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The Ryland Group, a Maryland corporation ("Developer") is the legal title holder of the real estate legally described in Exhibit A attached hereto ("Single Family Association Parcel"). The Developer intends to record a declaration entitled Declaration for Castle Creek of Bartlett Single Family Homes ("Single Family Declaration") with respect to the Single Family Association Parcel. The Developer is also the legal title holder of the real estate legally described in Exhibit B attached hereto ("Condominium Property"). The Developer intends to record a declaration entitled Declaration of Condominium Ownership for Castle Creek of Bartlett Condominium ("Condominium Declaration") with respect to the Condominium Property or a portion of the Condominium Property. The Single Family Association shall be responsible for, among other things, (i) maintaining two (2) detention areas, including landscaping and other improvements located thereon which are legally described in Exhibit Z hereto ("Detention Areas"), which will serve both the Single Family Association Parcel and the Condominium Property, and (ii) paying fees in connection with a storm sewer pipeline easement, as more fully provided in that certain Indemnification Agreement Concerning the Metra Pipeline Easement Agreement between the Village of Bartlett and the Developer ("Indemnification Agreement"). The Condominium Association will pay a portion of the cost of the maintenance of the Detention Areas and will pay a portion of the amounts payable under the Indemnification Agreement.

RECITALS

This Agreement is made between Castle Creek of Bartlett Homeowners Association, an Illinois not for profit corporation company ("Single Family Association") and Castle Creek of Bartlett Condominium Association, an Illinois not for profit corporation ("Condominium Association").

Re: Detention Areas and Pipeline Easement

COST SHARING AGREEMENT

04/02/04

30084\127\0004

ABOVE SPACE FOR RECORDER'S USE ONLY

Doc#: 0516549002 Fee: \$36.00
 Eugene "Gene" Moore Recorder of Deeds
 Cook County Recorder of Deeds
 Date: 06/14/2005 09:48 AM Pg: 1 of 7



Brian Meltzer
 MELTZER, PURTILL & STELLE LLC
 1515 East Woodfield Road
 Second Floor
 Schaumburg, Illinois 60173-5431
 (847) 330-2400

THIS INSTRUMENT PREPARED
 BY AND SHOULD BE RETURNED
 TO:

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Accordingly, the Single Family Association and the Condominium Association hereby agree and declare as follows:

1. For purposes hereof, the term "Covered Maintenance" shall mean the maintenance (including landscape maintenance), repair and replacement of Detention Areas.

2. Prior to the end of each calendar year, the Single Family Association shall furnish to the Condominium Association, a budget of anticipated costs of, and the build up of reserves for, the Covered Maintenance for the upcoming calendar year. The budget shall also take into account and provide for surpluses or shortages under the current year's budget. The Single Family Association shall keep records of the cost of furnishing Covered Maintenance and, upon request, shall make those records available to the Condominium Association.

3. For purposes hereof, the term "Shared Costs" shall mean the cost of providing Covered Maintenance and amounts payable pursuant to the Indemnification Agreement.

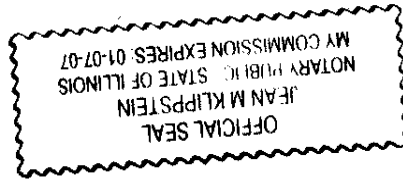
4. The Condominium Association shall pay the Single Family Association a portion of the Shared Costs which portion shall be based on a ratio, the numerator of which shall be the total number of dwelling units subject to the Condominium Declaration and the denominator of which shall be the total number of dwelling units subject to the Condominium Declaration and the Single Family Declaration at the time the Shared Cost is incurred. Such amount shall be paid periodically, upon demand of the Single Family Association, but no more frequently than quarterly.

5. The Single Family Association shall at all times maintain the Detention Area in good condition and repair and shall not obstruct or impede the flow of stormwater run off from the Condominium Property to the Detention Area. If the Single Family Association fails to maintain the Detention Area in good condition and repair and in accordance with the plans under which they were constructed or installed or the preceding sentence, then the Condominium Association may give written notice thereof to the Single Family Association and if the Single Family Association does not cure such failure within thirty (30) days after the giving of such written notice, then the Condominium Association shall have the right to enter upon such areas and perform necessary maintenance or repairs. In such case, the Single Family Association shall either reimburse the Condominium Association for the reasonable cost of such work or the Condominium Association may off-set the reasonable cost of such work against amounts due from the Condominium Association to the Single Family Association.

6. Any amount due by the Condominium Association to the Single Family Association, or vice versa, (a "Charge") which is not paid within thirty (30) days after payment is requested hereunder shall bear interest at the rate of four percent (4%) above the "prime rate" of interest as published from time to time in the Wall Street Journal from the due date to the date when paid. The party to which a Charge is owed may (i) bring an action against the other party to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such

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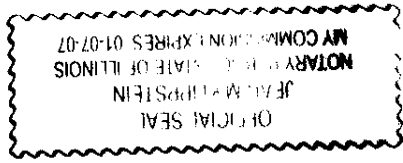
By: [Signature]
Its Assn. Pres.
CASTLE CREEK OF BARTLETT
CONDOMINIUM ASSOCIATION, an
Illinois not for profit corporation

By: [Signature]
PRESIDENT
CASTLE CREEK OF BARTLETT
HOMEOWNERS ASSOCIATION, an
Illinois not for profit corporation

Dated as of March 13, 2005

- 8. This Cost Sharing Agreement may be amended only by a writing executed by the Single Family Association and the Condominium Association and recorded.
- 7. The terms hereof shall be binding upon the parties hereto and their respective successors and assigns and shall run with and bind the land.
may be foreclosed in the same manner as a mortgage lien.
an amount equal to the amount due, plus interest, costs and reasonable attorney's fees, which lien action), and (ii) shall have a lien against the real estate owned by the party owing the Charge in

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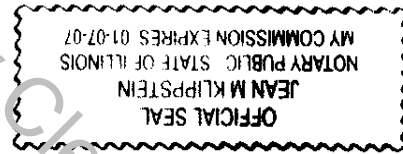


Jean M Klippstein
Notary Public

GIVEN under my hand and Notarial Seal this 13th day of June, 2005

of the Condominium Association for the uses and purposes herein set forth.
sealed and delivered instrument as his/her free and voluntary act and as the free and voluntary act
instrument as such, appeared before me this day in person and acknowledged that he/she signed,
personally known to me to be the same person whose name is subscribed to the foregoing
Association, an Illinois not for profit corporation (the "Condominium Association"), who is
Tony (AKA) the Asst VP of Castle Creek of Bartlett Condominium
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

STATE OF ILLINOIS)
() SS)
COUNTY OF COOK)



Jean M Klippstein
Notary Public

GIVEN under my hand and Notarial Seal this 13th day of June, 2005

for the uses and purposes herein set forth.
instrument as his/her free and voluntary act and as the free and voluntary act of the Corporation
appeared before me this day in person and acknowledged that he/she signed, sealed and delivered
me to be the same person whose name is subscribed to the foregoing instrument as such,
Association, an Illinois not for profit corporation ("Corporation"), who is personally known to
Robert Meryn, the President of Castle Creek of Bartlett Homeowners
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

STATE OF ILLINOIS)
() SS)
COUNTY OF COOK)

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Single Family Association Parcel

EXHIBIT A

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Condominium Property

EXHIBIT B

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Detention Areas

EXHIBIT Z