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STATE OF ILLINOIS

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Madley E. Foster
RECORDER OF DEEDS

DECLARATION OF RESTRICTIONS

PEORIA COUNTY

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**FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS
OF ROLLINGBROOK SUBDIVISION – SECTION ONE
AND RESTATEMENT OF THE RESTRICTIONS OF
ROLLINGBROOK SUBDIVISION – SECTION TWO
(Rollingbrook Subdivision Sections One, Two and Three)**

THIS FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS OF ROLLINGBROOK SUBDIVISION – SECTION ONE AND RESTATEMENT OF THE RESTRICTIONS OF ROLLINGBROOK SUBDIVISION – SECTION TWO is made this 07 day of July, 2007, by RBTM OF PEORIA, LLC, an Illinois limited liability company (“Developer”).

I. RECITALS

WHEREAS, RBTM OF PEORIA, LLC, an Illinois limited liability company, is the developer of certain real estate in Rollingbrook Subdivision – Sections One and Two in Peoria County, Illinois (“Subdivision”), which is legally described in Exhibit A attached hereto and made a part hereof;

WHEREAS, the final plat of Rollingbrook – Section One, was recorded in Plat Book 9 at page 105 as Document No. 05-23321 in the Office of the Recorder of Deeds of Peoria County, and on September 1, 2005, the Declaration of Restrictions of Rollingbrook Subdivision – Section

One, were recorded as Document No. 05-28811 in the Office of the Recorder of Deeds of Peoria County;

WHEREAS, Developer reserved the right to add certain real estate to the Property described in the Declaration of Restrictions of Rollingbrook Subdivision – Section One, by recording an amendment to such Declaration of Restrictions, pursuant to subsection 4 of Article II of the Declaration of Restrictions of Rollingbrook Subdivision – Section One;

WHEREAS, Developer filed a second plat of Rollingbrook Subdivision – Section Two in Plat Book 10 at page 70 as Document No. 06-34823 in the Office of the Recorder of Deeds of Peoria County, with restrictions substantially similar to the restrictions of Rollingbrook Subdivision – Section One as Document No. 06-34824 in the Office of the Recorder of Deeds of Peoria County (including corrective Declaration of Restrictions Rollingbrook Subdivision – Section Two filed as Document No. 06-38340);

WHEREAS, the right to make amendments to subdivision restrictions was granted to Developer in Article II, Section 2 of the Declaration of Restrictions of Rollingbrook Subdivision – Sections One and Two;

WHEREAS, Developer now wishes to Amend the Declaration of Restrictions for Rollingbrook Subdivision, Section One to add Section Two, as permitted by Article II, Section 4 of the Declaration of Restrictions of Rollingbrook Subdivision, Section One and restate the Declaration of Restrictions of Rollingbrook Subdivision, Section Two, previously filed as Document No. 06-34824 in the Peoria County Recorder of Deeds, in whole herein; and

WHEREAS, Developer wishes to Amend the Declaration of Restrictions for Rollingbrook Subdivision, Section One to include Lots 76A-B through 91A as shown on the Plat of Rollingbrook Subdivision, Section Three as shown in Plat Book 11, page 13 as Document No. 07-07616 in the Office of the Recorder of Deeds of Peoria County; and

NOW THEREFORE, Developer hereby amends the Declaration of Restrictions for Sections One and hereby restates the Declaration of Restrictions of Rollingbrook Subdivision, Section Two as the First Amendment to Declaration of Restrictions of Rollingbrook Subdivision – Section One and Restatement of the Declaration of Restrictions of Rollingbrook Subdivision, Section Two as follows:

ARTICLE I DEFINITIONS

Certain words and terms used in this Declaration are defined as follows:

- (a) **Association:** The Association of all the Lot Owners acting pursuant to the By-Laws through its duly elected Board. Until such time as the Association is formed, Association and Board shall be Developer.
- (b) **Board:** The Board of Managers of the Association as constituted at any time and from time to time. In the event the Association is incorporated, the Board shall mean the Board of Directors of the incorporated Association.
- (c) **By-Laws:** The By-Laws of the Association, which are adopted by the Association.
- (d) **Developer:** RBTM Peoria, LLC, or its successor or assigns.
- (e) **Duplex:** A building located on the Duplex Lots containing two Dwelling Units.
- (f) **Duplex Lot(s):** Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 22B, 23A, 23B and 76A, 76B, 77A, 77B, 78A, 78B, 79A, 79B, 80A, 80B, 81A, 81B, 82A, 82B, 83A, 83B, 84A, 84B, 85A, 85B, 86A, 86B, 87A, 87B, 88A, 88B, 89A, 89B, 90A, 90B, 91A and 91B of the Subdivision upon which Developer intends Duplexes to be built. Developer reserves the right, upon the vacation of the road identified as Brompton Court on the Plat of Rollingbrook Subdivision – Section Three and to replat and identify said area as Duplex Lot 91B for purposes of the construction of a duplex or duplexes.
- (g) **Dwelling Unit:** A structure or portion thereof designed and constructed for the residential use of one household.
- (h) **Lot:** Any parcel of land or other tract in the Subdivision against which this Declaration is recorded, including the inclusion of the replatting of that area identified as the east-west portion of Brompton Court on the Plat of Rollingbrook Subdivision – Phase Three as to identify said area as Lot 91B.
- (i) **Lot Owner:** The person or persons whose estates or interests, individually or collectively, aggregate fee simple absolute ownership of a Lot.
- (j) **Majority or Majority of Lot Owners:** The owners of more than fifty percent (50%) of the Lots comprising the subdivision.
- (k) **Occupant:** A person or persons, other than a Lot Owner, in possession of a Lot.
- (l) **Person:** A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.
- (m) **Plats:** The Final Plat of Rollingbrook Subdivision - Section One recorded July 21, 2005, as Document No. 05-23321; the Final Plat of Rollingbrook Subdivision – Section Two recorded October 24, 2006, as Document No. 06-34823; and the Final

Plat of Rollingbrook Subdivision – Section Three recorded March 14, 2007, as Document No. 07-07616.

- (n) **Property:** That certain real estate herein described in Exhibit A.
- (o) **Record:** To record in the Office of the Recorder of Deeds of Peoria County, Illinois.
- (p) **Reserves:** Those sums paid by Lot Owners which are separately maintained by the Board for purposes specified by the Board.
- (q) **Single Dwelling Lots:** Lots 24-74 of the Subdivision.
- (r) **Subdivision:** Rollingbrook Subdivision – Sections One, Two and Three.

**ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION; ADDITIONS
THERE TO AND DELETIONS THEREFROM**

1. Declaration. Developer declares that the real estate described on Exhibit A attached hereto and made a part hereof, together with all improvements and structures now and hereafter erected, shall be occupied subject to the covenants, restrictions, easements, uses and privileges, changes and liens hereafter set forth which shall be binding on all parties having or acquiring any right, title or interest therein and shall inure to the benefit of each owner, Developer and the Association. The Declaration of Restrictions of Rollingbrook Subdivision – Section Two filed as Document No. 06-34824 in the Peoria County Recorder of Deeds office (as corrected per Document No. 06-38340) are hereby restated herein in whole.

2. Platting and Subdivision Restrictions.

(a) Developer has caused the preparation of the final plat of Rollingbrook Subdivision – Section One, which plat is recorded in Plat Book 9 at page 105 as Document No. 05-23321 in the Office of the Recorder of Deeds of Peoria County. Developer shall be entitled at any time and from time to time to plat and/or replat all or any part of the Property and to file subdivision restrictions and/or amendments thereto with respect to any undeveloped portion or portions of the above described Property and to record a document which makes any or all of the Property subject to these restrictions.

(b) Developer has caused the preparation of the final plat of Rollingbrook Subdivision – Section Two, which plat is recorded in Plat Book 10 at page 70 as Document No. 06-34823 in the Office of the Recorder of Deeds of Peoria County. Developer shall be entitled at any time and from time to time to plat and/or replat all or any part of the Property and to file subdivision restrictions and/or amendments thereto with respect to any undeveloped portion or portions of the above described Property and to record a document which makes any or all of the Property subject to these restrictions.

(c) Developer has caused the preparation of the final plat of Rollingbrook Subdivision – Section Three, which plat is recorded in Plat Book 11 at page 13 as Document No. 07-07616 in the Office of the Recorder of Deeds of Peoria County. Developer shall be entitled at any time and from time to time to plat and/or replat all or any part of the Property and to file subdivision restrictions and/or amendments thereto with respect to any undeveloped portion or portions of the above described Property and to record a document which makes any or all of the Property subject to these restrictions.

3. Description of Lots. All Lots are or shall be delineated on the Plats. The legal description of such Lot shall consist of the identifying number of such Lot as shown on the Plats.

4. Additional Property. Developer reserves the right, upon the vacation of the road identified as the east-west portion of Brompton Court in the Plat of Rollingbrook – Section Three, to a Duplex Lot identified as 91B which will be subject to these restrictions as a Duplex Lot.

5. Outlots A and C. Developer shall deed the parcels of real estate designated on the Plats as Outlot A and Outlot C to the City of Peoria for use as open space drainage and underground utilities located in easements as shown on the Plats. The City shall have the right to construct a bicycle trail and/or walking trail on the Outlots no closer than 60' from the boundary of any Lot. No structures of any kind shall be permitted on the Outlots.

6. Outlot B. The Association shall be responsible for the care, maintenance and upkeep of Outlot B, a detention pond, and related equipment therein which shall be kept in a presentable condition and in proper working order. At the time Developer assigns its interest to the Association pursuant to these Restrictions, Developer shall execute and record, and the Association shall accept, a deed conveying Outlot B to the Association.

ARTICLE III CONSTRUCTION REQUIREMENTS

1. Construction Requirements on Single Dwelling Lots. The construction of residences on the Single Dwelling Lots in the Subdivision shall be governed by the following specifications:

(a) Setback Lines. The setbacks shall comply with the zoning ordinance of the City of Peoria. In addition, as to all Lots, the setbacks shall meet the following: The exterior walls of any Building, garage, enclosed porch, swimming pool or other outbuilding shall not be erected or maintained closer to the front lot line than the setback lines shown on the Plats.

(b) Footage Requirements. One-story ranch style residences shall have a total living area of not less than one thousand six hundred (1,600) square feet. Two-story residences shall have a total living area of not less than one thousand eight hundred (1,800) square feet. One and a half story residences shall have a main level of not less than one thousand four hundred (1,400) square feet. Split-foyer and split-level style residences shall not be permitted.

(c) Permitted Exteriors. No wall board, aluminum siding, sheet metal, tar paper, or roofing paper shall be used for any exterior wall covering or roofs. Aluminum may be used for gutters and downspouts, soffit and fascia boards. Stone, brick, wood, vinyl and stucco style materials, shall be permitted exteriors, provided such materials are of suitable quality, grade and coloration so as to conform and harmonize with other improvements in the Subdivision. No excessively bright colors or light shadings shall be permitted on the exteriors of any Building in the Subdivision. With regard to of the Subdivision, at least twenty percent (20%) of the front elevation shall have brick facing. Panelized and modular construction shall be permitted only with express written approval of Developer, which may be withheld in Developer's sole discretion.

(d) Garages. Each Dwelling Unit constructed on a Single Dwelling Lot in the Subdivision shall contain an attached, enclosed garage adequate to store, at a minimum, two (2) standard-sized passenger vehicles, or, at a maximum, three (3) standard-sized passenger vehicles. Any such garage shall be in conformity with the attached residence as to exterior, architecture and location. The minimum size for any garage shall be twenty feet by twenty-two feet (20'x22').

(e) Shingle Requirements and Roof Pitch. Only architectural shingles are allowed to be used on each residence. The color of the shingles must be approved by Developer. No three tab shingles are allowed. Minimum roof pitch of six/twelve is required unless Developer approves an alternate.

2. Architectural Control.

(a) Developer shall be solely responsible for architectural control until Developer has assigned his rights under this Declaration to the Association in accordance with Article VI, Section 6 of this Declaration. Thereafter, an architectural control committee shall be appointed by the Board ("Architectural Control Committee") and shall have the same rights as Developer under this Article III, Section 2.

(b) Developer shall have right and power to reject approval of plans submitted if they do not benefit and enhance the residential development of the area; such approval, however, shall not be unreasonably withheld.

(c) No Building, tower or swimming pool shall be erected, placed, or altered on any Lot in the Subdivision until the following are submitted to and approved by Developer: the building plan, the specifications thereof, showing the proposed construction, nature, kind, shape, height, material and color scheme thereof, building elevations, a site plan showing the Lot lines,

boundaries of the building site, distance from the boundaries of the building site to the Buildings, and the grading plan of the building site shall have been submitted to and approved by Developer. A minimum of two (2) copies of all building plans, specifications, and site plans shall be submitted before commencement of any construction on a Lot.

(d) Developer, as part of the approval process, shall evaluate the proposed improvements as to conformity and harmony of external design with existing structures in the Subdivision and as to location of the building with respect to topography and finished ground elevation. One copy of said building plans, specifications, and site plans shall be retained by Developer. Developer, at Developer's option, may require that samples of all exterior materials be submitted for examination prior to approval. If Developer fails to give written approval or disapproval to such plans and specifications within thirty (30) days after same has been received by Developer, the plans and specifications shall be deemed approved. All improvements shall be constructed in strict conformity with approved plans and specifications. Any changes during construction of the size or exterior of the Building, either as to materials or colors, must be approved in writing by Developer prior to continuation of construction. Panelized construction and modular construction are allowed only with and subject to Developer approval. Developer shall have no liability to any Lot Owner for the failure of a Lot to comply with the restrictions set forth herein or for approving any plans which do not comply. Written approval of Developer of plans and specifications and construction in accordance with those specifications shall be deemed to constitute compliance.

(e) The approval by Developer of any plans and specifications, site plan, grading or any other plan or matter requiring approval as herein provided, shall not be deemed to be a waiver by Developer of its right to withhold approval as to similar other features or elements embodied therein when subsequently submitted for approval as in connection with the same Lot.

3. Commencement of Construction. Any individual or entity acquiring a vacant Lot from Developer must commence construction within twenty-four (24) months after the conveyance of title, unless a written extension is granted by Developer. If Developer elects to grant any such extension, as a condition to any such extension, Developer may demand reimbursement of any utility deposits which remain unrefunded due to failure to hook up a Dwelling Unit on such Lot, with the right to any future refund for such Lot to be assigned to the Lot Owner. All construction must be completed in accordance with approved plans, including all landscaping work, within nine (9) months after commencement of construction. In the event such construction is not commenced within the allotted time, Developer shall have the absolute right, at its sole option, to repurchase the lot by repayment of the original purchase price, in cash, with no interest to have accrued thereon. In the event a Dwelling Unit is commenced but not completed within the allotted time after written notice to the Lot Owner and failure of the Lot Owner to cure within sixty (60) days, Developer shall have the absolute right, at its sole option, to repurchase the Lot for the original purchase price, in case, with no interest to have accrued thereon.

4. Non-Occupancy and Diligence during Construction. The work of construction of any Building shall be prosecuted diligently and continuously from the time of commencement until the exterior construction is substantially completed. No Dwelling Unit shall be occupied as a residence until the exterior of such Dwelling Unit is completed in accordance with the approved plans and a certificate of occupancy has been issued.

5. Driveways and Curb Cuts. All driveways leading from the street to the garage must be made of blacktop, concrete, or other materials permitted by Developer. Curbs which are removed for the purpose of making a driveway entrance, shall be replaced as far as the nearest construction or expansion joint to ensure a smoothly joining entrance, with a radius of return of at least five (5) feet.

6. Sidewalks.

(a) Sidewalks must be installed by and at the expense of a Lot Owner upon the earlier of (i) six (6) months after completion of construction of a residence on the Lot, (ii) when required by governmental authority, or (iii) within two (2) years of completion of construction of Dwelling Units on eighty percent (80%) of the Lots constituting the Subdivision. Details as to sidewalk size, placement, and materials are to be supplied by Developer, with all sidewalks to be in conformity with other sidewalks in the Subdivision and shall meet all of the requirements of City design requirements.

7. Duplexes: Party Wall and Common Ownership Use Requirements.

(a) During construction of a Duplex on the building site located on each pair of Lots referenced herein, Developer shall construct a party wall on the center line of each contiguous pair of Lots. Developer hereby reserves a six (6) foot wall maintenance easement down the center line of each pair of Lots, said easement being three (3) feet on each side of the center line of such Lots along the party wall of each Lot Owner for the purpose of maintaining and, in the event of damage or destruction to such wall, for the purpose of repairing and/or reconstructing such party wall. The easement created herein is established for the benefit of each Lot Owner to enter and temporarily occupy a reasonable portion of the adjacent Lot where there are any common party walls, for the purpose of maintenance of his or her Dwelling Unit; provided, however, that such occupancy shall not unreasonably interfere with the use of the adjacent Lot by its Lot Owner.

(b) The owner of each Lot and Dwelling Unit as constructed shall own to the center of any party wall. Accordingly, each Lot Owner shall do nothing to disturb the right of use of any other Lot Owner to any such party wall. Neither Lot Owner shall have the right to extend the party wall horizontally or vertically without the permission of the adjacent Lot Owner. All owners have an obligation to inhabit and use their respective Dwelling Unit in such manner so as not to impair the structural integrity of the party wall. The owner of a Dwelling Unit shall not change the exterior appearance of his or her unit except with the prior approval of the Lot Owner of the adjacent Dwelling Unit. It is the purpose and intent of this covenant to

enhance the overall appearance of the entire duplex in accordance with the desires of both Lot Owners.

Collectively, the owners of each Duplex shall be responsible for the maintenance, painting, repair, or replacement of all exterior walls, including the foundations thereof, roofs, gutters, downspouts, and common sanitary sewers, as is made necessary and desirable as a result of the natural and ordinary wear and/or deterioration thereof. The responsibility for such maintenance work shall be born in accordance with the following procedures:

(i) Roof Maintenance. Each Lot Owner shall be responsible for keeping the roof over his Dwelling Unit in good condition for the benefit of all Dwelling Units. In the event a decision is made, as provided hereunder, for the installation of a new roof, each Lot Owner shall contribute to the cost thereof in the proportion of his total roof area to the total roof area of the Duplex.

(ii) Gutters and Downspouts. Each Lot Owner shall contribute equally to defray the cost of any necessary maintenance, repair, or replacement of all gutters and downspouts of each duplex.

(iii) Exterior Walls and Foundations. Each Lot Owner shall be responsible for maintaining in good condition all exterior walls and foundations located upon his dwelling parcel.

(iv) Common Sanitary Sewers. Maintenance of any common sanitary sewers is the collective responsibility of the Lot Owners in a Duplex and each Lot Owner shall contribute equally to defray the cost of any necessary maintenance, repair, or replacement of the common sanitary sewer serving the dwelling structure. This provision shall not apply to required maintenance of the extension of the sanitary sewer line from the common line to an individual Dwelling Unit, the maintenance of which shall be the sole responsibility of the Lot Owner.

Each Lot Owner shall maintain hazard insurance in an amount equal to one hundred percent (100%) of the replacement cost of the improvements currently constructed on each respective Lot. No Lot Owner shall permit anything to be done or kept upon his or her premises which would result in the cancellation of insurance on the Duplex as a whole, or any part thereof, which would be in violation of any local, state, or federal law.

ARTICLE IV USE AND OCCUPANCY OF LOTS

1. Property Use. No Building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family Dwelling Unit on the Single Dwelling Lots, and not more than one Dwelling Unit on the Duplex Lots, and a private garage. No portion of the

Subdivision, improved or unimproved, shall be used for any commercial, manufacturing, professional, religious, fraternal, or other business purpose.

2. Mailboxes and Light Posts. Each Dwelling Unit constructed on a Lot in the Subdivision shall have a standardized mailbox and light post location. Developer will provide the permitted design specifications for mailboxes and a drawing of permitted locations for mailboxes and light posts.

3. Landscape Requirements.

(a) Sodded Yards. The front, side and back yards of each Dwelling Unit constructed on a Lot in the Subdivision must be sodded.

(b) Trees. A tree of one of the following species not smaller than two and a half inches (2½") in diameter (measured four feet above the ground) shall be planted and maintained in the front yard. The approved species are red sunset maple, autumn blaze maple, autumn purple ash and red oak. Comparable trees recommended by a landscaper and approved in writing by the Developer may be substituted.

(c) Plantings. The area between the Dwelling Unit and the sodded yard shall be covered in stone or bark. Lot Owners shall be required to plant a minimum of fifteen (15) plantings in such area.

(d) Completion. Landscaping must be complete within six (6) months of occupancy, including final grading, sodding, mulching and front planting.

(e) Maintenance. Landscaping that dies shall be replanted and all landscaping shall be maintained in a healthy condition.

4. Sewer Requirements. All Dwelling Units shall connect with the sanitary sewer system in accordance with all applicable health codes. No individual on-site sewage disposal system or water supply well shall be installed or maintained on any Lot.

5. Excavation. No materials excavated from any Lot in the Subdivision shall be removed from the Subdivision unless permission is otherwise granted in writing by Developer. Compliance shall be made with the soil erosion control ordinance of Peoria County.

6. Swimming Pools. In-ground swimming pools are permitted on Single Family Lots only. Above-ground pools shall not be permitted anywhere in the Subdivision. All swimming pools must be enclosed by fencing approved by Developer and shall, in all respects, comply with applicable ordinances and building codes. All devices used in connection with the swimming pool, including the filter and circulating pump, shall be located inside the required fence and concealed from view.

7. Signage. Any residential for sale or builder signage used on any Lot shall be limited to a maximum area of eight square feet. Only one sign shall be permitted on each Lot.

8. No Accessory Structure. Except as otherwise described in this Declaration, no accessory structure or outbuildings are permitted in the Subdivision, including playhouses or sheds. Lot Owners are permitted to erect a maximum of one play structure on each Lot provided that said play structure does not exceed one of the following dimensions: sixteen (16) feet in length, ten (10) feet in height and twelve (12) feet in width.

9. Sump Drain Line. If a sump pump drain line is provided by Developer, it must be connected to the sump pump by Lot Owner at Lot Owner's expense. All drain lines must discharge to the front or rear of the residence. Side discharge is not permitted.

10. Dumpster. During construction a dumpster is required to be on the property for disposal of construction materials. The Lot Owner and Lot Owner's contractor are both responsible for seeing that no open flame or burning of construction materials occurs at the construction site. All trash must be deposited in the dumpster, and contractors are required to sweep the streets to remove all mud, dirt and gravel deposited by their construction. No dirt shall be removed from the Subdivision without approval by Developer.

11. Subsidence Insurance. All Lot Owners are required to carry mine subsidence insurance on the Lots and Dwelling Units.

12. Drainage.

(a) All Lots shall be graded so as to maintain the existing drainage pattern. No Lot Owner shall divert water to a neighboring Lot, and no Lot Owner may alter its drainage pattern without obtaining prior Developer approval. Each Lot Owner shall be solely responsible for compliance with this Section. Developer shall have no liability for ensuring compliance or enforcement.

(b) As to Lots 1A-1B through 48, no retaining walls shall be permitted on the Lots.

13. Temporary Structures. No trailer, basement, tent, shack, garage, barn or other outbuilding shall be at any time used as a residence, temporarily or permanently, in the Subdivision.

14. Replatting. No Lot or Lots as platted shall be divided so as to result in creating additional lots.

(a) Except for Lots 49-74, no two (2) adjoining Lots may be used for the construction of one Dwelling Unit. As for Lots 49-74, two (2) adjoining Lots may be used for the construction of one Dwelling Unit only upon the express written consent of Developer. Developer, at Developer's sole discretion, may permit a portion of a Lot to be added to an adjacent Lot to

create a larger Lot, provided that the remainder of the one Lot is of sufficient size to construct a residence upon it in accordance with the construction requirements detailed herein, and further provided that the location of the building setback lines shall be modified to reflect the new size of each Lot.

(b) Lots 49-74, Developer, at Developer's sole discretion, may permit a portion of a Lot to be added to an adjacent Lot to create a larger Lot, provided that the remainder of the one Lot is of sufficient size to construct a residence upon it in accordance with the construction requirements detailed herein, and further provided that the location of the building setback lines shall be modified to reflect the new size of each Lot.

15. Foliage Removal. No trees or other significant foliage, other than trees or foliage which are dead, hazardous, or reasonably impede construction of a Dwelling Unit or interfere with an easement, shall be destroyed or removed from any Lot without the consent of Developer.

16. Offensive Activities. No noxious, hazardous, or offensive trade, object, or activity which may be or may become a nuisance, hazard or danger to the neighborhood, by site, sound, odor, or otherwise, shall be performed or maintained on any Lot or other part of the Subdivision.

17. Animals. No animal other than domesticated house pets shall be kept or maintained within the Subdivision. No pet runs or invisible fences shall be permitted in the Subdivision. All pets must be leashed or kept in an improved enclosure. Each Lot shall be limited to no more than two dogs and two cats unless otherwise approved by Developer.

18. Property Maintenance. All Lot Owners shall keep their Lots well maintained and in a presentable condition. In the event a Lot presents a nuisance or an unattractive appearance because of accumulated debris, weeds or grasses, Developer shall attempt to notify the Lot Owner in writing of the objectionable condition of the Lot, with said notice to be mailed by certified mail, if more current information is not available, to the address listed with the Peoria County Supervisor of Assessments for the mailing of tax bills for said Lot. If the condition of said Lot is not adequately improved within ten (10) days of the mailing of such notice, Developer may undertake such reasonable acts as may be necessary to improve the condition of the Lot. Any charges sustained by Developer may be charged to the Lot Owner, and, at the option of Developer, may constitute and be recorded as a lien against said Lot. Such liens may be enforced against the Lot Owner's property as permitted by law. Such liens must be recorded within two (2) years of the time the debt was incurred and, unless enforced, shall expire within two (2) years of recording. Attorneys' fees and court costs shall be recoverable for filing and enforcement of such lien. All owners of vacant Lots are required to maintain the front forty feet (40') of each lot so that it is mowed to a height of a maximum four inches (4"). The owner of corner Lots must mow not less than forty feet (40') back from any curb.

19. Vehicle Storage. All Lot Owners shall provide and use at all times off-street parking for the number of automobiles in use by the Lot Owner or residents of the Lot. No

recreational vehicles, trailers, vans, mobile homes, boats, or other objects of substantial size, whether operative or inoperative, may be parked or stored on a regular basis or for more than three (3) days at any time (and solely for the purpose of loading and unloading) within the confines of the Subdivision unless same is enclosed and concealed from view within a garage on the Lot Owner's property. This provision, to the extent permitted by law, shall apply to those parts of the Subdivision dedicated as public roadways. No disabled automobiles shall be stored on a Lot except within a garage concealed from view.

20. Supply Storage. No building material of any kind or character shall be placed or stored upon a Lot until the Lot Owner is ready to commence improvements in compliance with an approved architectural plan. Except as necessarily incidental to construction of Buildings and structures on Lots, no new or used construction materials, supplies, unused machinery, or the like shall be kept or allowed to remain in the Subdivision unless stored inside a Building and concealed from view. In the event the Lot Owner fails to comply with the provisions of this Section 20, the Association may give said Lot Owner written notice requesting cure of said violation. In the event the Lot Owner fails to cure said violation within fifteen (15) days of the date of the written notice, the Association shall have the right to enter onto the property and remove said materials and charge the Lot Owner for the costs thereof. The Association shall have the right to file and enforce a lien against said Lot for the amount of said charge as well as administrative and reasonable attorney's fees incurred by the Association pursuant thereto.

21. Garbage Service. Garbage shall be placed on the curb for pickup only on the morning of pickup.

22. Outdoor Lighting.

(a) All Lot Owners, upon completion of construction of the Dwelling Unit, shall install in the front area of their Lot, suitable, Developer-approved, lighting for night illumination of the frontage area of their Lot.

(b) As to Lots 1A-1B through 48, lights shall be located as shown in drawings provided by Developer for correct yard light placement.

23. Fencing. Other than a perimeter fence along Alta Road and the Subdivision installed by Developer, no fences of any kind are permitted on the Duplex Lots. Developer has approved the following fencing types for the Single Family Lots: black vinyl coated chain link fencing and black wrought iron fencing. Fencing shall not exceed a maximum height of four feet (4') except fences surrounding in-ground swimming pools which shall be the height required by City Code. No invisible fences or dog runs of any kind shall be permitted in the Subdivision. All fencing must meet these approved fencing specifications.

24. Patios and Privacy Screens. Lot Owners may erect privacy screens on their respective Lots provided that said screens do not exceed six feet (6') in height or eight feet (8') in width. A patio is permitted on each Lot, located to the rear of the Dwelling Unit. Each patio

should be limited to a maximum depth of sixteen feet (16') and a maximum width of eighteen feet (18').

25. Hazardous Substances. No Lot Owner shall cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in their respective Lot. Lot Owners shall not do, nor allow anyone else to do, anything affecting their Lot that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on their Lot of small quantities of Hazardous Substances that are generally recognized to be appropriate to maintenance of the premises.

Lot Owners shall promptly give the Association written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving their Lot and any Hazardous Substance or Environmental Law of which Lot Owners have actual knowledge. If the Lot Owners learn, or are notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting their Lot is necessary, the Lot Owners shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this Section 25, "Hazardous Substances" are those substances defined as toxic or hazardous substances by environmental law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this Section 25, "Environmental Law" means federal laws and laws of the jurisdiction where the real estate is located that relate to health, safety or environmental protection.

26. Items Affixed to Exterior; Window Coverings; Hanging of Laundry. Lot Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of the buildings and no sign, awning, canopy, shutter, radio or television antenna or satellite dish shall be affixed to or placed upon the exterior wall or roof or any part thereof or on the Lots without the prior written consent of Developer, except no prior approval shall be required for satellite dishes not exceeding a 39.37 inch diameter placed in the rear of the Lot and obscured from view by landscaping.

No clothes, sheets, blankets, laundry, windsocks or other articles of any kind shall be hung out or exposed on any part of the Lot. The coverings of interior surfaces of windows, whether drapes, shades or other items visible on the exterior of the building shall be of a solid light neutral color on the side that is visible from the exterior.

ARTICLE V EASEMENTS

1. Entryway Sign. Developer hereby reserves an easement for an entryway sign for the Subdivision as shown on the Plat of Rollingbrook Subdivision – Section One. Other than said entryway sign, no structures may be placed or erected on said easement. Developer shall be

responsible for maintenance of said easement, until such obligation is assigned to the Association, pursuant to Article VI, Section 6 of this Declaration.

2. Fencing on ALTA Road. Developer hereby reserves an easement along the northern three feet (3') of Lots on ALTA Road on which the Developer shall install a fence three feet (3') from the northern lot line. Said fence shall be a cedar fence with a lattice trellis with a height of approximately six feet (6'). A landscape berm shall be located on the northern part of the fence along Alta Road. Each Lot Owner of a Lot along ALTA Road hereby grants a permanent easement to the Developer and Association for the purposes of installing and maintaining the aforesaid fence and berm. Said fence and berm shall be maintained and mowed by the Developer, and subsequently by the Association.

3. Emergency Access Easement. A twenty-five (25) foot emergency access easement is located between Lots 9A and 10B as shown on Plat One. No obstruction shall be placed or planted in the easement.

4. Utility Easements. Developer hereby reserves easements for public utility installation and maintenance as shown on the Plats. Said utilities shall be permitted access to the indicated easements for the purpose of serving individual lots, the Subdivision, and adjoining property with standard public utilities, including, without limitation, electric, gas, water, sewer, television cable and telephone service. No permanent buildings, structures, or significant foliage shall be placed on said easements, but the easements may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the maintenance or use of the easements. Fences installed on easements shall be at Lot Owner's risk. If the fence is required to be removed for work in an easement, repair or replacement shall be at the Lot Owner's cost. In the event Developer should elect to construct a fence along the perimeter of the Subdivision in areas in addition to the fence described in paragraph 2 above, affected Lot Owners shall grant an easement to Developer for construction and maintenance of such fence, provided that any damage to the Lot Owner's property by such construction or maintenance shall be repaired by Developer at Developer's expense.

ARTICLE VI

APPLICATION, AMENDMENT AND ENFORCEMENT OF DECLARATION; ASSIGNMENT OF DEVELOPER'S RIGHTS

1. Application of Restrictions. All persons, corporations, trusts or other entities that now hold or shall hereafter acquire any interest in any part of the Subdivision shall be taken to agree to comply with and shall be bound by the covenants, conditions, restrictions and stipulations contained herein as to the use of the Subdivision and the construction of Dwelling Units and improvements therein, as hereinafter set forth.

2. Amendment of Restrictions/Plats. Until Developer divests himself of all interest in all Lots of the Subdivision, Developer shall retain the right to amend, modify or annul any of the restrictions detailed herein or on the Plats by a written instrument to be recorded in the Office of the Recorder of Deeds, Peoria County, Illinois. Upon the sale of all of Developer's interest in the Subdivision, these restrictions may be amended by the affirmative vote of two-thirds (2/3) of the total Lot Owners in the Subdivision, with the collective owners of each Lot to have one vote in regards to any such amendment. However, after Developer's sale of any Lot, no amendment of these restrictions or the Plats of the Subdivision shall significantly impede or alter the continued development of the Subdivision in accordance with the general intent of Developer as expressed herein.

3. Enforcement of Restrictions. Any Lot Owner in the Subdivision, the Developer, and/or the Association when formed shall be entitled, but not required, to prosecute, in any proceeding in law or equity, any owner violating or attempting to violate any of the restrictions or covenants contained herein, to either prevent said Lot Owner from committing said violation or to recover damages for such violation. In the event the Developer, a Lot Owner, or the Association is required to undertake legal action for the enforcement of these Restrictions or a lien filed in accordance with these Restrictions, the Developer, Lot Owner or Association shall be entitled to any and all costs, expenses, and fees, including attorneys fees and costs of litigation, which may be paid or incurred in enforcing these Restrictions or foreclosure of lien.

4. Invalidation of Restrictions. Invalidation of any portion of these restrictions by judgment of court order shall not affect any remaining restrictions, which shall remain in full force and effect and be construed, as closely as possible, with the original intent of Developer.

5. Limitation of Liability. In no event shall any action or inaction by Developer in regards to Developer's powers or duties expressed herein constitute or give rise to any liability against Developer, provided such action or inaction does not constitute fraud or gross negligence.

6. Assignment of Rights by Developer. Developer shall have the right to sell, assign, transfer, or convey all of the rights of Developer. Any such transfer shall be in writing and recorded in the Office of the Recorder of Deeds, Peoria County. Developer may, from time to time, appoint a designated agent to act for Developer, and shall, upon request, furnish satisfactory evidence concerning the appointment and authority of said representative. Upon the formation of the Association and the recording of written authorization from Developer, all rights, duties, and obligations of Developer herein contained shall be transferred to the Association unless certain rights are specifically retained. Until the sale of one hundred percent (100%) of the Lots, Developer, in such written transfer of rights, duties, and obligations may retain specific rights, including, without limitation, the right to approve construction plans and grant extensions for commencement of construction. Upon the sale of all Lots in the Subdivision, such transfer of all such rights, duties and obligations set forth in these restrictions to the Association shall be automatic.

ARTICLE VII
ROLLINGBROOK HOMEOWNERS' ASSOCIATION

1. Membership in Association. Upon its formation, all Lot Owners in the Subdivision shall become members of the Association. Membership in the Association shall run with the land, and any conveyance of an interest to property in the Subdivision shall be deemed a conveyance of the associated membership in the Association.

2. Formation of the Association. The Association shall be formed after the earlier of a) the sale of all of the Developer's interest in the Subdivision, or b) the sale of seventy-five percent (75%) of the Lots in the Subdivision, plus written approval by the Developer for formation of the Association. The Association shall be deemed formed when a written notice of the formation of the Association has been recorded in the Office of the Peoria County Recorder of Deeds and indexed to each lot in the Subdivision.

3. Powers and Duties of Association. Once formed, the Association shall have the following powers and duties:

a. Litigation. The Association shall specifically have the authority to bring suit to enforce compliance with any of the restrictions pertaining to the Subdivision in its own name and on its own behalf.

b. Maintenance. The Association shall be responsible for the care, maintenance, and upkeep of the entryway sign and entryway sign easement, Outlot B and the berm and fence along ALTA Road. The Association shall also maintain in a well kept condition any additional fence the Developer may chose to erect around the perimeter of the Subdivision and mow and maintain the property extending outward from the Subdivision to adjacent roadways.

c. Construction Approval. Upon written grant of authority from the Developer, the Association shall be responsible for the approval of construction in the Subdivision in accordance with the restrictions and the issuance of certificates of compliance through the Architectural Control Committee.

d. Assessments. The Association shall be authorized to assess fees against the Lot Owners in the Subdivision for the operational costs and projects of the Association in accordance with the guidelines hereinafter established.

e. Ownership of Property. The Association may own property in its own name.

f. Full Powers. Upon written grant of authority from Developer pursuant to Article VI, Section 6, the Association shall have all rights otherwise reserved to Developer.

4. Organization and Operation of the Association. Once formed, the Association may establish guidelines and By-laws for operation of and membership in the Association. The

Association may elect to be organized and operate as a not-for-profit corporation or any other type of legal entity.

5. Initial Meeting and Organization of Association. Notice of the initial meeting of the Association shall be provided by the Developer by either delivery or mailing of notice, regular mail, to each Lot Owner in the Subdivision. The notice shall detail the date, time and place of the initial meeting of the Association, with said meeting to be held within forty-five (45) days of the date of the notice. Developer may conduct the initial meeting until such time as the first election of trustees. If Developer should fail to schedule the initial meeting of the Association after such time as when the Association should have been formed, the initial meeting can be scheduled by any individual Lot Owner in the Subdivision by following the procedures noted herein.

6. Voting Rights. In regard to all Association matters, one vote may be cast by the collective owners of each Lot of record in the Subdivision. Ownership of Outlot A, B or C shall not result in a right to cast a vote based on such ownership. Voting in Association matters may be done in person or by written proxy for specific issues, or general proxies provided same, on their face, expire within six months of execution.

7. Election of Board. At the initial meeting of the Association, the Association shall select a temporary board and a nominating committee to present a slate of board members to be presented at an election of the board to be held within sixty days of the initial meeting. Each Lot Owner shall be entitled to cast one vote for each Lot owned for the election of the members of the Board the Association. Initially, the Board shall consist of five (5) members. Those five individuals receiving the highest total of votes shall be elected as the Board. The Board shall have the following rights and duties:

a. Budgets. The Board shall formulate a budget based on the estimated annual expenses of the Association for maintenance of common areas and operational costs with a reasonable reserve.

b. Assessments. The Board shall provide for the assessment of fees to each lot owner in an amount necessary to provide the funds required pursuant to the budget.

c. Employment. The Board shall employ, on behalf of the Association, such maintenance or service personnel as may be required to provide services to the entryway sign, and to employ and retain on behalf of the Association such legal, accounting, or other professional services as may be required by the Association.

d. Preparation of By-Laws. The Board shall formulate and propose, as part of the initial organization of the Association, general by-laws and guidelines for the Association.

e. Payment. The Board shall pay the bills of the Association and maintain accounts and books and records in accordance with standard accounting practices.

8. Provisions Relating to the Board. Unless and until the Association adopts new by-laws, each Board member shall be elected for a period of three years, provided, however, that the two Board members receiving the fewest number of votes at the initial meeting of the Association shall be elected for a term of two years and one year, respectively, with their successors to be elected for three year terms; thus staggering the terms so that in each year, one Board member is elected. The Board members shall provide for at least an annual meeting of the Association to held at a reasonable time and place, which meeting shall include the election of one new Board member, with notice of said meeting to be made by delivering or mailing such notice, regular mail, to all lot owners or by conspicuously posting notice of said meeting for fourteen (14) days in advance of the meeting in at least three places in the Subdivision. Board members shall not be entitled to receipt of compensation for their acts as Board members, nor shall any Board member receive compensation for professional advice provided to the Association. Absent fraud or gross negligence, no Board member shall be personally liable for any act or failure to act on behalf of the Association.

9. Adoption or Amendment of By-Laws. The Association may adopt or amend the By-Laws of the Association upon the affirmative vote of three-fourths of all Lot Owners in the Subdivision.

10. Assessments. The Association shall be empowered to assess each individual lot for said Lot Owner's proportionate share of the budget established by the Board. Assessments against each lot in the Subdivision shall be in equal amounts regardless of a lot's size except that no assessment shall be made against Outlots A, B or C. Regardless of the budget established by the Board, the amount of the annual assessment charged to the Lot Owners may not exceed the sum of \$150.00 per year, adjusted for inflation, unless the amount of the annual assessment is approved by at least three-fourths (3/4) of the Lot Owners in the Subdivision.

11. Liens. Any amount assessed against an individual Lot which remains unpaid thirty (30) days after said assessment, plus the costs of filing a lien including attorney's fees, becomes due may, at the option of the Board, become a lien against the Lot by placing notice of record with the Peoria County Recorder of Deeds. In order to become a valid lien, said lien must be placed of record within two (2) years of the time said amount claimed became due, with the lien to expire two (2) years after recording of the same. Payment of said lien may be enforced by foreclosure of lien, or any other method permitted by law, and the Association may recover reasonable attorney's fees and court costs incurred in recovery of amounts due.

EXHIBIT A

Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 23A, and 23B, and Lots 24-48 of Rollingbrook Subdivision - Section One as shown the Final Plat of Rollingbrook Subdivision, recorded July 21, 2005 as Document 05-23321 in Plat Book 9, Page 105 in Peoria County, Illinois.

PIN Nos:

Lot #	ID #
Lot 1A	09-31-202-023
Lot 1B	09-31-202-024
Lot 2A	09-31-202-021
Lot 2B	09-31-202-022
Lot 3A	09-31-202-019
Lot 3B	09-31-202-020
Lot 4A	09-31-202-017
Lot 4B	09-31-202-018
Lot 5A	09-31-202-015
Lot 5B	09-31-202-016
Lot 6A	09-31-202-013
Lot 6B	09-31-202-014
Lot 7A	09-31-202-011
Lot 7B	09-31-202-012
Lot 8A	09-31-202-009
Lot 8B	09-31-202-010
Lot 9A	09-31-202-007
Lot 9B	09-31-202-008
Lot 10A	09-31-202-005
Lot 10B	09-31-202-006
Lot 11A	09-31-202-003
Lot 11B	09-31-202-004
Lot 12A	09-31-202-001
Lot 12B	09-31-202-002
Lot 13A	09-31-203-002
Lot 13B	09-31-203-001
Lot 14A	09-31-203-004
Lot 14B	09-31-203-003
Lot 15A	09-31-203-006
Lot 15B	09-31-203-005
Lot 16A	09-31-203-008
Lot 16B	09-31-203-007
Lot 17A	09-31-203-010
Lot 17B	09-31-203-009
Lot 18A	09-31-203-012

Lot #	ID #
Lot 19A	09-31-203-014
Lot 19B	09-31-203-013
Lot 20A	09-31-203-016
Lot 20B	09-31-203-015
Lot 21A	09-31-203-018
Lot 21B	09-31-203-017
Lot 22A	09-31-203-020
Lot 22B	09-31-203-019
Lot 23A	09-31-203-022
Lot 23B	09-31-203-021
Lot 24	09-31-203-031
Lot 25	09-31-203-030
Lot 26	09-31-203-029
Lot 27	09-31-203-028
Lot 28	09-31-203-027
Lot 29	09-31-203-026
Lot 30	09-31-203-025
Lot 31	09-31-203-024
Lot 32	09-31-203-023
Lot 33	09-31-204-002
Lot 34	09-31-204-003
Lot 35	09-31-204-004
Lot 36	09-31-204-005
Lot 37	09-31-204-006
Lot 38	09-31-204-007
Lot 39	09-31-204-008
Lot 40	09-31-204-009
Lot 41	09-31-205-008
Lot 42	09-31-205-007
Lot 43	09-31-205-006
Lot 44	09-31-205-005
Lot 45	09-31-205-004
Lot 46	09-31-205-003
Lot 47	09-31-205-002
Lot 48	09-31-205-001

Lot 18B	09-31-203-011
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Lots 49-74 of Rollingbrook Subdivision – Section Two as shown on the Final Plat of Rollingbrook Subdivision Section Two, recorded October 24, 2006 as Document 06-34823 in Plat Book 10, Page 70 in Peoria County, Illinois.

Lot #	ID #
Lot 49	09-31-204-018
Lot 50	09-31-204-017
Lot 51	09-31-204-016
Lot 52	09-31-204-015
Lot 53	09-31-204-014
Lot 54	09-31-206-001
Lot 55	09-31-206-002
Lot 56	09-31-206-003
Lot 57	09-31-206-004
Lot 58	09-31-206-005
Lot 59	09-31-206-009
Lot 60	09-31-206-008
Lot 61	09-31-206-007
Lot 62	09-31-206-006

Lot #	ID #
Lot 63	09-31-207-001
Lot 64	09-31-207-002
Lot 65	09-31-207-003
Lot 66	09-31-207-004
Lot 67	09-31-205-017
Lot 68	09-31-205-016
Lot 69	09-31-205-015
Lot 70	09-31-205-014
Lot 71	09-31-205-013
Lot 72	09-31-205-012
Lot 73	09-31-205-011
Lot 74	09-31-205-009

Lots 76A through 91A of Rollingbrook Subdivision – Section Three as shown on the Final Plat of Rollingbrook Subdivision Section Three, recorded March 14, 2007 as Document 07-07616 in Plat Book 11, Page 13 in Peoria County, Illinois.

PIN No. 09-31-204-012

Lot #	ID #
76A	09-31-208-005
76B	09-31-208-004
77A	09-31-208-007
77B	09-31-208-006
78A	09-31-208-009
78B	09-31-208-008
79A	09-31-208-011
79B	09-31-208-010
80A	09-31-208-013
80B	09-31-208-012
81A	09-31-208-015
81B	09-31-208-014
82A	09-31-208-030
82B	09-31-208-031
83A	09-31-208-028
83B	09-31-208-029

Lot #	ID #
84A	09-31-208-026
84B	09-31-208-027
85A	09-31-208-024
85B	09-31-208-025
86A	09-31-208-022
86B	09-31-208-023
87A	09-31-208-020
87B	09-31-208-021
88A	09-31-208-018
88B	09-31-208-019
89A	09-31-208-016
89B	09-31-208-017
90A	09-31-208-001
90B	09-31-208-002
91A	09-31-208-003