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MV (49)

JOSEPH J. TIRIO
RECORDER-MCHENRY COUNTY, IL

2018R0011698

04/13/2018 11:41AM PAGES 49

RECORDING FEE 70.00

GIS FEE 15.00

Paul Lee
33 N. LaSalle Ste 3300
Chicago IL 60602 (MT) ✓

Cover Page

First Amendment to the Original
Declaration of Covenants, Conditions, Restrictions
& Easements. Year 2001
Doc # 2001R0081614

Prepared by
Charles Cameron
12648 Park Ave.
Windermere, IL 34786

85.

2018R0011698

FIRST AMENDMENT
to the
DECLARATION of COVENANTS, CONDITIONS, RESTRICTIONS and EASEMENTS

This First Amendment, created on January 5th 2017, and adopted in effect on January 5th 2018 in accordance with Section XVII Section I of the Declaration of Covenants Conditions Restrictions and Easements, which was originally prepared by Schwartz Cooper Greenberger & Krauss Chartered, and signed by Joseph Buralli, Charles Cameron, and James Kanzler on October 26th, 2001.

This First Amendment hereby makes changes to the following;

Any and all references to Citizen's or Buralli are hereby replaced with LAKESHORE BAY LLC, with mailing address 12648 Park Ave. Windermere, FL 34786

The following section is hereby added to Article XII;

ARTICLE XII SECTION X Right of First Refusal.

When a contract is entered into to sell or purchase any property with any entity, a RIGHT OF FIRST REFUSAL clause must be added to that contract which gives authority to LAKESHORE BAY LLC, DEVELOPER, or KANZLER to purchase that property at the same price with precedence over the external purchaser of the land. Additionally, notice and a copy of the contract must be given to the other 2 parties in writing giving a minimum of thirty calendar days to allow them to give notice that they will match the price. Additionally, a signed acknowledgment must be received by all three Parties, from the external purchaser stating that they have read, understood, and will abide by the Declaration of Covenants, Conditions, Restrictions, and Easements, as well as this Amendment.

ARTICLE XV SECTION II Construction of Roads . This section is hereby replaced in its entirety by the following paragraph;

Planning and funding of roads must be approved by a majority of votes of lot owners, and will be funded by special assessment of equal cost to each lot, after final plat of entire subdivision.

ARTICLE XV SECTION III Cost of Road Construction and Maintenance. This section is hereby deleted in its entirety.

ARTICLE XVII SECTION I Duration. The following phrase is hereby deleted from the paragraph;

provided, however, that no such agreement of change shall be effective unless made and recorded one year in advance of the effective date of such change,

Notices of this document have been mailed on January 5th, 2017 to:

Lakeshore Bay LLC
Managing Member - Charles Cameron
12648 Park Ave. Windermere, FL 34786

SC Lakemoor I LLC
Managing Member - Charles Cameron
12648 Park Ave. Windermere, FL 34786

James Kanzler
30846 N HWY 12
Round Lake, IL 60073

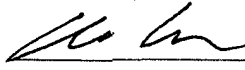
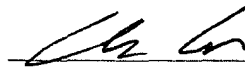
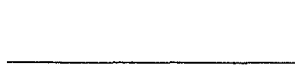
Doc # 2001R0081614

This Amendment is hereby adopted and made into effect by at least two out of three authorized signatures below:

Lakeshore Bay LLC

SC Lakemoor I LLC

James Kanzler

		
title <u>MANAGER/owner</u>	title <u>MANAGER/owner</u>	title _____
date <u>1/5/17</u>	date <u>1/5/17</u>	date _____