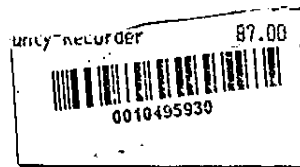


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EXHIBIT

ATTACHED TO

00104 95930

DOCUMENT NUMBER

6-8-01

SEE PLAT BOOK

200

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Dawn Stuchl
Remington Homes, LLC
609 W. Main Street
West Dundee, Illinois 60118

FIRST AMERICAN TITLE

ORDER # 00001290
L Kalas

TWELVTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND OF EASEMENTS,
RESTRICTIONS, COVENANTS AND BY-LAWS FOR OAKS
AT HIDDEN GLEN CONDOMINIUM ASSOCIATION

THIS TWELVTH AMENDMENT TO DECLARATION ("Twelvth Amendment") is made and entered into this 1st day of June, 2001 by the REMINGTON AT HIDDEN GLEN, L.L.C., an Illinois limited liability company (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 27th day of April, 2000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 11th day of May, 2000 as Document Number 00338422 (hereinafter referred to as the "Declaration"), certain real estate was submitted to the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act"), said real estate being commonly known as the Oaks at Hidden Glen Condominium Association (hereinafter referred to as the "Condominium").

WHEREAS, by a First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 22nd day of May, 2000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 24th day of May, 2000 as Document Number 00375043 (hereinafter referred to as the "First Amendment", the Declaration and the First Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Second Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 16th day of June, 2000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 21st day of June, 2000 as Document Number 00457941 (hereinafter referred to as the "Second Amendment", the

EXHIBIT ATTACHED

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Handwritten signatures and stamps, including a large signature and a stamp with the letter 'A'.

Declaration and the Second Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Third Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 12th day of July, 2000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 20th day of July, 2000 as Document Number 00543974 (hereinafter referred to as the "Third Amendment", the Declaration and the Third Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Fourth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 26th day of July, 2000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 1st day of August, 2000 as Document Number 00583426 (hereinafter referred to as the "Fourth Amendment", the Declaration and the Fourth Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Fifth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 24th day of October, 2000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 26th day of October, 2000 as Document Number 00841581 (hereinafter referred to as the "Fifth Amendment", the Declaration and the Fifth Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Sixth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 24th day of October, 2000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 26th day of October, 2000 as Document Number 00841582 (hereinafter referred to as the "Sixth Amendment", the Declaration and the Sixth Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Seventh Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 8th day of November, 2000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 15th day of November, 2000 as Document Number 00895495 (hereinafter referred to as the "Seventh Amendment", the Declaration and the Seventh Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

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WHEREAS, by an Eighth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 13th day of December, 2000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 18th day of December, 2000 as Document Number 00990703 (hereinafter referred to as the "Eighth Amendment", the Declaration and the Eighth Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Ninth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 27th day of March, 2001 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 29th day of March, 2001 as Document Number 0010248229 (hereinafter referred to as the "Ninth Amendment", the Declaration and the Ninth Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Tenth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 20th day of April, 2001 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 24th day of April, 2001 as Document Number 0010332592 (hereinafter referred to as the "Tenth Amendment", the Declaration and the Tenth Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by an Eleventh Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Oaks at Hidden Glen Condominium Association dated the 1st day of June, 2001 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 27th day of JUNE, 2001 as Document Number 0010495925 (hereinafter referred to as the "Eleventh Amendment", the Declaration and the Eleventh Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, the Declarant is the legal holder of and wishes to annex and add to the Parcel and the Property, as these terms are defined in the Declaration, and thereby submit same to the Act, the real estate described in Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as "Additional Property").

NOW, THEREFORE, the Declarant, as the legal title holder of the Additional Property, and for the purposes set forth hereinabove, hereby declares that the Declaration be, and the same is hereby, amended as follows:

1. The Additional Property described in Exhibit "A" attached hereto and made a part hereof, is hereby added to the Parcel and the Property, and is hereby submitted to the provisions of the Act, and shall be deemed to be governed by in all respects by the terms and provisions of the Declaration.

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2. It is understood that the Added Units, as this term is defined in the Declaration, being hereby added and annexed consists of space enclosed or bounded by the horizontal and vertical planes set forth in Exhibit "B", attached hereto and made a part hereof. Exhibit "B" to the Declaration is hereby amended by the addition thereto of Exhibit "B", which is attached hereto.

3. Exhibit "C" to the Declaration is hereby amended and superseded in its entirety by Exhibit "C", which is attached hereto and made a part hereof, and the respective percentages of ownership in the common elements appurtenant to each Unit described in former Exhibit "C" prior to this First Amendment are hereby adjusted to the respective percentages set forth in the attached Exhibit "C".

4. The Added Common Elements, as that term is defined in the Declaration, are hereby granted and conveyed to the grantees of Units heretofore conveyed, all as set forth in the Declaration.

5. Exhibit "D" of the Declaration is hereby amended and superseded in its entirety by Exhibit "D", which is attached hereto and made a part hereof.


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IN WITNESS WHEREOF, REMINGTON AT HIDDEN GLEN, L.L.C., an Illinois limited liability company, executed this document as of the 1st day of June, 2001.

REMINGTON AT HIDDEN GLEN, L.L.C.,
an Illinois limited liability company

BY: REMINGTON HOMES, LLC
Its: Manager

BY: 
Name: Jay M. Dulla
Its: Manager


STATE OF ILLINOIS

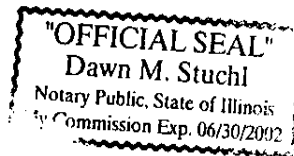
) SS.

COUNTY OF KANE)

I, Dawn M. Stuchl, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Jay M. Dulla, Manager of Remington Homes, LLC, as Manager of Remington Homes, LLC, as Manager of Remington at Hidden Glen, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1st day of June 2001.


Notary Public



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EXHIBIT "A"

ADDED PROPERTY

ALL OF NON-EASEMENT AREA 1, ALSO KNOWN AS LOT 1, IN OAKS AT HIDDEN GLEN PHASE II, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, AS PER DOCUMENT NUMBER 99802829 RECORDED AUGUST 23, 1999 AND CERTIFICATE OF CORRECTION AS PER DOCUMENT 99934687 RECORDED OCTOBER 4, 1999.

PIN: 0626-120-002

CKA: Vacant land on Samuel Court
Streamwood, IL 60107

UNOFFICIAL COPY 0010495930

EXHIBIT "C"

PERCENTAGE OWNERSHIP FOR THE HIDDEN GLEN CONDOMINIUM ASSOCIATION

<u>Unit #</u>	<u>Percentage Interest In Common Elements</u>
5-1	1.594%
5-2	1.496%
5-3	1.496%
5-4	1.594%
6-1	1.594%
6-2	1.496%
6-3	1.496%
6-4	1.594%
4-1	1.594%
4-2	1.496%
4-3	1.471%
4-4	1.496%
4-5	1.594%
11-1	1.594%
11-2	1.496%
11-3	1.496%
11-4	1.594%
8-1	1.594%
8-2	1.471%
8-3	1.471%
8-4	1.594%
10-1	1.594%
10-2	1.496%
10-3	1.471%
10-4	1.594%
7-1	1.594%
7-2	1.496%
7-3	1.471%
7-4	1.496%
7-5	1.496%
7-6	1.594%
9-1	1.594%
9-2	1.471%
9-3	1.471%
9-4	1.496%
9-5	1.594%
15-1	1.594%
15-2	1.471%
15-3	1.496%
15-4	1.594%
13-1	1.594%
13-2	1.496%
13-3	1.496%
13-4	1.594%

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EXHIBIT "C"

0010495930

PERCENTAGE OWNERSHIP FOR THE HIDDEN GLEN CONDOMINIUM ASSOCIATION

<u>Unit #</u>	<u>Percentage Interest In Common Elements</u>
12-4	1.594%
16-1	1.594%
16-2	1.496%
16-3	1.471%
16-4	1.594%
17-1	1.594%
17-2	1.496%
17-3	1.471%
17-4	1.471%
17-5	1.496%
17-6	1.594%
19-1	1.594%
19-2	1.496%
19-3	1.496%
19-4	1.594%
18-1	1.594%
18-2	1.496%
18-3	1.594%
24-1	1.594%
24-2	1.496%
24-3	1.594%
TOTAL	100.000000%

Property of Cook County Clerk's Office

EXHIBIT "D"

LEGAL DESCRIPTION FOR ADDITIONAL PROPERTY

OAKS AT HIDDEN GLEN, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AS PER DOCUMENT NUMBER 99802830 RECORDED AUGUST 23, 1999, EXCEPTING THEREFROM LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18 AND 19 IN OAKS AT HIDDEN GLEN SUBDIVISION.

ALSO

OAKS AT HIDDEN GLEN PHASE II, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AS PER DOCUMENT NUMBER 99802829 RECORDED AUGUST 23, 1999, AND CERTIFICATE OF CORRECTION AS PER DOCUMENT NUMBER 99934687 RECORDED OCTOBER 4, 1999, EXCEPTING THEREFROM NON-EASEMENT AREA 1, ALSO KNOWN AS LOT 1 IN OAKS AT HIDDEN GLEN PHASE II.

EXHIBIT ATTACHED