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COOK COUNTY RECORDER

Seminary Townhouse Association

Certificate for recording an Amendment to the STA Declaration

The undersigned President and Secretary of the Seminary Townhouse Association, an Illinois not for profit corporation ("STA"), certify as follows:

1. The "STA property" consists of 69 Lots (56 improved with single-family residences) in Blocks 1 to 11, inclusive, in Seminary Townhouse Association Subdivision in the City of Chicago, being a Resubdivision of parts of Lots 1 to 5, inclusive, and part of Lot 7 in the County Clerk's Division of the North half (N 1/2) of Block 3 of Sheffield's addition to Chicago in the East half (E 1/2) of the North East quarter (NE 1/4) of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, according to Plat thereof recorded as Document No. 23234123 in Cook County, Illinois.

2. The STA property and all STA Owners are subject to the "Declaration of Covenants, Conditions, Restrictions and Easements for Seminary Townhouses" recorded in Cook County, Illinois, on September 25, 1975, as Document No. 23234124 (the "Declaration"). Under Paragraph 9.6(c) of the Declaration, the Declaration may be amended by an instrument signed by 75% of the STA Owners (except as to certain subjects not relevant here that are referred to in Paragraphs 9.6(a) and 9.6(b) of the Declaration).

3. Pursuant to Paragraph 9.6(c) of the Declaration, the Declaration has been amended by an instrument signed by the required 75% of all STA Owners in the form of the attached "Revised Amendment to the Declaration, June 11, 1990" (the "Amendment"), adding a new Paragraph 2.11 to the Declaration which, in turn, adds to the Declaration as a new "Exhibit F" the attached set of architectural and conservation regulations dated June, 1990, titled "Regulations and Guidelines for Conservation - McCormick Rowhouse District" (the "Regulations").

4. Attached to this Certificate is a Schedule showing the legal description, street address (for houses) and real estate tax Property Index Number for each of the 69 STA Lots subject to the Declaration, as amended, being 56 Lots improved with single-family residences owned by individuals and 13 Lots owned by STA, itself, for the benefit of all STA Owners.

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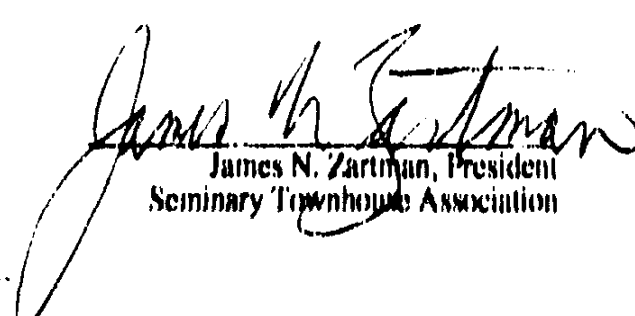
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5. This Certificate is given on behalf of STA pursuant to authority granted the undersigned by the STA Board of Directors to implement recording of the attached Amendment and the attached Regulations (Exhibit F) as an amendment to the Declaration so that the Amendment will be spread of record as a part of the Declaration with respect to all STA property as of the date of recording.

Dated: April 7, 1995


James McPharlin, Secretary
Seminary Townhouse Association


James N. Zartman, President
Seminary Townhouse Association

State of Illinois
County of Cook

I, Marie Oquendo, a Notary Public in and for Cook County, Illinois, certify that James N. Zartman and James McPharlin, known to me to be the President and Secretary, respectively, of the Seminary Townhouse Association, an Illinois not for profit corporation ("STA"), appeared before me and acknowledged that they signed and delivered the foregoing Certificate on behalf of STA pursuant to authority granted them by the STA Board of Directors, for the purpose specified in the Certificate, this 7th day of April, 1995.

(Stamp)




Notary Public

This document prepared by and mail to:
James N. Zartman, 840 W. Belden, Chicago IL 60614-3236



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REVISED AMENDMENT TO THE DECLARATION, June 11, 1990

Pursuant to Article IX paragraph 9.6(c) of the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SEMINARY TOWNHOUSES dated September 25, 1975 and recorded as Document No. 23234124, hereinafter referred to as the ("DECLARATION"), the DECLARATION is hereby amended by adding to Article II of the DECLARATION the following paragraph:

2.11 The Regulations and Guidelines for Conservation for the McCormick Rowhouse District, dated June 1990, attached hereto as "Exhibit F" are the firm and binding standards governing the construction of new structures, exterior appearance, maintenance and structural integrity of all residential units and their yards."

By my signature below, I hereby agree to and approve the above Revised Amendment to the DECLARATION, including the requirement for certification of structural soundness relative to openings in the rear walls of the townhouses.

_____	_____
Print Address	Print Address
By: _____	By: _____
_____	_____
Print Address	Print Address
By: _____	By: _____
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Print Address	Print Address
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By: _____	By: _____

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Exhibit F

REGULATIONS AND GUIDELINES FOR CONSERVATION

McCORMICK ROWHOUSE DISTRICT

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Architectural Committee, Seminary Townhouse Association
Chicago, Illinois June, 1990

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INTRODUCTION

The rowhouses of the McCormick Theological Seminary have been recognized as fine examples of nineteenth century residential architecture and urban planning by the Chicago Landmarks Commission and as an important element in the Sheffield Historic District, listed on the National Register of Historic Places. This recognition places a responsibility on the rowhouse owners and the Seminary Townhouse Association (STA) to preserve and maintain this district. The key to its preservation is the maintenance of the architectural integrity of the rowhouses and the landscape quality of the open space.

Accordingly STA has taken great care, through its Declaration, to insure that the district will not compromise its character in future years. One of the purposes of the Declaration is to provide for the conservation and enhancement of the values of all residences in the Townhouse area and for the conservation of the integrity, character, and architectural uniqueness of said residences." Further, Article 2.2 provides that: "No building, fence, wall or other structure shall be commenced, erected or maintained upon any lot except as presently existing, no change in the interior of any Residential Unit affecting the structural integrity of another Residential Unit shall be made, and no substantial landscaping, exterior lighting, air conditioning compressors or other related similar equipment, exterior additions to or change or alteration upon a Lot may be made or installed, until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board."

On October 26, 1975, the Board appointed the Architectural Committee, and subsequently delegated to that Committee the Board's powers and responsibilities under Article 2.2 of the Declaration. The Board retains the right of review.

The Regulations and Guidelines published below are intended to assist both the Committee and the townhouse owner in maintaining the architectural character of the residential rows, the structural integrity of the individual units, and the landscape of the common and private areas. These Regulations and Guidelines address many of the questions which the Committee is commonly asked. However, they are not meant to be all inclusive. The Committee reserves the ultimate right and responsibility to review each plan for interior or exterior alteration or modification. Accordingly, a homeowner contemplating an alteration or modification should take the following steps:

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1. Submit a written request to the Architectural Committee. Extensive or significant changes require the homeowner to submit detailed plans and specifications for review by the Committee and notify homeowners in visual proximity and make plans available to them if significant visual change is contemplated.
2. Where appropriate, obtain building permits from the City of Chicago.

It should be remembered that the Architectural Committee is an agent of the Seminary Townhouse Association and not an agent of the homeowner whose plans are being reviewed. The Committee reviews these plans for the purpose of determining their acceptability to the Association. Accordingly, the homeowner should not construe the Committee's approval of a plan as an endorsement of the structural soundness or engineering sufficiency of the plan. The Committee, the Association and the members of both, specifically disclaim any responsibility or liability for damages suffered as a result of a defective plan, whether approved by the Committee or not. Each homeowner remains charged with the responsibility of guaranteeing the soundness of any alteration or modification undertaken by that homeowner as well as adherence to the Chicago building codes.

Assisting the STA group in preserving the McCormick Rowhouse District is the Chicago Landmarks Commission. The responsibilities of the Chicago Landmarks Commission are set forth in Chapter 21, Section 21-64 of the Municipal Code of Chicago. The Commission's first responsibility is to recommend to the City Council of Chicago that certain "areas, places, building, structures, works of art and other objects having a special historical, community, or aesthetic interest or value" be officially designated a "Chicago Landmark." Once the City Council has approved the recommendation of the Commission and designates the "Chicago Landmark", it becomes the responsibility of the Commission to ensure the preservation, protection, enhancement, rehabilitation and perpetuation" of the landmark. One of the ways the Commission does this is by reviewing all applications for building permits which affect designated landmarks.

Building permits are issued by the Department of Buildings and are required for all new construction, remodeling, and major alterations in the city. A building permit is needed in order to: Add bay windows; finish off attic or basement spaces; replace, enclose, or heat existing porches or build new porches; replace existing masonry or roof structures; replace or add siding or replace existing siding with masonry veneer or face brick; or to completely modernize or convert a structure; make structural changes which result in a larger building area; install boilers; and erect a chimney.

A building permit must also be secured in order to construct or alter plumbing systems; to install, replace, or extend warm air furnaces; to construct, alter or add ventilation facilities; and to build mechanical, supply or exhaust ventilation systems. Other changes which require a permit are: shoring, raising, or underpinning any building.

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A building permit is not required for any minor repairs that may be necessary to maintain existing parts of a building or plumbing system as long as such work does not involve the replacement or repair of any structural load bearing members nor reduce the means of exit; affect the light or ventilation, room size requirements, sanitary or fire resistive requirements; use materials not permitted by the building code; nor increase the height or capacity of a building. As this list is not comprehensive, the Department of Buildings may always be consulted about the necessity of a permit for other changes.

Because the McCormick Rowhouse District is part of the Lincoln Park Conservation Area, all applications for building permits will be forwarded to the Department of Urban Renewal for its review. After the Department of Urban Renewal has reviewed the application, it will be forwarded to the Landmark Commission. The Commission will determine whether the proposed work "is of a nature which will not adversely affect any significant historical or architectural feature" of the landmark.

The Commission is concerned primarily with the exteriors of buildings and the environment they create. It is not feasible for them to legislate detailed guidelines in districts where a great variety of residential styles exist. The STA community is unique because the rows are highly structured and the STA Architectural Committee has formulated specific regulations and guidelines for preservation.

It is the Committee's intent to continually seek rational solutions to problems that threaten the integrity of the rowhouses. It is sometimes necessary to find a common ground that enhances existing conditions and yet accommodates new construction and repair.

The Committee encourages the eight rows to organize to discuss plans and problems, and to contract for many repair items on a row-by-row basis. It is further recommended that neighbors planning outdoor changes discuss them with their neighbors, particularly their immediate neighbors, as a courtesy. The eight rows are:

1. 832 - 840 W. Belden
2. 844 - 858 W. Belden
3. 841 - 859 Chalmers Pl.
4. 840 - 858 Chalmers Pl.
5. 833 - 841 W. Fullerton
6. 845 - 859 W. Fullerton
7. 901 - 913 W. Fullerton
8. 917 - 927 W. Fullerton

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REGULATIONS AND GUIDELINES

These regulations and Guidelines do not require homeowners to take affirmative action. They have been formulated primarily to prescribe procedures and standards for homeowners who wish to make changes. In some cases, however, the Architectural Committee will require that affirmative action, consistent with these Regulations and Guidelines, be taken by certain homeowners where inaction by the homeowner could result in damage to other STA homes or homeowners, and where irreversible disrepair needs to be prevented.

Any plan to change the exterior of any townhouse or yard, or to affect the structural integrity of the interior of any townhouse, must be submitted to the Architectural Committee for approval before implementation, unless exempted from the approval requirement by these rules. Intention to remove and dispose of interior trim from any townhouse should be reported to the Committee so that it may be made available for sale to other residents of the community for restoration projects. This is the fundamental procedure established whereby STA can preserve the invaluable architectural and environmental heritage with which it has been entrusted.

In addition to approval by the STA Architectural Committee, homeowners are again reminded that criteria for obtaining a Building Permit may differ from those set forth in these Regulations and Guidelines.

A. Structural Components

1. Tuck Pointing of the masonry walls of the townhouses is the owner's responsibility. To keep the walls monochromatic, mortar must match the brick color. Joints are to be raked 1/2" deep to insure that new mortar remains in place.
2. Cleaning of brick is restricted to water washing, steam, or mild acid wash. Sandblasting is strictly prohibited. All cleaning must be done by rows with the exception of the two detached Chalmers Place houses. Prior approval of the Architectural Committee is required. Cleaning should only be done by a contractor knowledgeable in restoration techniques.
3. Brick repair and replacement:
 - a. Face brick on Belden and Fullerton is to be replaced with units closely resembling the original. Chalmers Place brick is irreplaceable and great care must be taken to preserve it.
 - b. Common brick is used to repair side and rear walls and is available locally. Buff colors are best.

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- c. Chimneys should be repaired only with face brick.
 - d. Parapet walls must be repaired with brick to match the brick in the existing wall. Changing from face to common or vice versa will cause additional damage.
4. Painting of exterior brick is not allowed.
 5. Sills: Hard limestone or precast concrete sills can be installed in place of the soft buff limestone. Such replacement should be done prior to cleaning.
 6. Foundation Walls: All exterior basement foundations are constructed from limestone rubble probably retrieved from buildings destroyed by the Chicago fire. The lime and sand mortar joints are visible in the basement interiors. Where ground water has caused them to deteriorate they should be raked and pointed. It is essential to perform this repair prior to covering the walls with interior finish materials. Brick foundation walls between basements suffer the same deterioration but at a much slower rate. They should be cured for in the same way. If ground water becomes a significant problem at any time, solutions will be researched by the Committee.
 7. Vines deteriorate mortar joints, brick face and eventually grow between roofing and brick. It is recommended that vines be kept off the building face.
 8. Light well areaways between residences, with the exception of 917-927 Fullerton (where structures are permitted in accordance with B. 8. n. 3. c. 7. below), must be kept clear to allow rain water to run off rather than seep into the ground.
 9. Termite Inspections: Each homeowner is responsible for the extermination of termites on his property. Because of the common interest in control of these pests, annual inspections may be arranged by the Board, at the expense of the individual homeowner.

B. Exterior Building Components

1. Encodes: Any alteration, modification, repair or addition of fixtures to the facade of the building is forbidden, except as hereinafter authorized by these Regulations and Guidelines.
2. Windows: must have a duranodic bronze (dark brown) finish.

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Duranodic aluminum double hung sash and storm combinations were installed on Chalmers Place houses in 1963. Originally, these were supplied by De Vac Corporation, Minneapolis, Minnesota. Replacements are to be made by row.

On Belden and Fullerton townhouses existing sash and frames, when painted, must be painted brown to match statuary bronze, preferably flat and in the umber range. In all cases paint should approximate the storm and screen brown of the manufacturers selected.

The Committee recommends that existing anodized aluminum (silver) storm and screens be painted brown at the time the surface finish begins to fail.

- a. Storm and screen units-new: Units can be purchased in steel or aluminum. Finish must be duranodic aluminum or dark brown fluoropon or dark brown acrylic paints.
- b. Replacement windows: If existing units are badly deteriorated, it may become necessary to purchase new units. Newly developed products of high quality exist in wood and aluminum. The Committee recommends that the glazing unit be insulated glass. This eliminates the need for additional storm and screen units. All double hung window units are to be replaced with double hung units of like design. For the 800 blocks of Fullerton and Belden, it is recommended that the upper and lower sash have a vertical mullion added. Large fixed glazed units destroy the scale of the window and the building facade and as a general rule are not allowed.

Wood windows, natural or vinyl coated, are manufactured by:
Pella Rollscreen Co.
Marvin Windows
Anderson Corporation
Caradeo Window & Door Division, Schoville Mfg. Co.

Aluminum Windows are manufactured by:
Aluminum Co. of America

3. Front Doors and Entrances: A variety of entrance doors exist but usually there is continuity within the various blocks. The finish of the entrance door is at the owner's discretion but all alterations or replacements are to be of the same general design as the remaining row. All doors and side lights must maintain the original depth from the front facade. The Committee recommends all doors be sealed on the head, jamb, and sill sides to prevent swelling.

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4. Front Stoops: Chalmers Place houses have permanent concrete steps which should be maintained. Epoxy cement can be used to repair these areas but it must be tinted to match existing surface. Railings must be gloss black.

The wood stoops of the Fullerton and Belden houses must be painted in a grey semi-gloss paint. The color is documented using Munsell notation, a universally recognized method of color notation and is listed below in Exhibit F1. A sample is available from the Architectural Committee.

- a. Railings - Original cast iron railings should be retained if at all possible. Any replacement must be steel pipe painted gloss black, to conform to the general appearance of the row in which the stoop is located.
- b. Replacement - When replacement of Belden and Fullerton stoops becomes necessary, it is best to explore a more permanent solution. Concrete may be used as a substitute for the wood. In any case, new construction must match the configuration of the original stoop, and in cases where the porch is shared with a next-door neighbor, the project should be done as one unit.
- c. Roofs - Front entry porch roofs may be added on Fullerton and Belden houses so long as they use a design which restores the original structures. The designs for each block of houses must be historic and uniform. The Architectural Committee will assist architects working with any restoration proposal. Where there are adjacent entrances, the restoration must include both entrances.

5. Walks: Front walks are to be concrete with finish to match existing public walk.
6. Entrance Lighting: Fullerton and Belden houses may include a small entrance light on the exterior brick wall near the door which is in keeping with the period.

Chalmers Houses are to have the entrance light on the recessed entrance wall or the entrance soffit. In no case is a light to be mounted on the exterior wall.

All rear entrance lights are to be such size and nature as to not disturb the neighbors. A 150 watt lamp is considered the maximum size.

7. House Numbers and Identification, Front: All house numbers are to be gold leaf in the original style. Post office identification is allowed but no additional large identification will be permitted. Rear: House numbers and identification can be located on fence or rear entrance.

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8. Rear Structures:

ii. New Construction and Replacement of Existing Structures

1. All new construction at the rear of the townhouse requires approval. (Decks are outdoor floor structures having no sides or roofs, but may have side railings no higher than 42" above the deck floor. Porches are decks with roofs. Enclosed porches have screen or windows. Permanent structures are essentially room additions having heating and an open access from the house.)

Decks no higher than the level of the townhouse first floor are permitted to a maximum depth of 12' from the rear wall of the townhouse and a maximum width as listed below. Decks are permitted anywhere that porches, enclosed porches or permanent structures are permitted. Decks 18" or less above grade may extend further with Committee approval. Roof decks are permitted on first, second and third floor roofs only on original brick portions of the townhouses in existence on or before 1975. Roof decks may not have sides or roofs, but may have railings no higher than 42" above the deck floor. Third floor roof decks must not be visible from ground level. It is intended that first and second floor roof decks have a minimal effect on ground level sight lines of the townhouses.

3. Porches, enclosed porches and permanent structures are permitted only within the limitations on size, shape, color, materials and roofs specified in 3a, 3b, and 3c, below. All walls or enclosures of new structures must be 45% transparent as measured from inside floor to inside ceiling. It is the intent of the Guidelines that roofs be as inconspicuous as possible and, where appropriate, follow neighboring roof lines. Roofs are limited as specified below. (i.e. peaked and dormer roofs are not permitted and hip roofs are limited to the same height restrictions as the other roofs). Where definitions or inconsistencies occur, interpretation rests with the Architectural Committee. Except for openings limited in width and location to window and door openings in existence on or before 1975, which do not require certification, plans which provide for any new openings or any other structural work in the rear walls must be accompanied by a certificate from a qualified structural engineer licensed to practice in Illinois, certifying to the Association and all owners of townhouses adjoining the townhouse being rehabilitated, that the rehabilitation provided for in the plans will be structurally sound, will not cause

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damage to the structure and will not prevent the restoration of the structure to the way it was before rehabilitation.

Rear structure size limits: Depths are limited to a maximum of 12 feet from the rear wall of the townhouse. Width of the structures is limited as follows (window references are 1st floor and 1st floor references are the floor above the basement):

a) Chalmers (All): Limited to existing depth of porch slab, roof height and slope (i.e. all roofs are to be in the same plane and at the same height). 841, 843 and 845 Chalmers may extend the depth of their structure to equal the depth of 847 through 859). The maximum width is from the brick wall dividing the rear porches of adjacent houses to the far edge of the farthest window. Because of the uniqueness of the houses, 834 and 835 Chalmers are permitted structures similar to b. and c. below, subject to committee approval.

b) Belden: Enclosed structures must be beveled or rounded at the corners farthest from the rear wall of the townhouse in order to provide 45° sight lines for that portion of the structure which extends 9' or more from the rear wall of the townhouse. Roofs of structures are limited to pitched shed, mansard or hip roofs, the highest point of which is no more than 30" above the highest first floor rear wall window or door opening and having a slope ratio no less than 1:6 and no greater than 1:4. Maximum width is:

1. 832: Limited to existing structure
2. 834: From near edge of light well to near edge of light well.
3. 836-840: From near edge of light well (or edge of rear wall on end houses) to near edge of farthest window.
4. 844-858: From near edge of light well (or edge of rear wall on end houses) to distant edge of farthest window.

c) Fullerton: Enclosed structures must be beveled or rounded at the corners farthest from the rear wall of the townhouse in order to provide 45° sight lines for that portion of the structure

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which extends 9' or more from the rear wall of the townhouse. Roofs of structures are limited to pitched shed, mansard or hip roofs, the highest point of which is no more than 30" above the highest first floor rear wall window or door opening and having a slope ratio no less than 1:6 and no greater than 1:4. Maximum width is:

1. 833: From building edge to near edge of furthest window.
 2. 835-839: From near edge of light well to far edge of furthest window.
 3. 841-845: From building edge to near edge of furthest window.
 4. 849-857: From near edge of light well to far edge of furthest window.
 5. 859: From building edge to near edge of furthest window.
 6. 901-913: From near edge of light well to near edge of light well (or building).
 7. 917-927: Limited to first floor side decks in light well and 2nd floor roof decks. First floor decks may have screen sides and screen roofs. Side decks maximum depth is from back building line (existing rear wall) to rear three story wall, maximum width is from building to property line. A permanent structure may be added in the existing cut out area between the one story kitchen and the three story portion of the townhouse. Maximum height is equal to the adjacent single story structure. Maximum depth of the addition is from the rear three story wall to the facing kitchen wall. Maximum width is from the existing side wall to the edge of the inner light well.
4. Finishes of all structures and trim must be those listed in Existing Construction guideline B.8.b.2. below or their equivalent.

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b. Existing Construction

1. Existing structures (sheds, decks, porches and enclosed additions) may be repaired or, with approval, removed.
2. Exterior Finishes. It is the intent of the Guidelines to encourage visual harmony without requiring visual uniformity. Accordingly, there is an approved range of colors within the general category of "earth tones" that must be used for all new structures and for repainting any existing structures or trim. These colors have been documented using Munsell notation, a universally recognized method of color notation, and are listed below in Exhibit F1. Samples are available from the Architectural Committee.

9. Roof Areas: The roof area consists of a group of essential but frequently neglected building components. The townhouses are no exception and all rows will continue to have areas of severe deterioration.

- a. Parapet Walls - The masonry bearing wall rises above the roof level to act as a fire stop and to provide a block for the roof flashing to tie into. It is strongly recommended that these walls be rebuilt to provide a base for the coping, reglet for counter flashing, and to prevent water from seeping behind the roof flashing.
- b. Coping - Many of the original terra cotta and limestone caps are missing, split or broken. These should be replaced to prevent water from further destroying the parapet wall.
- c. Flashing - Provide flashing and cant strips at the base of the parapet wall to support the upturned felts.
- d. Counter flashing - These continuous metal strips set in a reglet, bend over and protect the upturned edge of the flashing. The Committee strongly recommends that these be installed.
- e. Chimneys - Chimneys do not deteriorate solely above the roof line. Gas, coal, and oil combustion gases are particularly injurious to mortar and brick for the entire length of the chimney (see HVAC Section). Unused chimneys should be capped to prevent water leaks.

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- f. Roofing - The Committee recommends the use of gravel; it will extend the life of your roof by protecting the roof felts from the ultra-violet rays that break down the composition. It also ballasts the roof.
- g. Insulation - Adequate insulation consists of 6" batt fibre glass, vapor barrier side down, applied to the top floor ceiling joists. An alternative is a blown or foam insulation. Chalmers ceiling plenums contain adequate space to crawl in and insulate the ceiling from above. Belden and Fullerton houses have small crawl spaces and will require the removal and replacement of the third floor ceiling to install the insulation if batt insulation is used.
- h. Skylights - Many varieties of skylights exist and these can be installed on any roof behind the sight line from the street facade. The following should be in order:
1. Framing of the opening must be adequate to support the surrounding roof and skylight.
 2. Plexiglass or glass can be clear or translucent but should be double layered to prevent condensation on the room side.
 3. Flashing and counter flashing should be adequate to prevent roof leaks.
 4. Skylight(s) should be positioned so as not to impede normal roof drainage.
- i. Roof vents - Roof vents are to be metal and are installed on the roof to insure adequate ventilation of the third floor ceiling plenum. They are more efficient and cause fewer problems than a brick vent. The Committee recommends roof vents be installed, where possible.
- j. Exhaust vents and vent stacks - All vents should have adequate flashing and counter-flashing where they pierce the roof. All vents must exhaust directly to the outside. No vents are to exhaust into the ceiling plenum.
- k. Roof decks - Decks are permitted as long as they do not destroy the sight lines. The deck structure should be supported only on the parapet walls and not on the roof itself. Railings are to be of such design that they do not interrupt the visual integrity of the townhouse row.
- l. Mechanical Equipment - Compressors, condensers, fan units, etc., must be located on the upper roof with the exception of those houses with no flat roof

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area. It is essential that the wood or metal grillwork installed to support the equipment does not injure the roofing.

- m. Roof scuttles - Each homeowner is responsible for direct access to his or her roof.
 - n. Guttering and Downspouts - Guttering and downspouts should be kept in good repair to prevent water damage to the structure. No downspout should discharge onto a lower roof. As required by the Chicago Building Code, all terminating downspouts are to discharge directly into a drain pipe connected to the storm sewer.
 - o. Mansard Roofs - These consist of steeply pitched areas covered with shingles, and metal soffit and fascia. These elements are of architectural importance and their replacement must be accomplished row by row. Remedial repairs can be made individually. The Committee must be appraised of all plans for these roofs.
 - p. Gables - It is essential to maintain these as close to the original condition as possible.
10. Interiors: Interior plan and finishes are the choice of the homeowners. The Committee requests, for the sake of conservation, that little structural alteration be planned, except to return the interior to its original design. All interior alteration plans affecting walls or any structural element must be reviewed by the Committee. When such items as original moldings, trims, shutters etc. are to be removed, arrangements for sale to other residents of the community should be made (directly or through the Architectural Committee) so that such items may be used for restoration projects.
11. HVAC - Heating, Venting, and Air-Conditioning:
- a. Kitchen exhausts - Kitchen exhausts are not permitted to vent out through the side walls of a townhouse without Committee approval.
 - b. Clothes dryer vents may exhaust through the side wall at any elevation.
 - c. Active chimney flues conducting furnace and hot water heater exhausts, should be lined from the breaching to the top of the chimney. This will stabilize the chimney deterioration and prevent blocked up vents. No furnace exhaust is permitted in a light well shared with another townhouse. Exceptions may be allowed for high efficiency furnaces, based on the latest published

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recommendations of the Gas Appliance Manufacturers Association. The Architectural Committee will be guided by the most current information available regarding acceptable furnace venting.

- d. Heating and Air Conditioning Units - No air conditioner or other device may protrude beyond the face of the building on the first floor front. Air conditioners or fans may be installed in other windows on a seasonal basis. No permanent unit may be installed in a front window or in any masonry opening.
- e. Flue exhausts should be insulated where they pierce the roof plenum to prevent condensation. The integrity of the metal must be maintained to prevent moisture from entering the plenum and negating the value of the ceiling insulation.

12. Electric Service: Incoming electrical service must be at least 100 amps.

C. Landscaping and General Exterior

1. Common property

- a. The Board is responsible for developing and implementing a long range landscaping plan. This plan will include the designation of "major trees". Removal of major trees on private property is permitted only after consultation with the Architectural Committee and with written approval of the Board. The plan will also include policies governing the removal of undesirable trees and the planting of new alley trees on volunteered private property.
- b. Lighting for the common area will be coordinated and maintained.
- c. Drives, curbs, and fences are described in the Declaration.

2. Private property

a. Landscaping - Front Yards

- 1. Chalmers Place - STA will maintain the existing hedges. Homeowners are to maintain the existing grass area. Annuals eighteen inches or less in height or ground cover are permitted in existing plant beds adjacent to the structures.

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2. Belden and Fullerton - Uniform landscaping plans will be coordinated with the various block units by the committee upon request of participating homeowners.
- b. Landscaping - Rear Yards - It is the policy of STA to preserve the qualities of light, openness and visibility existing in the yards and alleys.
- c. Fences - STA owns the fences on the alleys, as can be seen in the property survey. STA will see to the maintenance of alley fences, and at its discretion, may bear the cost or share the cost of the maintenance of existing approved fencing, or the replacement of fences. STA will not assume any costs of maintenance or replacements incurred by damage or removal by the owner, or by some other person or company who is responsible for the damage or removal.

STA has legal authority to regulate and control the height, type, color, location, etc. of all new fencing, whether on the alleys or in the side yards, and to require the owner or owners to maintain the fences at their own expense.

Approved Fence Type. The only type of fencing approved by STA is the standard 42 inch chain link fence that is common in the 800 blocks of Fullerton, Belden and Chalmers Place and the wrought iron fences in the 900 block of Fullerton. Original non-conforming fences may be maintained at the owner's expense.

- d. Trash Receptacles - It is recommended that below grade receptacles be maintained or eliminated. Broken tops should be replaced. The Committee is responsible for current information about replacement parts for the existing systems.

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Exhibit F1

Listing of acceptable colors according to Munsell notation:

1. Fullerton and Belden front stoops Paragraph B.4.:
2. Exterior Finishes Paragraph B.8.b.2.:

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SCHEDULE

Seminary Townhouse Association Property

The following constitute all of the 69 Lots in Blocks 1 to 11, inclusive, in the Seminary Townhouse Association Subdivision in Chicago. The legal description of each Lot is as follows, with the individual Block and Lot numbers for the Lot being shown in the following schedule:

Lot _____ in Block _____ in Seminary Townhouse Association Subdivision, being a Resubdivision of parts of Lots 1 to 5, inclusive, and part of Lot 7 in the County Clerk's Division of the North half (N 1/2) of Block 3 of Sheffield's Addition to Chicago in the East half (E 1/2) of the North East quarter (NE 1/4) of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, according to the Plat thereof recorded as Document No. 23234123 in Cook County, Illinois.

The Zip code for each street address is 60614. The mailing address for each STA Lot is c/o Wayne Russell, Assistant Treasurer, 812 W. Chalmers Place, Chicago IL 60614.

The real estate tax Property Index Number for each Lot is 14-32-204- (parcel) 0000, with the individual Parcel number for the Lot being shown in the following schedule:

Block 1

<u>Lot No.</u>	<u>PIN parcel</u>	<u>Street address (where applicable)</u>
1	-012	927 W. Fullerton
2	-013	925 W. Fullerton
3	-014	923 W. Fullerton
4	-015	921 W. Fullerton
5	-016	919 W. Fullerton
6	-017	917 W. Fullerton
7	-011	(STA Lot - no street address)

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Block 2

1	-018	913 W. Fullerton
2	-019	911 W. Fullerton
3	-020	907 W. Fullerton
4	-021	905 W. Fullerton
5	-022	903 W. Fullerton
6	-023	901 W. Fullerton
7	-024	(STA Lot - no street address)

Block 3

1	-026	859 W. Fullerton
2	-027	857 W. Fullerton
3	-028	855 W. Fullerton
4	-029	853 W. Fullerton
5	-030	851 W. Fullerton
6	-031	849 W. Fullerton
7	-032	845 W. Fullerton
8	-025	(STA Lot - no street address)

Block 4

1	-033	841 W. Fullerton
2	-034	839 W. Fullerton
3	-035	837 W. Fullerton
4	-036	835 W. Fullerton
5	-037	833 W. Fullerton
6	-038	(STA Lot - no street address)

Block 5

1	-050	858 W. Chalmers
2	-049	856 W. Chalmers
3	-048	854 W. Chalmers
4	-047	852 W. Chalmers
5	-046	850 W. Chalmers

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6	-045	846 W. Chalmers
7	044	844 W. Chalmers
8	-043	842 W. Chalmers
9	-042	840 W. Chalmers
10	-051	(STA Lot - no street address)

Block 6

1	-054	859 W. Chalmers
2	-055	857 W. Chalmers
3	-056	855 W. Chalmers
4	-057	853 W. Chalmers
5	-058	851 W. Chalmers
6	-059	847 W. Chalmers
7	-060	845 W. Chalmers
8	-061	843 W. Chalmers
9	-062	841 W. Chalmers
10	-053	(STA Lot - no street address)

Block 7

1	-077	858 W. Belden
2	-076	856 W. Belden
3	-075	854 W. Belden
4	-074	852 W. Belden
5	-073	850 W. Belden
6	-072	848 W. Belden
7	-071	844 W. Belden
8	-078	(STA Lot - no street address)

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Block 8

1	-070	840 W. Belden
2	-069	838 W. Belden
3	-068	836 W. Belden
4	-067	834 W. Belden
5	-066	832 W. Belden
6	-065	(STA Lot - no street address)

Block 9

1	-063	835 W. Chalmers
2	-064	(STA Lot - no street address)

Block 10

1	-041	834 W. Chalmers
2	-040	(STA Lot - no street address)

Block 11

1	-039	(STA Lot - no street address)
2	-052	(STA Lot - no street address)
3	-010	(STA Lot - no street address)

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