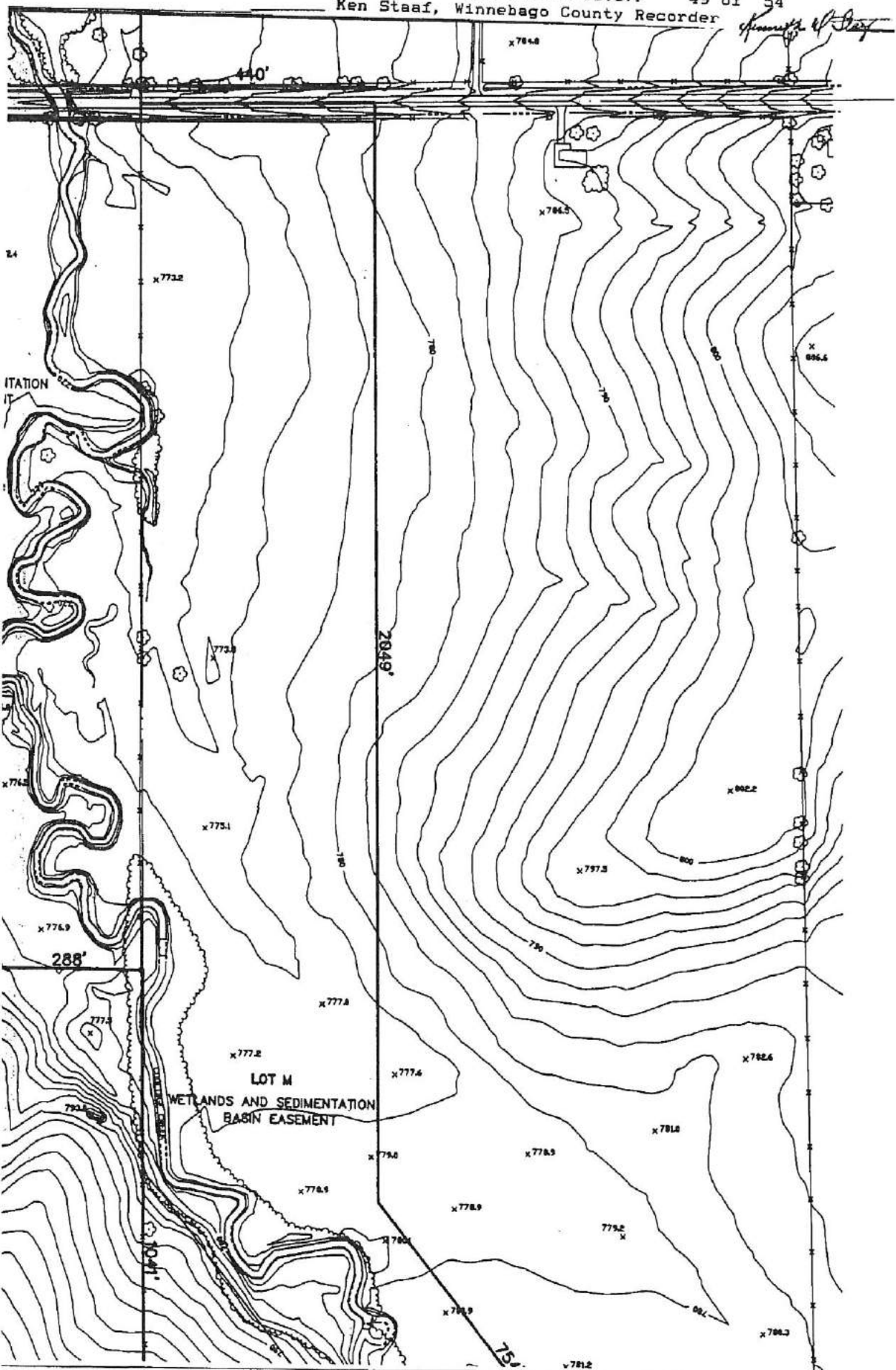




EXHIBIT A OF THE MASTER DECLARATION  
OF WESTLAKE VILLAGE

9656446 11/12/1996 03:57P 49 of 54  
Ken Staaf, Winnebago County Recorder

*Annexed to Plat*



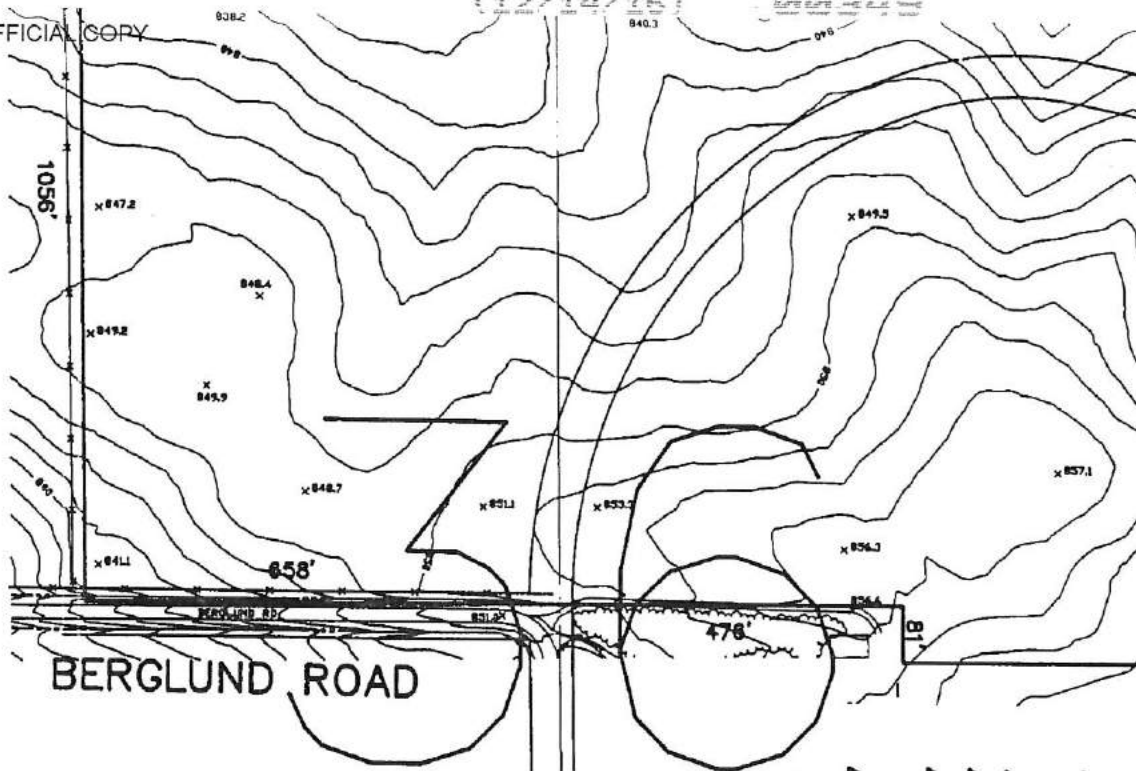
9656446 11/12/1996 03:57P 50 of 54  
Ken Staaf, Winnebago County Recorder

*Ken Staaf*

SMITH ROAD



UNOFFICIAL COPY



**PLAT**  
**103301**  
 BEING A SUBDI  
 IN T. 27 N.  
 SECTIONS 30 A  
 V

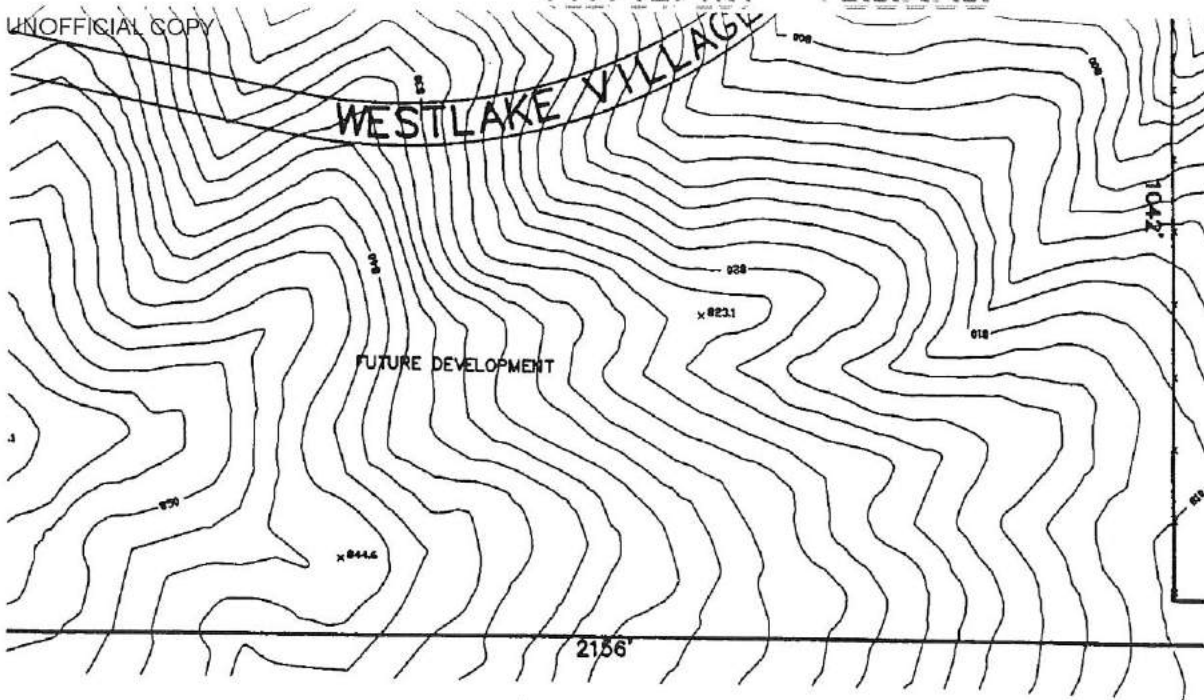


WESTLAKE VILLAGE DRIVE

DR 00 00 00 00 00 00	
 A WILLIAM CHARLES COMPANY	REVISION DATES
	11-9-95
	DRA I
	CHEC
	JOB

*Ken Staaf*

# WESTLAKE VILLAGE



# TENTATIVE PLAT OF WESTLAKE VILLAGE

DIVISION OF PART OF SECTIONS 25 AND 36  
 N., R. 10 E. OF 4TH P.M. AND PART OF  
 AND 31 IN T. 27 N., R. 11 E. OF 4TH P.M.  
 WINNEBAGO COUNTY, ILLINOIS

GRAPHIC SCALE



( IN FEET )  
 1 inch = 200 ft.

**WORLD BLACKTOP CONSTRUCTION COMPANY**

5290 NIMTZ ROAD LOVES PARK, ILLINOIS 61111

(815) 654-4700 FAX (815) 636-3020

PROJECT LOCATION AND DESCRIPTION

WESTLAKE VILLAGE - TENTATIVE PLAT

AUTOCAD (R) REL R12 of  
 SOFTDESK VERSION 12.00

\\COOUIDGE\TENTPLAT.DWG

DRAWN BY: G. STANNARD

DATE: 10-11-95

CHECKED BY: B. HOYT

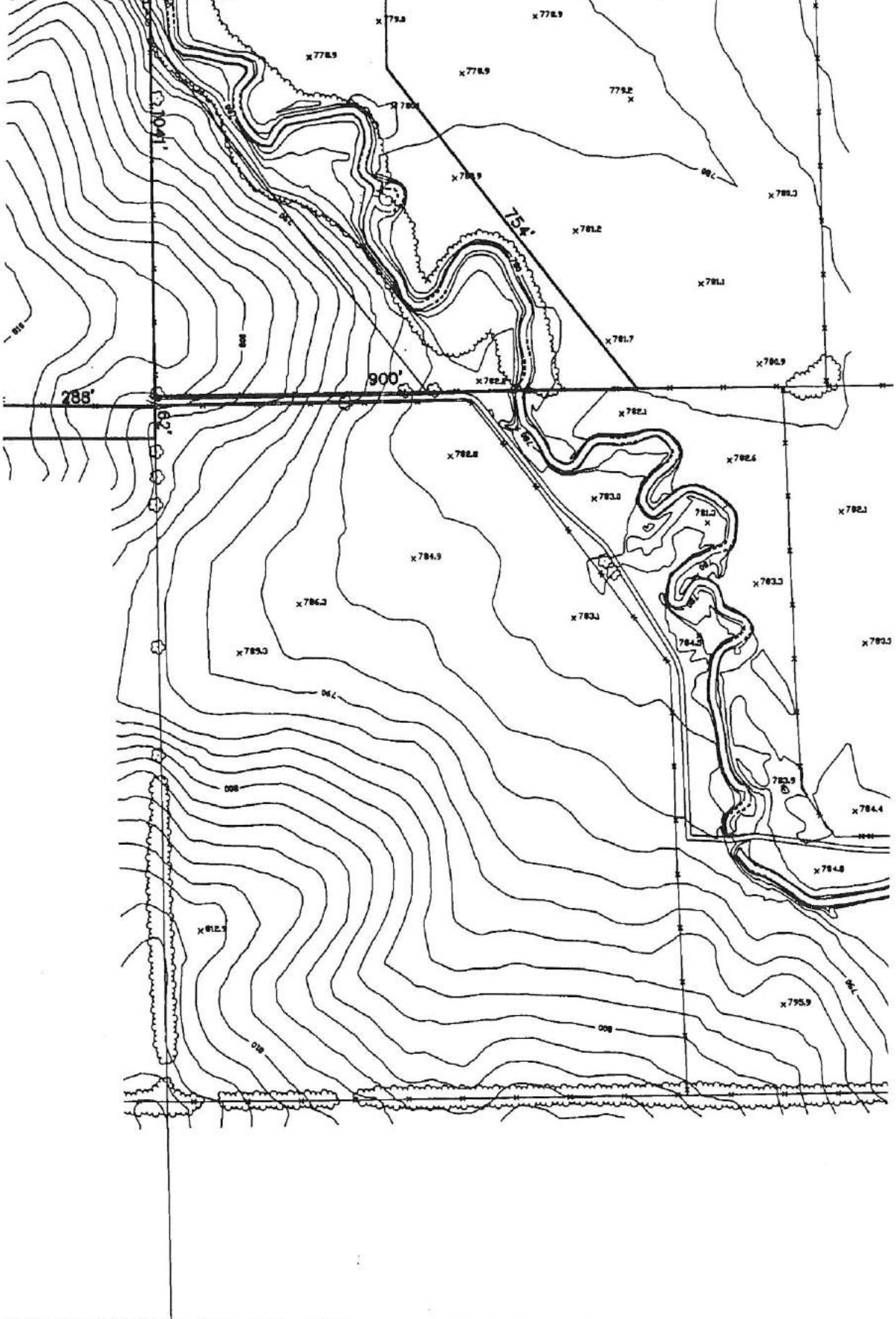
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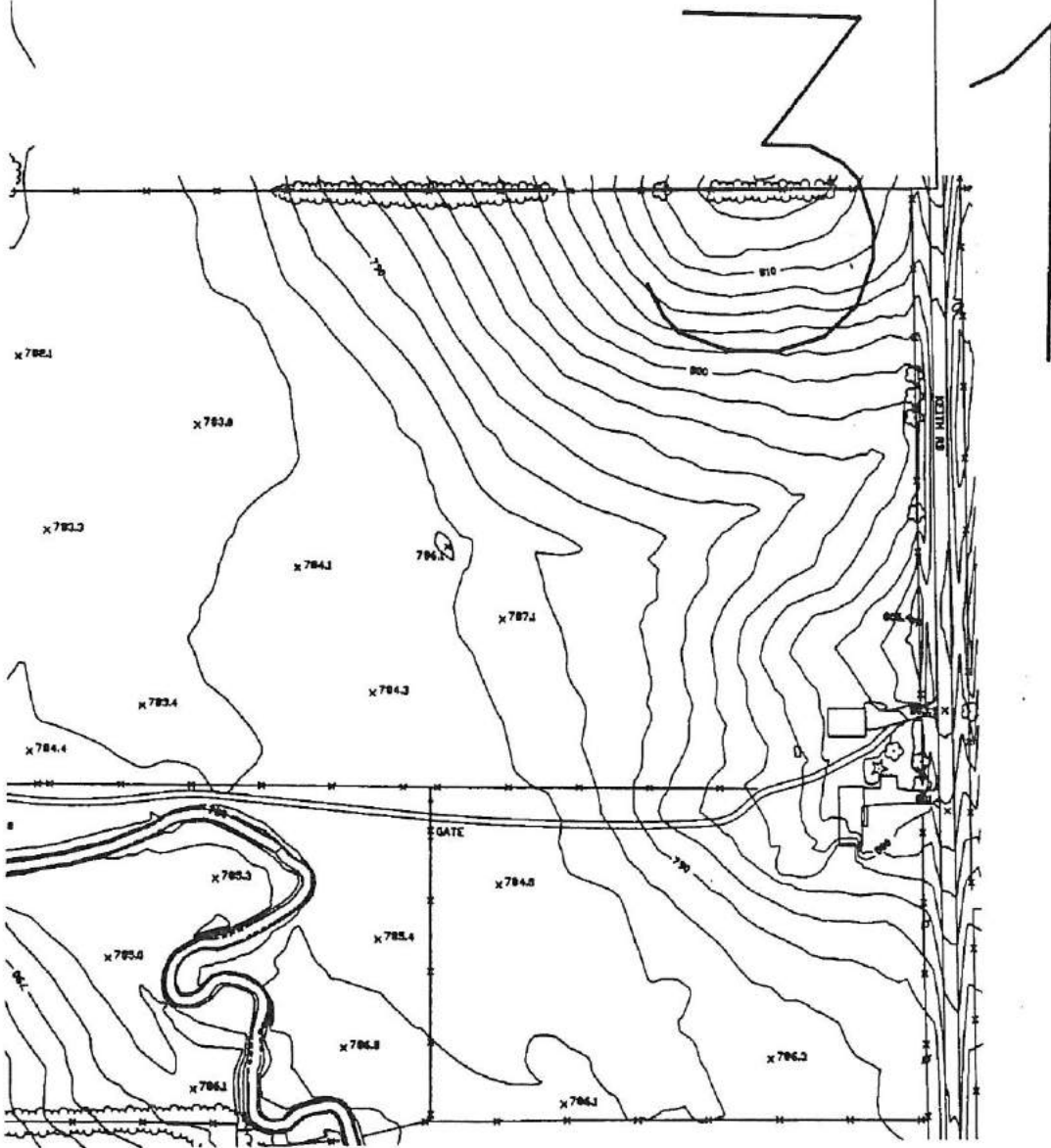
JOB NO.: J065

SHEET 2 of 2

UNOFFICIAL COPY

WETLANDS AND SEDIMENTATION  
BASIN EASEMENT





Lot	Address #	Street	City	State	Zip
443	13127	Foxglove Lane	Winnebago	IL	61088
372	13411	Westlake Village Drive	Winnebago	IL	61088
102	4002	Westlake Village Drive	Winnebago	IL	61088
173	13012	Country Meadow Drive	Winnebago	IL	61088
148	13073	Country Meadow Drive	Winnebago	IL	61088
152	13011	Country Meadow Drive	Winnebago	IL	61088
202	13084	Springhill Drive	Winnebago	IL	61088
218	12846	Springhill Drive	Winnebago	IL	61088
182	12937	Springhill Drive	Winnebago	IL	61088
128	4495	Westwind Drive	Winnebago	IL	61088
95-08	3742	Westlake Village Drive	Winnebago	IL	61088
TH003	3705	Lakeview Drive	Winnebago	IL	61088
070	12787	Edgewater Pointe	Winnebago	IL	61088
039	12752	Westbrook Pointe	Winnebago	IL	61088
92-03	3827	Westlake Village Drive	Winnebago	IL	61088
468	12666	Whitnall Place	Winnebago	IL	61088
356	13472	Springhill Court	Winnebago	IL	61088
459	13458	Foxglove Lane	Winnebago	IL	61088
133	4425	Westwind Drive	Winnebago	IL	61088
055	12762	Lake Pointe Drive	Winnebago	IL	61088
190	13063	Springhill Drive	Winnebago	IL	61088
368	3719	Foxglove Lane	Winnebago	IL	61088
097	3912	Westlake Village Drive	Winnebago	IL	61088
123	4352	Westlake Village Drive	Winnebago	IL	61088
175	12829	Springhill Drive	Winnebago	IL	61088
071	12786	Edgewater Pointe	Winnebago	IL	61088
393	12276	Barberry Drive	Winnebago	IL	61088
476	4010	Lakeshore Drive	Winnebago	IL	61088
263	3612	Lakeshore Drive	Winnebago	IL	61088
179	12893	Springhill Drive	Winnebago	IL	61088
TH047	3729	Westlake Village Drive	Winnebago	IL	61088
030	4307	Westlake Village Drive	Winnebago	IL	61088
009	12856	Riverton Place	Winnebago	IL	61088
407	3862	Butterfield Drive	Winnebago	IL	61088
341	13188	Springhill Drive	Winnebago	IL	61088
208	12988	Springhill Drive	Winnebago	IL	61088
TH010	3725	Lakeview Drive	Winnebago	IL	61088
126	4523	Westwind Drive	Winnebago	IL	61088
150	13039	Country Meadow Drive	Winnebago	IL	61088
410	12411	Barberry Drive	Winnebago	IL	61088
255	4228	Westridge Drive	Winnebago	IL	61088
041	12778	Westbrook Pointe	Winnebago	IL	61088
299	3809	Lakeshore Drive	Winnebago	IL	61088
169	13076	Country Meadow Drive	Winnebago	IL	61088
TH020	3755	Lakeview Drive	Winnebago	IL	61088
348	13296	Springhill Drive	Winnebago	IL	61088



319	12266 Meadow Drive	Winnebago	IL	61088
439	13225 Foxglove Lane	Winnebago	IL	61088
181	12925 Springhill Drive	Winnebago	IL	61088
435	13335 Foxglove Lane	Winnebago	IL	61088
308	12323 Meadow Drive	Winnebago	IL	61088
024	12834 Clearwater Pointe	Winnebago	IL	61088
316	3739 Bluestone Lane	Winnebago	IL	61088
458	13422 Foxglove Lane	Winnebago	IL	61088
374	13375 Springhill Drive	Winnebago	IL	61088
398	12372 Barberry Drive	Winnebago	IL	61088
TH015	3741 Lakeview Drive	Winnebago	IL	61088
422	3868 Westlake Village Drive	Winnebago	IL	61088
035	12789 Westbrook Pointe	Winnebago	IL	61088
376	13349 Springhill Drive	Winnebago	IL	61088
207	13004 Springhill Drive	Winnebago	IL	61088
401	12414 Barberry Drive	Winnebago	IL	61088
440	13211 Foxglove Lane	Winnebago	IL	61088
306	12367 Meadow Drive	Winnebago	IL	61088
105	4052 Westlake Village Drive	Winnebago	IL	61088
TH012	3731 Lakeview Drive	Winnebago	IL	61088
404	3782 Butterfield Drive	Winnebago	IL	61088
107	4082 Westlake Village Drive	Winnebago	IL	61088
TH045	3743 Westlake Village Drive	Winnebago	IL	61088
327	12412 Meadow Drive	Winnebago	IL	61088
444	13112 Foxglove Lane	Winnebago	IL	61088
95-18	3722 Westlake Village Drive	Winnebago	IL	61088
256	4244 Westridge Drive	Winnebago	IL	61088
95-09	3740 Westlake Village Drive	Winnebago	IL	61088
TH050	3757 Westlake Village Drive	Winnebago	IL	61088
271	12513 Locke Lane	Winnebago	IL	61088
059	12822 Lake Pointe Drive	Winnebago	IL	61088
118	4276 Westlake Village Drive	Winnebago	IL	61088
465	12618 Whitnal	Winnebago	IL	61088
385	13181 Springhill Drive	Winnebago	IL	61088
065	4099 Westlake Village Drive	Winnebago	IL	61088
075	12850 Edgewater Pointe	Winnebago	IL	61088
080	12849 Bayside Pointe	Winnebago	IL	61088
364	3786 Foxglove Lane	Winnebago	IL	61088
287	12555 Barberry Drive	Winnebago	IL	61088
TH023	3765 Lakeview Drive	Winnebago	IL	61088
433	13371 Foxglove Lane	Winnebago	IL	61088
423	3856 Westlake Village Drive	Winnebago	IL	61088
453	13310 Foxglove Lane	Winnebago	IL	61088
565	4008 Westridge Drive	Winnebago	IL	61088
157	12969 Country Meadow Drive	Winnebago	IL	61088
227	4251 Westridge Drive	Winnebago	IL	61088

396	12330 Barberrry Drive	Winnebago	IL	61088
257	4262 Westridge Drive	Winnebago	IL	61088
TH049	3755 Westlake Village Drive	Winnebago	IL	61088
238	4029 Westridge Drive	Winnebago	IL	61088
017	12827 Clearwater Pointe	Winnebago	IL	61088
92-10	3781 Westlake Village Drive	Winnebago	IL	61088
248	4184 Westridge Drive	Winnebago	IL	61088
067	12819 Edgewater Pointe	Winnebago	IL	61088
347	13282 Springhill Drive	Winnebago	IL	61088
046	4241 Westlake Village Drive	Winnebago	IL	61088
049	12803 Lake Pointe Drive	Winnebago	IL	61088
098	3928 Westlake Village Drive	Winnebago	IL	61088
147	13095 Country Meadow Drive	Winnebago	IL	61088
318	12258 Meadow Drive	Winnebago	IL	61088
590	12275 Rosinwood Drive	Winnebago	IL	61088
201	13100 Springhill Drive	Winnebago	IL	61088
170	13060 Country Meadow Drive	Winnebago	IL	61088
431	13413 Foxglove Lane	Winnebago	IL	61088
437	13269 Foxglove Lane	Winnebago	IL	61088
234	4155 Westridge Drive	Winnebago	IL	61088
378	13307 Springhill Drive	Winnebago	IL	61088
249	13383 Westridge Court	Winnebago	IL	61088
245	4118 Westridge Drive	Winnebago	IL	61088
033	12817 Westbrook Pointe	Winnebago	IL	61088
134	4411 Westwind Drive	Winnebago	IL	61088
329	12436 Meadow Drive	Winnebago	IL	61088
488	4072 Lakeshore Drive	Winnebago	IL	61088
TH029	3706 Lakeview Drive	Winnebago	IL	61088
402	12432 Barberrry Drive	Winnebago	IL	61088
TH022	3761 Lakeview Drive	Winnebago	IL	61088
166	13144 Country Meadow Drive	Winnebago	IL	61088
TH009	3723 Lakeview Drive	Winnebago	IL	61088
432	13399 Foxglove Lane	Winnebago	IL	61088
419	12253 Barberrry Drive	Winnebago	IL	61088
116	4244 Westlake Village Drive	Winnebago	IL	61088
120	4308 Westlake Village Drive	Winnebago	IL	61088
358	13483 Springhill Court	Winnebago	IL	61088
232	4175 Westridge Drive	Winnebago	IL	61088
127	4509 Westwind Drive	Winnebago	IL	61088
223	4317 Westridge Drive	Winnebago	IL	61088
076	4043 Westlake Village Drive	Winnebago	IL	61088
086	12796 Bayside Pointe	Winnebago	IL	61088
246	4144 Westridge Drive	Winnebago	IL	61088
395	12314 Barberrry Drive	Winnebago	IL	61088
411	12403 Barberrry Drive	Winnebago	IL	61088
267	12576 Locke Lane	Winnebago	IL	61088
162	4452 Westwind Drive	Winnebago	IL	61088
252	13339 Westridge Court	Winnebago	IL	61088
057	12790 Lake Pointe Drive	Winnebago	IL	61088
307	12349 Meadow Drive	Winnebago	IL	61088
415	12327 Barberrry Drive	Winnebago	IL	61088

042	12794 Westbrook Pointe	Winnebago	IL	61088
037	12763 Westbrook Pointe	Winnebago	IL	61088
038	12755 Westbrook Pointe	Winnebago	IL	61088
217	12862 Springhill Drive	Winnebago	IL	61088
250	13365 Westridge Court	Winnebago	IL	61088
309	12311 Meadow Drive	Winnebago	IL	61088
479	12648 Senna Place	Winnebago	IL	61088
205	13036 Springhill Drive	Winnebago	IL	61088
298	3817 Lakeshore Drive	Winnebago	IL	61088
143	13123 Country Meadow Drive	Winnebago	IL	61088
260	4306 Westridge Drive	Winnebago	IL	61088
229	4211 Westridge Drive	Winnebago	IL	61088
326	12394 Meadow Drive	Winnebago	IL	61088
408	12437 Barberry Drive	Winnebago	IL	61088
452	13262 Foxglove Lane	Winnebago	IL	61088
176	12845 Springhill Drive	Winnebago	IL	61088
328	12428 Meadow Drive	Winnebago	IL	61088
370	3655 Foxglove Lane	Winnebago	IL	61088
TH024	3767 Lakeview Drive	Winnebago	IL	61088
456	13378 Foxglove Lane	Winnebago	IL	61088
144	13117 Country Meadow Drive	Winnebago	IL	61088
TH004	3707 Lakeview Drive	Winnebago	IL	61088
189	13049 Springhill Drive	Winnebago	IL	61088
449	13214 Foxglove Lane	Winnebago	IL	61088
087	12812 Bayside Pointe	Winnebago	IL	61088
184	12971 Springhill Drive	Winnebago	IL	61088
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371	13437 Springhill Drive	Winnebago	IL	61088
324	12350 Meadow Drive	Winnebago	IL	61088
394	12298 Barberry Drive	Winnebago	IL	61088
TH011	3729 Lakeview Drive	Winnebago	IL	61088
151	13025 Country Meadow Drive	Winnebago	IL	61088
185	12987 Springhill Drive	Winnebago	IL	61088
222	4355 Westridge Drive	Winnebago	IL	61088
224	4295 Westridge Drive	Winnebago	IL	61088
072	12794 Edgewater Pointe	Winnebago	IL	61088
291	3874 Lakeshore Drive	Winnebago	IL	61088
183	12955 Springhill Drive	Winnebago	IL	61088
95-05	3748 Westlake Village Drive	Winnebago	IL	61088
153	12987 Country Meadow Drive	Winnebago	IL	61088
390	3841 Bluestone Lane	Winnebago	IL	61088
TH013	3735 Lakeview Drive	Winnebago	IL	61088
211	12946 Springhill Drive	Winnebago	IL	61088
339	13160 Springhill Drive	Winnebago	IL	61088
296	3849 Lakeshore Drive	Winnebago	IL	61088
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132	4439 Westwind Drive	Winnebago	IL	61088
391	3857 Bluestone Lane	Winnebago	IL	61088
462	3811 Foxglove Lane	Winnebago	IL	61088
336	3657 Lakeshore Drive	Winnebago	IL	61088
231	4187 Westridge Drive	Winnebago	IL	61088
95-07	3744 Westlake Village Drive	Winnebago	IL	61088

362	3720 Foxglove Lane	Winnebago	IL	61088
95-04	3810 Westlake Village Drive	Winnebago	IL	61088
TH008	3719 Lakeview Drive	Winnebago	IL	61088
322	12318 Meadow Drive	Winnebago	IL	61088
114	4206 Westlake Village Drive	Winnebago	IL	61088
294	3877 Lakeshore Drive	Winnebago	IL	61088
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078	4007 Westlake Village Drive	Winnebago	IL	61088
303	12425 Meadow Drive	Winnebago	IL	61088
129	4481 Westwind Drive	Winnebago	IL	61088
121	4324 Westlake Village Drive	Winnebago	IL	61088
285	12599 Pemberton Place	Winnebago	IL	61088
335	3661 Lakeshore Drive	Winnebago	IL	61088
165	13162 Country Meadow Drive	Winnebago	IL	61088
192	13091 Springhill Drive	Winnebago	IL	61088
004	12859 Riverton Place	Winnebago	IL	61088
158	4508 Westwind Drive	Winnebago	IL	61088
349	13318 Springhill Drive	Winnebago	IL	61088
95-03	3812 Westlake Village Drive	Winnebago	IL	61088
428	13471 Foxglove Lane	Winnebago	IL	61088
259	4298 Westridge Drive	Winnebago	IL	61088
355	13440 Springhill Court	Winnebago	IL	61088
210	12960 Springhill Drive	Winnebago	IL	61088
171	13038 Country Meadow Drive	Winnebago	IL	61088
073	12812 Edgewater Pointe	Winnebago	IL	61088
003	12877 Riverton Place	Winnebago	IL	61088
112	4172 Westlake Village Drive	Winnebago	IL	61088
135	4397 Westwind Drive	Winnebago	IL	61088
269	12551 Locke Lane	Winnebago	IL	61088
292	3893 Lakeshore Drive	Winnebago	IL	61088
342	13192 Springhill Drive	Winnebago	IL	61088
357	13486 Springhill Court	Winnebago	IL	61088
367	3747 Foxglove Lane	Winnebago	IL	61088
400	12408 Barberry Drive	Winnebago	IL	61088
460	3847 Foxglove Lane	Winnebago	IL	61088
228	4233 Westridge Drive	Winnebago	IL	61088
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454	13344 Foxglove Lane	Winnebago	IL	61088
077	4025 Westlake Village Drive	Winnebago	IL	61088
197	13154 Springhill Drive	Winnebago	IL	61088
92-07	3811 Westlake Village Drive	Winnebago	IL	61088
92-08	3807 Westlake Village Drive	Winnebago	IL	61088
95-12	3734 Westlake Village Drive	Winnebago	IL	61088
92-09	3795 Westlake Village Drive	Winnebago	IL	61088
089	12848 Bayside Pointe	Winnebago	IL	61088
109	4126 Westlake Village Drive	Winnebago	IL	61088

054	12754 Lake Pointe Drive	Winnebago	IL	61088
301	3741 Lakeshore Drive	Winnebago	IL	61088
283	12661 Pemberton Place	Winnebago	IL	61088
220	12816 Springhill Drive	Winnebago	IL	61088
069	12795 Edgewater Pointe	Winnebago	IL	61088
413	12375 Barberry Drive	Winnebago	IL	61088
265	12532 Locke Lane	Winnebago	IL	61088
168	13102 Country Meadow Drive	Winnebago	IL	61088
146	13109 Country Meadow Drive	Winnebago	IL	61088
274	3732 Lakeshore Drive	Winnebago	IL	61088
388	3775 Bluestone Lane	Winnebago	IL	61088
044	12826 Westbrook Pointe	Winnebago	IL	61088
399	12394 Barberry Drive	Winnebago	IL	61088
417	12295 Barberry Drive	Winnebago	IL	61088
191	13077 Springhill Drive	Winnebago	IL	61088
058	12808 Lake Pointe Drive	Winnebago	IL	61088
013	12895 Clearwater Pointe	Winnebago	IL	61088
262	4368 Westridge Drive	Winnebago	IL	61088
278	12574 Pemberton Place	Winnebago	IL	61088
029	4323 Westlake Village Drive	Winnebago	IL	61088
111	4154 Westlake Village Drive	Winnebago	IL	61088
397	12356 Barberry Drive	Winnebago	IL	61088
455	13362 Foxglove Lane	Winnebago	IL	61088
482	12649 Senna Place	Winnebago	IL	61088
469	12669 Whitnall Place	Winnebago	IL	61088
209	12976 Springhill Drive	Winnebago	IL	61088
084	12795 Bayside Pointe	Winnebago	IL	61088
353	13412 Springhill Drive	Winnebago	IL	61088
050	12787 Lake Pointe Drive	Winnebago	IL	61088
051	12771 Lake Pointe Drive	Winnebago	IL	61088
203	13068 Springhill Drive	Winnebago	IL	61088
164	13186 Country Meadow Drive	Winnebago	IL	61088
108	4090 Westlake Village Drive	Winnebago	IL	61088
053	12755 Lake Pointe Drive	Winnebago	IL	61088
436	13303 Foxglove Lane	Winnebago	IL	61088
140	13169 Country Meadow Drive	Winnebago	IL	61088
359	13477 Springhill Court	Winnebago	IL	61088
174	12986 Country Meadow Drive	Winnebago	IL	61088
95-14	3730 Westlake Village Drive	Winnebago	IL	61088
430	13437 Foxglove Lane	Winnebago	IL	61088
195	13133 Springhill Drive	Winnebago	IL	61088
360	13451 Springhill Court	Winnebago	IL	61088
305	12381 Meadow Drive	Winnebago	IL	61088
597	12401 Rosinwood Drive	Winnebago	IL	61088
TH017	3747 Lakeview Drive	Winnebago	IL	61088
438	13247 Foxglove Lane	Winnebago	IL	61088
373	13389 Springhill Drive	Winnebago	IL	61088
406	3840 Butterfield Drive	Winnebago	IL	61088
380	13263 Springhill Drive	Winnebago	IL	61088
180	12909 Springhill Drive	Winnebago	IL	61088
015	12861 Clearwater Pointe	Winnebago	IL	61088



95-13	3732 Westlake Village Drive	Winnebago	IL	61088
131	4453 Westwind Drive	Winnebago	IL	61088
136	4383 Westwind Drive	Winnebago	IL	61088
TH030	3708 Lakeview Drive	Winnebago	IL	61088
040	12766 Westbrook Pointe	Winnebago	IL	61088
387	13157 Springhill Drive	Winnebago	IL	61088
333	3695 Lakeshore Drive	Winnebago	IL	61088
313	12255 Meadow Drive	Winnebago	IL	61088
95-06	3746 Westlake Village Drive	Winnebago	IL	61088
240	4014 Westridge Drive	Winnebago	IL	61088
338	3623 Lakeshore Drive	Winnebago	IL	61088
011	12892 Riverton Place	Winnebago	IL	61088
412	12399 Barberry Drive	Winnebago	IL	61088
295	3861 Lakeshore Drive	Winnebago	IL	61088
352	13368 Springhill Drive	Winnebago	IL	61088
310	12297 Meadow Drive	Winnebago	IL	61088
TH006	3713 Lakeview Drive	Winnebago	IL	61088
TH046	3741 Westlake Village Drive	Winnebago	IL	61088
TH002	3703 Lakeview Drive	Winnebago	IL	61088
021	12792 Clearwater Pointe	Winnebago	IL	61088
TH005	3711 Lakeview Drive	Winnebago	IL	61088
92-04	3823 Westlake Village Drive	Winnebago	IL	61088
320	12282 Meadow Drive	Winnebago	IL	61088
082	12813 Bayside Pointe	Winnebago	IL	61088
254	4212 Westridge Drive	Winnebago	IL	61088
289	3846 Lakeshore Drive	Winnebago	IL	61088
036	12775 Westbrook Pointe	Winnebago	IL	61088
225	4277 Westridge Drive	Winnebago	IL	61088
302	3758 Butterfield Drive	Winnebago	IL	61088
304	12409 Meadow Drive	Winnebago	IL	61088
369	3671 Foxglove Lane	Winnebago	IL	61088
043	12812 Westbrook Pointe	Winnebago	IL	61088
083	12797 Bayside Pointe	Winnebago	IL	61088
061	4169 Westlake Village Drive	Winnebago	IL	61088
062	4151 Westlake Village Drive	Winnebago	IL	61088
142	13135 Country Meadow Drive	Winnebago	IL	61088
006	12841 Riverton Place	Winnebago	IL	61088
161	4466 Westwind Drive	Winnebago	IL	61088
434	13357 Foxglove Lane	Winnebago	IL	61088
386	13163 Springhill Drive	Winnebago	IL	61088
266	12558 Locke Lane	Winnebago	IL	61088
92-05	3819 Westlake Village Drive	Winnebago	IL	61088
471	12637 Whitnall Place	Winnebago	IL	61088
382	13229 Springhill Drive	Winnebago	IL	61088
100	3964 Westlake Village Drive	Winnebago	IL	61088
117	4262 Westlake Village Drive	Winnebago	IL	61088
020	12793 Clearwater Pointe	Winnebago	IL	61088
063	4135 Westlake Village Drive	Winnebago	IL	61088
212	12932 Springhill Drive	Winnebago	IL	61088

332	3713 Lakeshore Drive	Winnebago	IL	61088
461	3829 Foxglove Lane	Winnebago	IL	61088
124	4368 Westlake Village Drive	Winnebago	IL	61088
243	4072 Westridge Drive	Winnebago	IL	61088
445	13134 Foxglove Lane	Winnebago	IL	61088
194	13121 Springhill Drive	Winnebago	IL	61088
95-17	3724 Westlake Village Drive	Winnebago	IL	61088
079	3991 Westlake Village Drive	Winnebago	IL	61088
337	3645 Lakeshore Drive	Winnebago	IL	61088
027	12878 Clearwater Pointe	Winnebago	IL	61088
154	12983 Country Meadow Drive	Winnebago	IL	61088
235	4123 Westridge Drive	Winnebago	IL	61088
008	12844 Riverton Place	Winnebago	IL	61088
TH021	3759 Lakeview Drive	Winnebago	IL	61088
163	4438 Westwind Drive	Winnebago	IL	61088
149	13057 Country Meadow Drive	Winnebago	IL	61088
TH019	3753 Lakeview Drive	Winnebago	IL	61088
187	13019 Springhill Drive	Winnebago	IL	61088
019	12795 Clearwater Pointe	Winnebago	IL	61088
288	3820 Lakeshore Drive	Winnebago	IL	61088
125	4380 Westlake Village Drive	Winnebago	IL	61088
242	4056 Westridge Drive	Winnebago	IL	61088
92-06	3815 Westlake Village Drive	Winnebago	IL	61088
137	4396 Westwind Drive	Winnebago	IL	61088
450	13222 Foxglove Lane	Winnebago	IL	61088
331	3727 Lakeshore Drive	Winnebago	IL	61088
115	4220 Westlake Village Drive	Winnebago	IL	61088
090	3927 Westlake Village Drive	Winnebago	IL	61088
414	12351 Barberry Drive	Winnebago	IL	61088
155	12975 Country Meadow Drive	Winnebago	IL	61088
064	4117 Westlake Village Drive	Winnebago	IL	61088
113	4188 Westlake Village Drive	Winnebago	IL	61088
300	3767 Lakeshore Drive	Winnebago	IL	61088
068	12805 Edgewater Pointe	Winnebago	IL	61088
085	12794 Bayside Pointe	Winnebago	IL	61088
416	12309 Barberry Drive	Winnebago	IL	61088
001	12911 Riverton Place	Winnebago	IL	61088
138	4410 Westwind Drive	Winnebago	IL	61088
016	12843 Clearwater Pointe	Winnebago	IL	61088
023	12816 Clearwater Pointe	Winnebago	IL	61088
405	3814 Butterfield Drive	Winnebago	IL	61088
007	12840 Riverton Place	Winnebago	IL	61088
426	3832 Foxglove Lane	Winnebago	IL	61088
139	13183 Country Meadow Drive	Winnebago	IL	61088
350	13332 Springhill Drive	Winnebago	IL	61088
TH014	3737 Lakeview Drive	Winnebago	IL	61088



TH001	3701 Lakeview Drive	Winnebago	IL	61088
066	12833 Edgewater Pointe	Winnebago	IL	61088
92-01	3831 Westlake Village Drive	Winnebago	IL	61088
92-02	3833 Westlake Village Drive	Winnebago	IL	61088
141	13151 Country Meadow Drive	Winnebago	IL	61088
177	12861 Springhill Drive	Winnebago	IL	61088
286	12571 Pemberton Place	Winnebago	IL	61088
409	12429 Barberry Drive	Winnebago	IL	61088
010	12878 Riverton Place	Winnebago	IL	61088
244	4096 Westridge Drive	Winnebago	IL	61088
317	12252 Meadow Drive	Winnebago	IL	61088
343	13214 Springhill Drive	Winnebago	IL	61088
375	13353 Springhill Drive	Winnebago	IL	61088
392	12252 Barberry Drive	Winnebago	IL	61088
251	13341 Westridge Court	Winnebago	IL	61088
074	12828 Edgewater Pointe	Winnebago	IL	61088
636	12498 Rosinwood Drive	Winnebago	IL	61088
418	12271 Barberry Drive	Winnebago	IL	61088
104	4038 Westlake Village Drive	Winnebago	IL	61088
363	3758 Foxglove Lane	Winnebago	IL	61088
237	4063 Westridge Drive	Winnebago	IL	61088
TH025	3771 Lakeview Drive	Winnebago	IL	61088
TH026	3773 Lakeview Drive	Winnebago	IL	61088
018	12809 Clearwater Pointe	Winnebago	IL	61088
216	12874 Springhill Drive	Winnebago	IL	61088
276	12542 Pemberton Place	Winnebago	IL	61088
277	12558 Pemberton Place	Winnebago	IL	61088
351	13354 Springhill Drive	Winnebago	IL	61088
466	12634 Whitnal	Winnebago	IL	61088
060	12834 Lake Pointe Drive	Winnebago	IL	61088
253	4198 Westridge Drive	Winnebago	IL	61088
099	3946 Westlake Village Drive	Winnebago	IL	61088
315	3747 Bluestone Lane	Winnebago	IL	61088
280	12632 Pemberton Place	Winnebago	IL	61088
361	3688 Foxglove Lane	Winnebago	IL	61088
323	12332 Meadow Drive	Winnebago	IL	61088
366	3773 Foxglove Lane	Winnebago	IL	61088
193	13105 Springhill Drive	Winnebago	IL	61088
282	12683 Pemberton Place	Winnebago	IL	61088
122	4336 Westlake Village Drive	Winnebago	IL	61088
226	4265 Westridge Drive	Winnebago	IL	61088
236	4081 Westridge Drive	Winnebago	IL	61088
106	4074 Westlake Village Drive	Winnebago	IL	61088
160	4480 Westwind Drive	Winnebago	IL	61088
384	13195 Springhill Drive	Winnebago	IL	61088
088	12830 Bayside Pointe	Winnebago	IL	61088
451	13246 Foxglove Lane	Winnebago	IL	61088

TH054	3708 Westlake Village Drive	Winnebago	IL	61088
247	4162 Westridge Drive	Winnebago	IL	61088
379	13285 Springhill Drive	Winnebago	IL	61088
483	12629 Senna Place	Winnebago	IL	61088
261	4334 Westridge Drive	Winnebago	IL	61088
014	12879 Clearwater Pointe	Winnebago	IL	61088
172	13024 Country Meadow Drive	Winnebago	IL	61088
345	13238 Springhill Drive	Winnebago	IL	61088
95-16	3726 Westlake Village Drive	Winnebago	IL	61088
047	12835 Lake Pointe Drive	Winnebago	IL	61088
344	13226 Springhill Drive	Winnebago	IL	61088
284	12637 Pemberton Place	Winnebago	IL	61088
346	13250 Springhill Drive	Winnebago	IL	61088
130	4467 Westwind Drive	Winnebago	IL	61088
TH048	3727 Westlake Village Drive	Winnebago	IL	61088
365	3792 Foxglove Lane	Winnebago	IL	61088
330	12440 Meadow Drive	Winnebago	IL	61088
052	12759 Lake Pointe Drive	Winnebago	IL	61088
275	12536 Pemberton Place	Winnebago	IL	61088
TH018	3749 Lakeview Drive	Winnebago	IL	61088
199	13128 Springhill Drive	Winnebago	IL	61088
383	13211 Springhill Drive	Winnebago	IL	61088
312	12263 Meadow Drive	Winnebago	IL	61088
270	12537 Locke Lane	Winnebago	IL	61088
268	12589 Locke Lane	Winnebago	IL	61088
159	4494 Westwind Drive	Winnebago	IL	61088
273	3716 Lakeshore Drive	Winnebago	IL	61088
95-11	3736 Westlake Village Drive	Winnebago	IL	61088
429	13455 Foxglove Lane	Winnebago	IL	61088
198	13142 Springhill Drive	Winnebago	IL	61088
354	13428 Springhill Drive	Winnebago	IL	61088
TH007	3717 Lakeview Drive	Winnebago	IL	61088
381	13247 Springhill Drive	Winnebago	IL	61088

**EXHIBIT "B"**

**Amended and Restated By-Laws of the Westlake Village Master Homeowners Association, Inc.**

**ARTICLE I**

**Members (Lot Owners)**

Section 1. There shall be one (1) class of membership of the Association and the Members shall consist of the Owners of the Property as further detailed in Section 9.1 of the Declaration.

Section 2. Each Member shall be entitled to one (1) vote in the affairs of the Association. There shall be one (1) person with respect to each Lot Ownership who shall be entitled to vote at any meeting of the Owners. Such person shall be known (and hereinafter referred to) as "voting member". Such voting member may be the Owner or one of the group composed of all the Owners of a Lot Ownership, or may be some person, designated by such Owner or Owners to act as proxy on his, her or their behalf and who must be a Lot Owner. No person may act as proxy for more than five (5) shares. Such designation shall be made in writing to the Board and shall be revocable at any time by actual notice to the Board of the death or judicially declared incompetence of any designator, or by written notice to the Board by the Owner or Owners. Any or all of such Owners may be present at any meeting of the voting members (those constituting a group acting as a single voting member) and may vote or take any other action as a voting member either in person, or by proxy. However, a voting member or his or her proxy shall not be entitled to vote or considered for purposes of a quorum if he or she is delinquent in his or her assessment. Declarant shall be the voting member with respect to any Lot Ownership owned by the Declarant. When thirty percent (30%) or fewer of the lot ownership, by number possesses over fifty percent (50%) in the aggregate of the votes in the Association, any percentage vote of members specified herein or in the Declaration shall require the specified percentage by numbers of Lot Owners. Voting Trusts are prohibited.

Section 3. Meetings of the voting members shall be held at the Properties or at such other place in Winnebago County as may be designated in any notice of a meeting. The presence in person or by proxy at any meeting of the voting members having twenty percent (20%) of the total votes shall constitute a quorum, except as noted in Section 2 above. Unless otherwise expressly provided herein, or in the Declaration, any action may be taken at any meeting of the voting members at which a quorum is present upon the affirmative vote of more than fifty percent (50%) of the members represented at such meeting, except that the affirmative vote of not less than sixty-six and two-thirds percent (66 2/3%) of the votes of voting members at a meeting shall be necessary to approve a merger or consolidation of the Association, a sale, lease, exchange, mortgage, pledge or other disposition of all or substantially all of the property

and assets of the Association, and the purchase or sale of land or of Condominium Units on behalf of all Lot Owners.

Section 3(a). The members shall hold an annual meeting on the second Monday of August of each year, at 7:30p.m., or at such other reasonable time or date (not more than thirty (30) days before or after such date) as may be designated by written notice of the Board delivered to the voting members not less than ten (10) days nor more than thirty (30) days prior to the date fixed for said meeting.

Section 3(b). Special meetings of the voting members may be called at any time for the purpose of considering matters which, by the terms of the Declaration, require the approval of all or some of the voting members, or for any other reasonable purpose, including special assessments. Said meetings shall be called by written notice, authorized by a majority of the Board or by the President, or by the voting members having twenty percent (20%) of the total votes, and delivered not less than ten (10) days nor more than thirty (30) days prior to the date fixed for said meeting. The notices shall specify the date, time and place of the meeting and the matters to be considered.

Section 3(c). Notices of meeting required to be given herein may be delivered via one of the methods provided in Section 11.3 of the Declaration.

Section 3(d). Each Owner shall receive notice, in the same manner as provided for membership meetings, of any meeting of the Board concerning the adoption of the proposed annual budget, or any increase, or establishment of any assessment, which notice shall be provided to the Owner not less than ten (10) nor more than sixty (60) days prior to such meeting.

Section 3(e).

(i) If an adopted budget or any separate assessment adopted by the Board would result in the sum of all regular and separate assessments payable in the current fiscal year exceeding one hundred and fifteen percent (115%) of the sum of all regular and separate assessments payable during the preceding fiscal year, then the Association, upon written petition signed by Members with at least twenty percent (20%) of the total votes in the Association delivered to the Board within fourteen (14) days of the Board action, shall call a meeting of the Members to be held within thirty (30) days of the date of delivery of the petition to consider the budget or separate assessment. Unless a majority of the total votes of the Members are cast at the meeting to reject the budget or separate assessment, it shall be deemed ratified.

(ii) Provided, however, that separate assessments for expenditures relating to emergencies or mandated by law may be adopted by the Board without being subject to Member approval or the provisions of Subsection (i) or (iii) of this Section. As used in this Section, "emergency" means a danger to or a compromise of the structural integrity of the Common Properties or any of the common facilities of the Association or a danger to the life, health or safety of the Membership.

(c) Provided further, however, that any assessments for additions and alterations to the Common Properties or other Association owned property that are not included in the adopted annual budget shall be separately assessed and are subject to the approval of a majority of the total Members at a meeting called for that purpose.

Section 3(f). In the event of a resale of a Unit or Lot, the purchaser of such Unit or Lot from a Seller other than the Developer pursuant to an installment contract for purchase as defined by the Act shall, during such time as he or she resides in the Unit or Lot (i) be counted toward a quorum for purposes of election of the Board at any meeting of the Owners called for purposes of electing members of the Board; (ii) have the right to vote for the election of members of the Board; and (iii) have the right to be elected to and serve on the Board, unless the Seller of said Unit or Lot retains in writing any or all such rights. In no event shall the Seller and the Purchaser both be counted toward a quorum, be permitted to vote for a particular office or be elected and serve on the Board. Satisfactory evidence of the installment contract shall be made to the Association or the Board by the Seller within ten (10) days of its execution.

Section 4. Where there is an act requiring the vote of the voting members, such election or vote on such proposed action may be conducted by mail via an Association-issued ballot in such manner as the Board shall determine and/or may be conducted by any electronic or acceptable technological means as further provided in the Act.

## ARTICLE II

### Board of Directors

Section 1. The affairs of the corporation shall be managed by its Board.

Section 2.

(a) As of the Annual Meeting in 2011, the number of Board of Directors to be elected shall be five (5) and the terms of each elected Board of Directors shall be two (2) years, provided that at the Annual Meeting held in 2011, the two (2) lowest vote recipients were only elected to serve one (1) year to accommodate staggering terms. Each Director shall hold office until his or her successor shall have been elected and qualified. Except for the Directors named in the articles of incorporation, only a Member of the Association may be a Director on the Board. In the event that a Member is a corporation, partnership, trust, or other legal entity other than a natural person or persons, then any shareholder, officer or director of such corporation, partner of such partnership, beneficiary or individual trustee of such trust, or manager of such other legal entity, may be eligible to serve as a Director. A majority of the total number of members of the Board shall constitute a quorum.

(b) The voting members having at least two-thirds (2/3) of the total votes may from time to time increase or decrease such number of persons on the Board, or may increase the term of office of Board members at any annual or special meeting, provided that such number shall not be less than three (3), and that the terms of at least

one-third (1/3) of the persons on the Board shall expire annually. Members of the Board shall be elected by a plurality of the voting members present at the annual meeting.

(c) If at any time the number of voting members is less than three (3), the Board shall consist of all existing voting members, notwithstanding any provisions in this Section to the contrary.

(d) No member of the Board or officer shall be elected for a term of more than two (2) years, but officers and members of the Board may succeed themselves. A candidate for election to the Board, or his or her representative, shall have the right to be present at the counting of the ballots.

(e) Members of the Board shall receive no compensation for their services, unless expressly allowed by the Board at the direction of the voting members having two-thirds (2/3) of the total vote. Vacancies on the Board, including vacancies due to any increases in the number of persons on the Board, shall be filled by appointment by a two-thirds (2/3) vote of the Board until an election by the voting members present at the next annual meeting or at a special meeting of the voting members called for such purpose. A meeting of the Owners for the purposes of filling a vacancy on the Board shall be called not later than 30 days after filing of a written petition by Owners with at least twenty percent (20%) of the total votes in the Association requesting such a meeting. Except as otherwise provided in the By-Laws, the Properties shall be managed by the Board and the Board shall act by majority vote of those present at its meetings when a quorum exists. Meetings of the Board may be called, held and conducted in accordance with such regulations as the Board may adopt, provided that all meetings shall be open to all Owners and their proxies, except as otherwise stated herein, and that the Board shall meet at least once each quarter of the fiscal year.

Section 3. A regular annual meeting of the Board shall be held immediately after, and at the same place as, the annual meeting of Members. The Board may provide by regulations which the Board may, from time to time, adopt, the time and place for the holding of additional regular meetings of the Board. Inclusive of the annual meeting, the Board shall meet at least four (4) times annually.

Section 4. Special meetings of the Board may be called by or at the request of the President or twenty-five percent (25%) of the Directors. The person or persons authorized to call special meetings of the Board may fix any place as the place for holding any special meetings of the Board called by them.

Section 5. Each year the Board shall elect from its members a President who shall preside over both its meetings and those of the voting members, and who shall be the chief executive officer of the Board; a Secretary who shall keep the minutes of all meetings of the Board and of the voting members, who shall give and receive notices on behalf of the Board, who shall execute amendments to the Association instruments, who shall, in general, perform all the duties incident of the office of the Secretary; and a Treasurer who shall keep the financial records and books of account; and such

additional officers as the Board shall see fit to elect. Each officer shall have the general powers usually vested in such officer of a not-for-profit corporation; shall serve until his or her successor shall have been elected and qualified; and shall receive no compensation for his or her services unless expressly provided for in a unanimous resolution duly adopted by the voting members.

Section 6. Any Board member may be removed from office at any annual or special meeting called for that purpose by affirmative vote of the voting members having two-thirds (2/3) of the total votes. A successor to fill the unexpired term of the Board member may be elected by the voting members at the same meeting or any subsequent meeting called for that purpose.

Section 7. The meetings of the Board shall be open to any Owner, except that the Board may close any portion of a noticed meeting or may meet separately from a noticed meeting to: (i) discuss litigation when an action against or on behalf of the Association has been filed and is pending in a court or administrative tribunal, or when the Board finds that such an action is probable or imminent; (ii) discuss third party contracts or information regarding appointment, employment, engagement or dismissal of an employee, independent contractor, agent, or other provider of goods and services; (iii) interview a potential employee, independent contractor, agent or other provider of goods and services; (iv) discuss violations of rules and regulations of the Association; (v) discuss a Lot or Unit Owner's unpaid share of common expenses; or (vi) consult with the Association's legal counsel. Any vote on these matters shall be taken at a meeting or portion thereof which is open to any Owner.

Any Owner may record the proceedings at meetings or portions thereof which are required to be open by these By-Laws and the Act, by tape, film or other means, subject to the right of the Board to prescribe reasonable rules and regulations to govern the right to make such recordings. Notice of Board meetings shall be provided to Owners at least forty-eight (48) hours prior to the scheduled meeting time via one of the methods outlined in Section 11.3 of the Declaration or shall be posted in entranceways or other conspicuous places on the Properties to be designated by the Board.

Section 8. All agreements, contracts, deeds, leases, vouchers for payment of expenditures and other instruments shall be signed by such officer or agent of the Board and in such a manner as from time to time shall be determined by written resolution of the Board. In the absence of such determination by the Board, such documents shall be signed by the President and countersigned by the Secretary of the Board.

Section 9. The Board shall have the following additional powers and duties:

- (a) To engage the services of a manager or managing agent who shall manage and operate the Common Properties for all of the Owners upon such terms and with such authority as the Board may approve;

- (b) To formulate policies for the administration, management, and operation of the Properties;
- (c) To adopt a bank resolution and to designate at least two (2) signatories;
- (d) To adopt rules and regulations, with written notice thereof to all Owners governing the administration, management, maintenance, operation, use, conservation and beautification of the Properties and for the health, comfort, safety and general welfare of the Owners, and to amend such rules and regulations from time to time;
- (e) To provide for any construction, alteration, installation, maintenance, repair, painting, and replacement for which the Board is responsible under the Declaration and By-Laws and for such purposes to enter and to authorize entry into any Unit of Limited Common Elements, causing as little inconvenience to the Lot or Unit Owners as practicable and repairing any damage caused by any such entry at the expense of the maintenance fund;
- (f) To provide for the designation, hiring, and removal of employees and other personnel, including lawyers and accountants, and to engage or contract for the services of others, and to make purchases for the maintenance, repair, replacement, administration, management and operation of the Properties, and to delegate any such powers to the manager or managing agent (and any such employees or other personnel as may be employees of the managing agent);
- (g) To estimate the amount of the annual budget, and to provide the manner of assessing and collecting from the Owners and their respective shares of such estimated expenses as hereinafter provided;
- (h) To pay out of the maintenance fund hereinafter provided for, the following:
  - (i) Waste, removal, electricity and other necessary utility services for the Common Properties and (if not separately metered or charged) for the Units.
  - (ii) The service of a manager or managing agent or any other person or firm employed by the Board.
  - (iii) Payment for maintenance, repair and replacement of the Common Elements.
- (i) To bid for the purchase of any Lot or Unit Ownership at a sale pursuant to a mortgage foreclosure, or a foreclosure of the lien for Common Expenses under the Act, or at a sale pursuant to an order for direction of a court, or



other involuntary sale, upon the consent or approval of Owners having not less than sixty-six and two-thirds percent (66 2/3%) of the total votes in the Association;

- (j) To comply with the instructions of the Owners having two-thirds (2/3) of the total vote, as expressed in a resolution duly adopted at any annual or special meeting of the Owners subject to the Declaration, these By-Laws, the Act or other laws of the State of Illinois;
- (k) To exercise all other powers and duties of the Board or Owners as a group referred to in the Declaration, these By-Laws, the Act, or the General Not-For-Profit Corporation Act of the State of Illinois;
- (l) To delegate any specific power of an officer to any other officer or impose such limitations or restrictions upon the powers of any officer.

Section 10. The Board shall not approve any capital expenditure in excess of ten thousand dollars (\$10,000.00) nor enter into any contracts having a term of more than two (2) years without the unanimous approval of the Owners.

Section 11. A portion of each Board meeting shall be reserved for comments by Owners in attendance at such meeting. Provided, however, that the duration and meeting order for such Owner comment period is within the sole discretion of the Board.

### ARTICLE III

#### Assessments

Section 1. Each calendar year the Board shall prepare a proposed annual budget, and shall estimate the total amount necessary to pay the cost of wages, materials, insurance, services and supplies which will be required during the ensuing calendar year for the rendering of all services, together with a reasonable amount considered by the Board to be necessary for a reserve for contingencies and replacements.

At least thirty (30) and not more than sixty (60) days prior to the meeting of the Board at which it proposes to adopt said budget, the Board shall provide each Owner with a copy of the proposed budget. The annual budget shall also take into account the estimated net available cash income for the year from the operation or use of the Common Properties. Said "estimated cash requirement" shall be assessed to the Owners according to each Owner's pro rata ownership of Lots. Each Condominium Unit Owner shall pay the cost of operating, using and maintaining his or her Limited Common Elements, as more fully described in the Condominium Declaration. On or before the first of each and every month following the adoption and effective date of the budget, each Owner shall be obligated to pay to the Board or as it may direct, 1 ½ of the assessment made pursuant to this paragraph. At least thirty (30) days prior to the meeting of the Board at which it proposes to adopt said budget, the Board shall also

supply to all Owners an itemized accounting of the maintenance expenses for the preceding calendar year actually incurred and paid, together with an indication of which portions were for reserves, capital expenditures or repairs or payment of real estate taxes and with a tabulation of the amount collected pursuant to the estimates provided, and showing the net amount over or short of the actual expenditures plus reserves. Any amount accumulated in excess of the amount required for actual expenses and reserves shall be credited toward the budget for the next year, and any net shortage shall be charged in a lump sum to each Owner according to each Lot or Unit Owner's pro rata of ownership share in the total number of lots.

Section 2. The Board shall build up and maintain a reasonable reserve for contingencies and replacements. Extraordinary expenditures not originally included in the annual estimate which may become necessary during the year shall be charged first against such reserve. If the "estimated cash requirement" proves inadequate for any reason, including non-payment of any Owner's assessment, the Board may at any time levy a further special assessment, which shall be assessed to the Owners according to each Lot or Unit Owner's pro rata of ownership share in the total number of lots. The Board shall serve notice of such further assessments on all Owners by a statement in writing giving the amount and reasons therefor, and such further assessment shall become effective with the next monthly maintenance payment which is due more than ten (10) days after the delivery or mailing of such notice of further assessment. All Owner shall be obligated to pay the adjusted monthly amount.

Section 3. The failure or delay of the Board to prepare or serve the annual or adjusted estimate on the Owners shall not constitute a waiver or release in any manner of such Owner's obligation to pay the maintenance costs and necessary reserves, as herein provided, whenever they shall be determined, and in the absence of any annual estimate or adjusted estimate, the Owner shall continue to pay the monthly maintenance charge at the then existing monthly rate established for the previous period until the next monthly maintenance payment which is due more than ten (10) days after such new annual or adjusted estimate shall have been mailed or delivered.

Section 4. The Board shall keep full and correct books of account in chronological order of the receipts and expenditures affecting the Common Properties, specifying and itemizing the maintenance and repair expenses of the Common Properties and any other expenses incurred, which books of account shall be audited at least annually by a certified public accountant. The Board shall keep a separate account for each Owner showing his or her assessment payments. Such records and vouchers authorizing the payments shall be available for inspection by any Owner or any representative of an Owner duly authorized in writing, at such reasonable time or times during normal business hours as may be requested by the Owner. Upon ten (10) days' notice to the Board and payment of a reasonable fee, any Owner shall be furnished a statement of his or her account setting forth the amount of any unpaid assessment or other charges due and owing from such Owner.

Section 5. If an Owner is in default in the monthly payment of the aforesaid charges or assessments for thirty (30) days, the Association may bring suit on behalf of itself and all Owners to enforce collection of the assessments or charges, to enforce the possession remedy provided by law and by the Declaration, or to foreclose the lien therefor. There shall be added to the amount due the costs of suit, and other fees and expenses together with interest and attorneys' fees. To the extent permitted by law, the amount of any delinquent and unpaid charges or assessments and interest, cost and fees as above provided shall be a lien or charge against the property Owner involved, when payable, and may be foreclosed by an action brought in the name of the Board as in the case of foreclosure of liens against real estate. Said lien shall take effect and be in force as provided in the Act or other laws of the State of Illinois.

Section 6. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Properties or abandonment of his or her interest.

Section 7. Any first mortgage or first trust deed made, owned or held by a bank, savings and loan association or insurance company, and recorded prior to the recording or mailing of a notice by the Board of the amount owing by an Owner who has refused or failed to pay his or her share of the monthly assessment when due shall be superior to the lien of such unpaid Common Expenses set forth in said notice and to all assessments for Common Expenses which become due and are unpaid subsequent to the date of recording of such first mortgage or first trust deed; provided, however, that after written notice to the holder of any such mortgage or trust deed, such mortgage or trust deed shall be subject to the lien of unpaid Common Expenses which are due and payable subsequent to the date when such holder takes possession of the property, accepts a conveyance of such property, or has a receiver appointed in a suit to foreclose the lien of such mortgage or trust deed.

Section 8. At the time the sale of each Lot or Unit is closed, the new Owner shall pay to the managing agent, or as otherwise directed by the Board, the first monthly assessment for his or her percentage of the Common Expenses, and an amount equal to three (3) times his or her first full monthly assessment which amount shall be used and applied as an operating reserves and expenses and start-up costs. The amounts so paid by Owners for operating reserves and start-up costs, together with amounts paid from time to time by Owners for monthly assessments and supplemental assessments shall be held and used and applied from time to time for the payment of expenses as needed. All such amounts on hand shall be deemed to be part of the property of the Association.

#### ARTICLE IV

##### Condominium Association Relationship

Section 1. With respect to the powers and obligations of the Association under the terms of the Declaration, the condominium association may only exercise those powers

and obligations that are expressly delegated to the condominium association. Where the condominium declaration and condominium by-laws are inconsistent or contradictory with the Declaration or these Bylaws of the Association, the terms of the Declaration or these Bylaws of the Association shall govern except as otherwise expressly provided for by statute. With respect to any matters which affect the Condominium Unit Owners of property in Westlake Village generally, the Association shall exercise the powers and authority reserved to it for the benefit of the Condominium Unit Owners.

Section 2. As provided in the condominium declaration, every Unit Owner shall be a member of the Association. Membership shall be appurtenant to and may not be separated from the ownership of a Unit.

Section 3. Each Unit Owner, as a Member of the Association, shall be entitled to one (1) vote for each Unit owned by the Member on each matter submitted to a vote of all the Members of the Association. However, where there is more than one (1) owner of a Unit, the co-owners of the Unit shall be entitled to only one (1) vote.

Section 4. The board of directors of the condominium association shall elect one (1) of their members to represent the interests of the Condominium Unit Owner's association at the meetings of the Association. Except as otherwise provided by law, the condominium association shall be represented at the meetings of the Association in an ex officio, non-voting, advisory capacity.

Section 5. The Association shall be responsible for the management, replacement, improvement, and repair of the Common Elements within the property of the condominium association which are a part of the Common Properties of Westlake Village, and the condominium association shall be responsible for the management, replacement, improvement, and repair of the Common and Limited Common Elements of the Westlake Village Condominiums as provided in the condominium declaration.

Section 6. The Association shall levy and collect all Association and condominium association fees and assessments and special assessments on the Unit Owners. Each Unit Owner, by taking title to a condominium parcel, shall be considered to have covenanted and agreed to pay the Association annual assessments of charges as well as special assessments for capital improvements and unforeseen expenses to be collected from time to time by the Association.

Section 7. All provisions of the Act are incorporated by reference into these By-Laws. Any provisions of these By-Laws that are contrary to the provisions of the Act are severable from these By-Laws and superseded by the applicable provision of the Act.

Section 8. Condominium Unit Owners shall be entitled to the same rights and obligations as single family residential Lot Owner members of the Association with respect to Association meetings. The meetings of the Board shall be open to the

Condominium Unit Owners in the same manner as provided in Article II, Section 7 of these By-Laws.

## ARTICLE V

### General Provisions

Section 1. The use, maintenance and operation of the Common Properties shall not be obstructed, damaged or unreasonably interfered with by any Owner, nor shall anything be stored in the Common Properties without the prior written consent of the Board except as hereinafter expressly provided. Each Owner shall be obligated to maintain and keep in good order and repair his or her own Structure.

Section 2. Nothing shall be done or kept in any Structure, Unit, Limited Common Element or in the Common Elements which will increase the rate of insurance on the Common Properties, or contents thereof, applicable for residential use, without the prior written consent of the Board. No Owner shall permit anything to be done or kept in his or her Structure, Unit, Limited Common Elements or in the Common Elements which will result in the cancellation of insurance on the Common Properties, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Properties.

Section 3. Owners shall not cause or permit anything to be placed on the outside walls of their Dwellings and no sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior consent of the Board.

Section 4. No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any Lot, Unit or in the Common Properties or Limited Common Elements except that two (2) household pets, each under forty pounds (40 lbs.), such as dogs, cats, or other household pets may be kept, subject to rules and regulations adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purpose; and provided further that any special pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Properties upon fourteen (14) days written notice from the Board.

Section 5. No noxious or offensive activity shall be carried on in any Lot, Unit in the Common Properties or Limited Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or Occupants.

Section 6. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any Structure or Lot. The Common Properties and Limited Common Elements shall be kept free and clean of rubbish, debris, and other unsightly materials.

Section 7. No "For Sale" or "For Rent" signs, advertising or other displays shall be maintained or permitted on any part of the Properties except at such location and in such form as shall be determined by the Board and except as Declarant is permitted under Section 8.

Section 8. During the period of construction of any Building on the Properties or any Additional Land, as defined in the Declaration, by the Declarant, its subcontractors or assigns, the Declarant and its contractors and sub-contractors, and their respective agents and employees, shall be entitled to access, ingress and egress to and from the Properties as may be required in connection with said construction. Until all of the Lots have been sold by the Declarant and occupied by purchasers, the Declarant may use and show one (1) or more of such unsold or unoccupied Dwellings as model homes and sales office, and may maintain customary signs in connection therewith.

Section 9. No Owner shall overload the electric wiring in his or her Dwelling, or operate machines, appliances, accessories or equipment in such manner as to cause, in the judgment of the Board, an unreasonable disturbance to others.

Section 10. Trash, garbage and other waste shall be kept only in sanitary containers, and shall be disposed of in a clean and sanitary manner as prescribed from time to time in rules and regulations of the Board.

Section 11. Articles of personal property belonging to any Owner, such as baby carriage, bicycles, wagons, toys, furniture, clothing, trailers, boats, camping vehicles, recreation vehicles and other articles, shall not be stored or kept in the Common Properties or Limited Common Elements, including driveways and designated parking area, if any, except that the Owner's designated garage may be used for such storage.

Section 12. Garages shall be used only for the storage of motor vehicles and other customary storage purposes. Such use shall be in a neat and clean manner consistent with their purpose as residential garages accessory to home ownership. No storage in driveways shall be permitted.

Section 13. A portion of less than a whole Dwelling shall not be rented, and no transient tenants may be accommodated.

Section 14. Each Dwelling shall be used only as a residence for a single family and shall not be used for any other purpose, including home occupations as defined in the applicable governmental ordinances, laws and regulations.

Section 15. The provisions of the Act, the Declaration, By-Laws, other Association instruments, and rules and regulations that relate to the use of an individual Unit, Lot or the Common Elements shall be applicable to any person leasing a Unit or Lot and shall be deemed to be incorporated in any lease executed or renewed on or after some date to be inserted.

Section 16. Time is of the essence with regard to all provisions of these By-Laws.

#### ARTICLE VI

##### Amendments

These By-Laws may be amended or modified from time to time by action or approval of the voting members having at least sixty-six and two-thirds (66 2/3) of the total votes, provided, however, that no provisions in these By-Laws may be amended or modified so as to conflict with the provisions of the Act or Declaration. Such amendments shall be recorded in the office of the Recorder of Deeds of Winnebago County, Illinois.

#### ARTICLE VII

##### Construction of By-Laws

These By-Laws shall be construed in accordance with the definitions, articles and provisions of the Declaration and the Act, and the Declaration is incorporated herein by reference.

#### ARTICLE VIII

##### Books and Records

The Board shall maintain the following records of the Association and make them available, within thirty (30) days of a written request for same to the Board, for examination and copying at convenient hours of weekdays by any Owner or such Owner's mortgagees and their duly authorized agents or attorneys:

(a) Copies of the recorded Declarations, other Association instruments, other duly recorded covenants and By-Laws and any amendments, Articles of Incorporation, annual reports and any rules and regulations adopted by the Association;

(b) Detailed and accurate records in chronological order of the receipts and expenditures affecting the Common Properties, specifying and itemizing the maintenance and repair expenses of the Association and any other expenses incurred, and copies of all contracts, leases, or other agreements entered into by the Association;

(c) The minutes of all meetings of the Association and the Board shall be maintained for a period of not less than seven (7) years;

(d) With a written statement of a proper purpose, ballots and proxies related thereto, if any, for any election held for the Board and for any other matters voted on by the voting members shall be maintained for a period of not less than one (1) year;

(e) With a written statement of a proper purpose, such other records of the Association as are available for inspection by members of a not-for-profit corporation pursuant to Section 107.75 of the Illinois General Not-for-Profit Corporation Act of 1986.

The Association may charge a reasonable fee for the costs of retrieving and copying any such documents.

**END OF TEXT OF BY-LAWS**

This instrument was prepared by:  
**+Return to:**

KEAY & COSTELLO, P.C.  
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Wheaton, Illinois 60187  
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