

SECOND AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
THE PONDS OF SOUTH BARRINGTON

This Amendment is made this 1st day of October, 1993, to the Covenants, Conditions and Restrictions recorded December 27, 1993, as Document No. 25296245 and amended by Document No. 87219677, by the undersigned owners of lots, legally described on Exhibit "A" and attached, hereto, and made a part hereof by reference, to read, as follows:

- 1. Article IV, second paragraph, fifth sentence to be revised as follows:

Said landscaping shall be completed no later than six months after a house is completed, unless house completion occurs at a time of the year which would make installation of the landscaping within six months impractical, in which case said landscaping shall be completed within the first growing season subsequent to house completion. House completion occurs, for purposes of this section, when 80%(eighty percent) of the dry wall is hung. This landscape schedule applies to both built to order homes and speculation homes.

- 2. Article IV, second paragraph, the reference to "4% of the applicable base figure" shall be replaced with "8% of the applicable base figure".

DEPT-01 RECORDINGS \$83.50
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#5135 # *-93-812860
COOK COUNTY RECORDER

- 3. Add the following sentences to the end of Article IV:

A deposit of 33% of the estimated landscaping costs or \$10,000, whichever is smaller, shall be deposited with "The Ponds Homeowners Association" in a non-interest bearing account prior to the approval of the house plan by the Architectural Control Committee. This deposit will be returned upon the completion of the approved landscaping plan.

Perennial or permanent modification of existing landscaping having a cost of .2% or more of the value of the home must be approved before work is started. Value for purposes of this paragraph shall equal the fair market value as determined by an independent appraisal. A landscape modification plan shall be submitted to the Architectural Control Committee for approval.

- 4. Add Subsection 25(i) to Article VII to read as follows:

Water from any of the ponds located within the subdivision cannot be used for irrigation purposes, except for irrigation of common areas and with approval of the Architectural Control Committee.

- 5. Add Subsection 25(j) to Article VII to read as follows:

Aiteration of any pond shoreline is prohibited except with the written approval of the Architectural Control Committee.

- 6. Add Subsection 25(k) to Article VII to read as follows:

All lots must be mowed at least once per month or more often if necessary to restrict vegetation growth(excluding trees and shrubs) to the maximum of 6 inches in height.

93812860

2350
6 Copies
MLW

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The Ponds of South Barrington
Amendments to the Declaration of Covenants, Conditions, and Restrictions
Page 2

7. Article VII, Section 5-Campers and Recreational vehicles shall be revised to read as follows:

No identifiable commercial vehicles with "B" or commercial license plates, boat recreational vehicles, campers, and other types of non-passenger vehicles and accessories may be kept on any lot unless the same are fully enclosed within the garage located on such lot.

8. Article VII, Section 12 shall be revised to read as follows:

No detached accessory building including but not limited to, detached garages and storage building, shall be erected, placed, or constructed upon any lot except with the approval of the Architectural Control Committee.

9. Article VII, Section 23 shall be revised to read as follows:

Fences, Walls, and Hedges will not be permitted on any lot with the exception of those used with pools, tennis courts, and other decorative landscaping as approved by the Architectural Control Committee.

10. Article VII, Section 25(g) shall be revised to read as follows:

Dog runs and Kennels are prohibited.

IN WITNESS WHEREOF, this Amendment has been approved by 75% of the Owners as set forth in Group Exhibit B, attached hereto, and made a part, hereof, by reference.

93812860

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EXHIBIT A

PARCEL 1:

LOTS 1 - 44, ALL INCLUSIVE, IN NURSERY ESTATES, A SUBDIVISION OF PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND THE EAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

SILVER LINDEN COURT, BIG LEAF LINDEN COURT, LITTLE LEAF LINDEN COURT AND THE WEST 8 FEET OF MUNDHANK ROAD, ALL AS DEDICATED FOR PUBLIC STREETS IN NURSERY ESTATES, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS. COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 34, THENCE SOUTH ALONG SAID 1/4 SECTION LINE 26.18 CHAINS TO THE CENTER OF THE HIGHWAY; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER OF THE HIGHWAY 21.33 1/2 CHAINS TO THE CENTERLINE OF SAID 1/4 SECTION; THENCE NORTH ALONG THE CENTER OF SAID 1/4 SECTION 20.76 CHAINS TO THE NORTH LINE OF SAID 1/4 SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 22 CHAINS TO THE POINT OF BEGINNING. ALSO THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, EXCEPT THAT PART FALLING IN HIGGINS ROAD AND ALSO EXCEPT THAT PART FALLING IN MUNDHANK ROAD AS IT EXISTED PRIOR TO THE DEDICATION IN THE PLAT OF NURSERY ESTATES RECORDED DECEMBER 27, 1978, AS DOCUMENT NUMBER 25296245, ALL IN COOK COUNTY, ILLINOIS.

TAX ID'S 01-34-300-0000
01-34-102-000000

UNOFFICIAL COPY

Remittance Copy and Election Form

2

Paul Wan

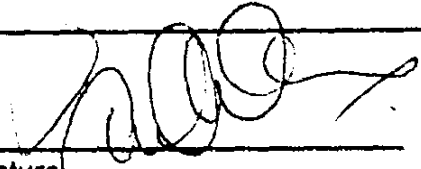
Amount Enclosed

\$ _____

I Paul Wan agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

5/12/14
Date


Signature

Property of Cook County Clerk's Office

93912860

UNOFFICIAL COPY

Remittance Copy and Election Form

3

Mr. & Mrs. Paul Neuhauser

Amount Enclosed

\$ 220.50

I Mr. & Mrs. Paul Neuhauser agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception

2-21-93
Date

Paul Neuhauser
Signature

Carol J. Neuhauser

Property of Cook County Clerk's Office

93812859

UNOFFICIAL COPY

Remittance Copy and Election Form

4

Mr. Joseph Spata

Amount Enclosed

\$ 220.⁵⁰

I Mr. Joseph Spata agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception

None

2-19-93
Date

Joseph Spata
Signature

PROPERTY OF COOK COUNTY CLERK'S OFFICE

93842889

UNOFFICIAL COPY

Remittance Copy and Election Form

1-

2-

KwioK Chang
LOTS

Amount Enclosed

\$ _____

I agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

May 15th 1993
Date

KwioK Chang
Signature

93812860

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Remittance Copy and Election Form

1~ Vince Sabella
2~ LOT # 6

Amount Enclosed \$ _____

I 2~ agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

A-25-93
Date

Vince Sabella
Signature

Property of Cook County Clerk's Office

93812860

UNOFFICIAL COPY

Remittance Copy and Election Form

9

Gayle A. Ong

JAV# 186

Amount Enclosed

\$ 220⁵⁰

I, Gayle A. Ong, agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception

3/13/93
Date

Gayle A. Ong
Signature

Property of Cook County Clerk's Office

93812860

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Lot #10

Remittance Copy and Election Form

1~
2~


Amount Enclosed

\$ PAID

I 2~ agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

4/28/93
Date


Signature
Francesco Chielli

Property of Cook County Clerk's Office

93812869

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11-11-11

UNOFFICIAL COPY

Remittance Copy and Election Form

11

Mathew J. Korabik

Amount Enclosed

\$ 275.65

I Mathew J. Korabik agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

2-20-93

Date

Mathew J. Korabik
Signature

93812887

UNOFFICIAL COPY

Remittance Copy and Election Form

12

Mr. Charles Bartell

Amount Enclosed

\$ _____

Bartell

I Mr. Charles Bartell agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

Date _____

Charles Bartell
Signature

Property of Cook County Clerk's Office

93818830

UNOFFICIAL COPY

Remittance Copy and Election Form

1~
2~

Amount Enclosed \$ _____

I 2~ agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

5-5-93
Date

J. Zancha
Signature

Property of Cook County Clerk's Office

93812889

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2011-11-18 10:10:10

UNOFFICIAL COPY

Remittance Copy and Election Form

14

Rino Builders

Amount Enclosed

\$ _____

I Rino Builders agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

2-22-93
Date

[Signature]
Signature

Property of Cook County Clerk's Office

93812880

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Remittance Copy and Election Form

16

Alexander & Cristina Wodka

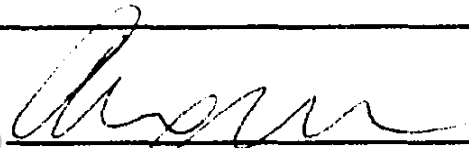
Amount Enclosed \$ _____

I Alexander & Cristina Wodka agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

3/13

Date



Signature

Property of Cook County Clerk's Office

93812860

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Remittance Copy and Election Form

19

Scott & Karen Levin

Amount Enclosed

\$ 2205⁰⁰

I Scott & Karen Levin agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

2/25/93
Date

[Signature]
Signature

Property of Cook County Clerk's Office

93812869

UNOFFICIAL COPY

Remittance Copy and Election Form

1~ Dr. Rosenberg
2~ Lot 21

Amount Enclosed \$ _____

I/2~ agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

4/23/93
Date

[Signature]
Signature

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Remittance Copy and Election Form

22

Mr. & Mrs. Dern

Amount Enclosed

\$ 220.50

I Mr. & Mrs. Dern agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

3/24/93

Date

Heleen Dern

Signature

93812860

UNOFFICIAL COPY

Remittance Copy and Election Form

25

Mr. Roger Patel

Amount Enclosed \$ _____

I, Mr. Roger Patel, agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

9-6-93
Date

[Signature]
Signature

Property of Cook County Clerk's Office

93812860

UNOFFICIAL COPY

Remittance Copy and Election Form

26

Kinney Construction

Amount Enclosed

\$ 220.50

I Kinney Construction agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception:

4/29/93
Date

Robert Kinney
Signature

Property of Cook County Clerk's Office

93812860

UNOFFICIAL COPY

Remittance Copy and Election Form

27

Gary Ochwat & Ricardo Cajulis

Amount Enclosed

\$ 220.50

I Gary Ochwat & Ricardo Cajulis agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

Date

3/9/93

Signature

[Signature]

R. Cajulis

Property of Cook County Clerk's Office

93812860

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Remittance Copy and Election Form

1~ Schmerler
2~ Lot 15

Amount Enclosed

Already pd

I 2~ agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

5-14-93
Date


Signature

93812860

UNOFFICIAL COPY

Remittance Copy and Election Form

29

Victor Han

Amount Enclosed

\$ 275⁶⁵

I Victor Han agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

Date _____

Victor Han
Signature

93912850

UNOFFICIAL COPY

Remittance Copy and Election Form

1~ Mr. & Mrs. Sciorlino
2~ Lot #34

OCT 12 1993

Amount Enclosed \$ _____

I 2~ agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

5-13-93
Date

Joseph Sciorlino
Signature

Property of Cook County Clerk's Office

93812869

UNOFFICIAL COPY

Remittance Copy and Election Form

35

Mr. & Mrs. Michael Piraino

Amount Enclosed

\$ 275.65

I Mr. & Mrs. Michael Piraino agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

Feb 20th 1993
Date

Michael Piraino
Signature

Deborah Piraino

Clerk's Office

93812860

UNOFFICIAL COPY

Remittance Copy and Election Form

36

Mr. Mike Deluca

Amount Enclosed

\$ 275.65

I Mr. Mike Deluca agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

2-20-93
Date

Mike Deluca
Signature

Property of Cook County Clerk's Office

93812860

UNOFFICIAL COPY

WITNESSETH that the within and foregoing is a true and correct copy of the original as the same appears from the records of the County of Cook, State of Illinois.

Property of Cook County Clerk's Office

COOK COUNTY

UNOFFICIAL COPY

Remittance Copy and Election Form

23

Mr. & Mrs. Nick Loiacono

Amount Enclosed \$ _____

I Mr. & Mrs. Nick Loiacono agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

3-10-93
Date

[Handwritten Signature]
Signature
[Handwritten Signature]

Property of Cook County Clerk's Office

93812940

UNOFFICIAL COPY

Remittance Copy and Election Form

40

Ron & Jeanne Van De Velde

Amount Enclosed

\$ 275.⁶⁵

I Ron & Jeanne Van De Velde agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

Feb 20 1993
Date

Ron Van De Velde
Signature

Property of Cook County Clerk's Office

93812850

UNOFFICIAL COPY

Remittance Copy and Election Form

41

Mr. & Mrs Gilela Reddy

Amount Enclosed

\$ 275.65

1993 Homeowner's Association Assessment - Lake prop

I Mr. & Mrs Gilela Reddy agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception

Date

3/01/93

Signature

Gilela Varap Ryan

PROPERTY OF COOK COUNTY CLERK'S OFFICE

93812869

UNOFFICIAL COPY

Remittance Copy and Election Form

42

Ken & Carole Tafel

Amount Enclosed

\$ 275.⁶⁵

I Ken & Carole Tafel agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception

ALL TEN APPROVED AS WRITTEN

3-6-93
Date

Ken & Carole Tafel
Signature

PROPERTY OF COOK COUNTY CLERK'S OFFICE

93812889

UNOFFICIAL COPY

Remittance Copy and Election Form

1~
2~ LOT # 44

Amount Enclosed

\$ NOT APPLICABLE

I 2~ agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception None.

Date 9/19/93

[Signature]
Signature

PROPERTY OF COOK COUNTY CLERK'S OFFICE

93812889

UNOFFICIAL COPY

Remittance Copy and Election Form

1~ ~~XXXXXXXXXX~~
2~ Lot 30 YOON H KIM

Amount Enclosed \$ _____

I agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions except as stated below (Please be specific on any exceptions):

Exception _____

May 14th 1993
Date

[Signature]
Signature

Property of Cook County Clerk's Office

93812869

UNOFFICIAL COPY

Remittance Copy and Election Form

38

Roger & Nancy Millard

Amount Enclosed

\$ 275.65

I Roger & Nancy Millard agree to the proposed modification to the Declaration of Covenants, Conditions and Restrictions, except as stated below (Please be specific on any exceptions):

Exception _____

2/19/97
Date

[Signature]
Signature



Kathleen Ross
210 E. Station St.
Barrington, Ill. 60010

63812887