosed by a fence, shall not limit or restrict the Committee to require the removal of an offending fence or fence constructed without express approval of the Committee.

## 17. SWIMMING POOLS, DECKING, T.V. ANTENNA AND SATELLITE DISHES:

Above ground swimming pools will not be favored and if allowed complete screening, from ground to deck, must be provided and approved by the Architectural Committee. All swimming pools and required fencing must be approved by the Committee.

Any decking or patios must be approved by the Committee. Any such structures which are more than twelve (12) inches above the ground level must also have the underside screened in the same or similar method as the above ground pool.

No satellite dishes (in excess of eighteen (18) inches in size or diameter) shall be allowed in a yard or upon a roof. All Satellite dishes and/or T.V. antenna must be approved by the Architectural Committee.

#### **18. SUCCESSOR TO ARCHITECTURAL REVIEW COMMITTEE:**

The rights and responsibilities created by this Declaration of Covenants, Conditions, Restrictions, Reservations, and Equitable Servitudes were created for the benefit of the residents and owners of the Subdivision. The same were created substantially in accordance with the provisions of a certain Annexation Agreement for Heritage Knolls Subdivision to which the Original Developer and the Village of Frankfort are the parties. **After completion of Heritage Knolls Unit 6b, the Declaration of Covenants, Conditions, Restrictions, Reservations, and Equitable Servitudes will be maintained and enforce by Heritage Knolls Homeowners Association, for the benefit of the residents and owners of the Subdivision.** Accordingly, and in recognition of the necessity of the function to be served by such Architectural Review Committee, in the event, for any reason, the said Architectural Review Committee shall be dissolved or cease to function, then in such event the Village of Frankfort shall have the right hereunder, but not the obligation, to exercise any and all powers of the Architectural Review Committee to enforce and maintain the Declaration of Covenants, Conditions, Restrictions, Reservations, and Equitable Servitudes for the Subdivision.

#### **19. ACCEPTANCE BY GRANTEES:**

Each grantee of a lot in this Subdivision, by the acceptance of a deed conveying any lot in this Subdivision, shall accept title thereto upon and subject to each and all of the covenants, conditions, restrictions, reservations, and equitable servitudes, herein contained, and by such acceptance shall for himself, his heirs, personal representatives, successors, assigns, grantees and lessees, covenants and agrees with his/her subsequent grantees and the original purchasers/subsequent owners of each of the other lots, to keep, observe, comply with and perform the covenants, conditions, restrictions, reservations, equitable servitudes and set back lines herein contained or contained in the Plat of Subdivision.

### **ARTICLE B**

The covenants, conditions, restrictions, reservations, equitable servitudes, and set back lines created in Paragraph A hereof (all of which may hereafter be referred to as the "restrictions") shall be considered as appurtenant to and running with the land and shall operate for the benefit of the Owner, Developer, its successors and assigns, and all the successive lot owners in the subdivision. The provisions herein may be enforced by the OWNER, or owners of any lot in said subdivision, or by the Developer, its successors and assigns or by the Architectural Committee on behalf of the lot owners. A violation of the restrictions herein contained shall warrant the OWNER, DEVELOPER, its successors and assigns, or other lot owner(s) benefiting thereby or the Architectural Committee, to apply to any court of law or equity having jurisdiction for an injunction to prevent such violation and/or for damages or other proper relief. If such relief be granted, the defendant lot owner shall pay all court costs and reasonable attorney's fees of the Plaintiff. No delay or omission on the part of the Developer or its successors or assigns or the OWNER or owners of any other lots in said subdivision in exercising any right, power, or remedy herein provided in the event of any breach of any of the restrictions herein contained shall be construed as a waiver thereof or any acquiescence thereto. No right of action shall accrue nor shall any action be brought or maintained by or on account of the failure or neglect of the OWNER, the

Developer, its successors or assigns, or the Architectural Committee to exercise any right, power, or remedy herein provided for in the event of any such breach, or for imposing any of the restrictions herein on account of the failure or neglect of the OWNER, the Developer or the Architectural Committee, or their successors or assigns, to exercise any right, power, or remedy herein provided for in the event of any such breach, or for imposing any of the restrictions herein. In the event any such law suit is filed against the OWNER, Developer or Architectural Committee, the person so filing the law suit shall be liable for all costs and attorneys fees and other expenses of said case incurred by the OWNER, Developer or Architectural Committee, including the expense of expert witnesses, regardless of the outcome of any such suit. The restrictions herein contained shall continue in effect until December 31, 2014, at which time they shall continue for successive periods of ten (10) years unless, by a majority vote of the owners of the lots in said subdivision, they are amended or terminated.

At any time, prior to December 31, 2014, while these restrictions are in effect, they may be amended or revoked by the recording in the office of the Recorder of Deeds of Will County, Illinois, of any instrument declaring such amendment or revocation, which instrument shall be signed either by the Developer (or its successors and assigns) or by the then owners of not less than two-thirds (2/3) of the lots in said Subdivision, which declaration shall set forth such amendment or revocation and shall be effective from and after the date of its recording; provided, however, that if the Developer or its successors and assigns either, in its name or in the name of a land trustee, shall hold legal title to any lot or lots in the subdivision, then the amendment or revocation signed by not less than two-thirds (2/3) of the owners of such lots must also be signed by the Developer, or its successors and assigns, and if not so signed such amendment or revocation shall not be valid until December 31, 2014. At any time, on or after January 1, 2015 while these restrictions, or any part thereof which have not been revoked or amended, are in effect they may be amended or revoked by the recording in the office of the Recorder of Deeds of Will County any instrument declaring such amendment or revocation which has been signed by the then owners of not less than a majority of the lots in the Subdivision. A certificate signed and acknowledged by the Recorder of Deeds for Will County or by an abstractor or title company, doing business in Will County, that any such instrument of amendment or revocation has been signed by the then owners of not less than a majority of such lots shall be deemed prima facie evidence that such instrument has been signed by the owners of the required number of lots. No certificate of any sort shall be required if an amendment or revocation shall be signed by the Developer, or its successors and assigns, prior to December 31, 2014. In the voting provided for herein and in making amendments and revocations to this Declaration, each of the platted lots shall be deemed a unit and the owner or owners thereof shall be entitled to only one (1) collective vote and shall count as one owner in determining the number of votes and owners.

IN WITNESS WHEREOF, NLSB, not individually but solely as Trustee, under the provisions of a Trust Agreement dated July 22, 1999, and known as Trust No.2373, as owner of record, has caused this instrument to be executed by its Trust Officer, attested to by its \_\_\_\_\_, and its corporate seal to be hereto fixed, on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

