

RECORDING DOCUMENT
TITLE PAGE



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IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **6637501**

The undersigned does hereby request that the following documents be recorded with the Recorder of Deeds, Lake County, Illinois:

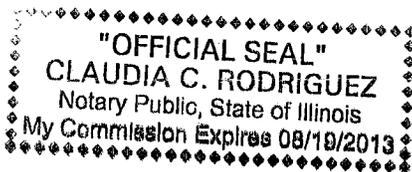
THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS, RESERVATIONS, AND GRANTS OF THE
COUNTRYSIDE MEADOWS SUBDIVISION.

The original of said document is attached to this Recording Document Title Page.

Witness my hand this 27 day of AUGUST, 2010

Michael M. Starykowicz, President
Starzwood Development, Inc.

Subscribed and sworn to before me this
27th day of August 2010.


Notary Public

RECORD AND RETURN TO:

Michael M. Starykowicz
6606 RFD
Long Grove, IL 60047

+50 MW
(5)

THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS, RESERVATIONS, AND GRANTS OF THE
COUNTRYSIDE MEADOWS SUBDIVISION.

The Declarant (also referred to herein as Developer) is the owner of certain property, as legally described on Exhibit 1 attached hereto, located in Hawthorn Woods, Lake County, Illinois, and has heretofore created thereon a planned community development and has heretofore cause to be recorded with the Recorder of Deed of Lake County, Illinois, under recording number 6011098 on June 16, 2006, a document entitled "Declaration of Protective Covenants, Conditions, Restrictions, Reservations, and Grants of the Countryside Meadows Subdivision."

The Declarant has heretofore caused to be recorded with the Recorder of Deeds of Lake County, Illinois, under Document Number 6052540 on September 1, 2006, a document entitled "First Amendment to Declaration of Protective Covenants, Conditions, Restrictions, Reservations, and Grants of the Countryside Meadows Subdivision."

The Declarant has heretofore caused to be recorded with the Recorder of Deeds of Lake County, Illinois, under Document Number 6307318 on January 24, 2008, a document entitled "Second Amendment to Declaration of Protective Covenants, Conditions, Restrictions, Reservations, and Grants of the Countryside Meadows Subdivision."

The Declarant hereby amends said Declaration of Protective Covenants, Conditions, Restrictions, Reservations, and Grants of the Countryside Meadows Subdivision and the First and Second Amendments to Declaration of Protective Covenants, Conditions, Restrictions, Reservations, and Grants of the Countryside Meadows Subdivision as follows:

1. ARTICLE III, REVIEW PROCESS shall be amended to include:

SECTION 7: REVIEW FEES: The Architectural Review Committee may charge an Owner:

- A. A fee for reviewing Applicant's Application;
- B. Out-of-pocket direct expenses; plus
- C. Fees to cover consultants' charges.

Said payments are to be made to the Developer during its term as the Architecture Review Committee, or its successors.

2. ARTICLE IV, GENERAL RESTRICTIONS, SECTION 15. CURB PROTECTION:
shall be modified to strike the original text and replace with the following paragraph:

(A) PERFORMANCE BOND: Each Lot owner, or his contractor, shall deposit \$3000 with the CMHOA prior to the start of construction. This will be considered a refundable performance bond held for the repair of curbs and/or other subdivision improvements damaged during construction. At the conclusion of construction, damaged curbs shall be billed to the owner at \$50/foot or the prevailing rate if it is higher. Lots developed by the Developer are exempt.

(B) PROCEDURE: The lot owner/builder shall have a meeting with the Developer prior to commencement of construction to review and document all curb damage. At the conclusion of construction, the lot owner/builder shall request a meeting with the Developer to review the curb damage, if any, done during construction and determine any necessary work. The lot owner/builder, at their option, shall either replace the curbs that were damaged during construction or pay the CMHOA to replace the curb in accordance with SECTION 15 (A). No final letters will be issued by the CMHOA until the curbs are replaced or funds deposited.

3. ARTICLE IV, GENERAL RESTRICTIONS, shall be amended to include:
SECTION 18. BUILDING MATERIALS: All residences built on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 42, 43, 44, 45, 46, and 47 shall utilize Cedar Shakes or Slate Tile as roofing material.
4. ARTICLE IV, GENERAL RESTRICTIONS, shall be amended to include:
SECTION 19: DRIVEWAYS: The minimum distance between the driveway and lot line shall be 5 feet unless specifically approved by the Developer.
5. ARTICLE IV, GENERAL RESTRICTIONS, shall be amended to include:
SECTION 20. SIGNAGE: Individual Lot signage (i.e. For Sale signs), brochure boxes, information boxes, or other related items shall not be placed in the Right of Way, except for those owned by the Developer. Should an individual lot owner or homeowner place signage in the Right of Way, they will be assessed a charge of \$100/week payable to the CMHOA.
6. ARTICLE V, HOMEOWNERS ASSOCIATION shall be amended to include:
SECTION 9 (F): Homeowners and Vacant Lots owned by entities other than the Developer are subject to a \$200/month administrative fee payable to the CMHOA, any outstanding balance due the CMHOA, including but not limited to the Annual Assessment.
7. ARTICLE V, HOMEOWNERS ASSOCIATION shall be amended to include:
SECTION 13. ELECTION BY THE DEVELOPER: Lots owned by the Developer are not be subject to any CMHOA Special Assessments, CMHOA

Annual Dues, or other CMHOA fees. As stated in SECTION 11, the aforementioned costs are born entirely by the Homeowners and Vacant Lots owned by entities other than the Developer; however, the Developer may elect to pay Annual Dues at its discretion.

8. ARTICLE V, HOMEOWNERS ASSOCIATION shall be amended to include:
SECTION 14. VILLAGE OF HAWTHORN WOODS PERMIT FEES:
The CMHOA shall administer the legal issues and costs regarding a vacant lot owner failing to pay the following Permit fees:

Hawthorn Woods Park Donation	\$8469.00
Hawthorn Woods Lot Fee	\$1000.00
Hawthorn Woods General Fund Fee	\$5531.00

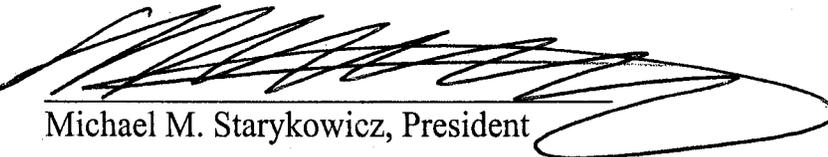
The delinquent lot owner shall be billed for all legal and other costs related to the collection of these Permit fees. The lot owner shall pay a \$200/month administrative fee to the CMHOA for any outstanding balances related to the non-payment of the above Permit fees. There shall be no net cost to any homeowner or vacant lot owner other than the delinquent lot owner.

9. All other terms, conditions and declarations contained in the Declaration of Protective Covenants, Conditions, Restrictions, Reservations, and Grants of the Countryside Meadows Subdivision and the First and Second Amendments to Declaration of Protective Covenants, Conditions, Restrictions, Reservations, and Grants of the Countryside Meadows Subdivision shall remain in full force and effect.

Dated this 27 day of AUGUST 2010.

DECLARANT/DEVELOPER

STARZWOD DEVELOPMENT, INC.,
an Illinois corporation

By: 

Michael M. Starykowicz, President

Legal Description:

The South ½ of the Southwest ¼ of Section 34, Township 44 North, Range 10, East of the Third Principal Meridian (except that part falling in A. G. Schwerman's First Sylvan Lake Subdivision, being a Subdivision of Part of Section 34, Township 44 North, Range 10, and Part of Section 3 Township 43 North, Range 10, East of the Third Principal Meridian according to the plat thereof recorded January 22, 1925 as Document 251651, in Book "N" of Plats, Page 70), in Lake County, Illinois

Also described as:

Lots 1 through 47 and Outlots A, B, C, and D in Countryside Meadows, being a subdivision of the South ½ of the Southwest ¼ of Section 34, Township 44 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded April 7, 2006, as Document Number 5974869, in Lake County, Illinois

Addresses and Property Index Numbers of properties:

Lot #	Street No.	Street Name	PIN	Lot #	Street No.	Street Name	PIN
1	151	Cardinal Drive	10-34-307-010	27	18	W Peter Lane	10-34-304-011
2	153	Cardinal Drive	10-34-307-009	28	20	E Peter Lane	10-34-302-016
3	155	Cardinal Drive	10-34-307-008	29	22	E Peter Lane	10-34-302-017
4	157	Cardinal Drive	10-34-307-007	30	24	E Peter Lane	10-34-302-018
5	159	Cardinal Drive	10-34-307-006	31	26	E Peter Lane	10-34-302-019
6	161	Cardinal Drive	10-34-307-005	32	28	E Peter Lane	10-34-302-020
7	163	Cardinal Drive	10-34-307-004	33	30	E Peter Lane	10-34-302-021
8	165	Cardinal Drive	10-34-307-003	34	32	E Peter Lane	10-34-302-022
9	167	Cardinal Drive	10-34-307-002	35	23	E Peter Lane	10-34-302-027
10	169	Cardinal Drive	10-34-307-001	36	21	E Peter Lane	10-34-302-026
11	173	Cardinal Drive	10-34-304-021	37	19	E Peter Lane	10-34-302-025
12	15	W Peter Lane	10-34-304-019	38	17	E Peter Lane	10-34-302-023
13	13	W Peter Lane	10-34-304-018	39	17A	Cardinal Drive	10-34-302-024
14	11	W Peter Lane	10-34-304-017	40	172	Cardinal Drive	10-34-302-029
15	9	W Peter Lane	10-34-304-016	41	170	Cardinal Drive	10-34-302-030
16	7	W Peter Lane	10-34-304-020	42	168	Cardinal Drive	10-34-302-031
17	5	W Peter Lane	10-34-304-022	43	166	Cardinal Drive	10-34-302-032
18	3	W Peter Lane	10-34-304-023	44	164	Cardinal Drive	10-34-302-033
19	1	W Peter Lane	10-34-304-015	45	162	Cardinal Drive	10-34-302-034
20	2	W Peter Lane	10-34-304-014	46	160	Cardinal Drive	10-34-302-035
21	4	W Peter Lane	10-34-304-013	47	158	Cardinal Drive	10-34-302-036
22	8	W Peter Lane	10-34-304-006	Outlot A	0	Gilmer Rd.	10-34-306-003
23	10	W Peter Lane	10-34-304-007	Outlot B	25	W Peter Lane	10-34-302-028
24	12	W Peter Lane	10-34-304-008	Outlot C	171	Cardinal Drive	10-34-304-024
25	14	W Peter Lane	10-34-304-009	Outlot D	6	E Peter Lane	10-34-304-012
26	16	W Peter Lane	10-34-304-010				