

FILED FOR RECORD
KANE COUNTY, ILL.

2002K089397

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Sandy Wegman
RECORDER

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS FOR GINGER WOODS HOME OWNERS ASSOCIATION**

This instrument, consisting of ^{eight (8)} ~~eight (8)~~ pages, is recorded for the purpose of amending the Declaration of Covenants and Restrictions for Ginger Woods Home Owners Association (hereinafter referred to as "Declaration"), which was recorded on August 10, 1999 with the Recorder of Deeds, Kane County, Illinois as Document number 1999 K 078294 and with the Recorder of Deeds, DuPage County, Illinois on August 20, 1999, as Document number 99-182650.

This Amendment is adopted pursuant to the provisions of Article XII, Section 1 of said Declaration. Article XII, Section 1 provides that this Amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds, Du Page County, Illinois, and Kane County, Illinois following the affirmative vote of at least two-thirds (2/3) of the total votes of Members entitled to vote agreeing to such Amendment.

PREAMBLE

WHEREAS,

WHEREAS, the Board of Directors for Ginger Woods Homeowners Association and the Owners desire to amend the Declaration to reduce the percentage of Owners required to be present, in person or by proxy, at meetings of the Owners from fifty percent (50%) of the total votes of the Association to twenty-five percent (25%) of the total votes of the Association in order to establish a quorum;

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners desire to amend the Declaration to provide that the roster of properties and assessments applicable thereto that is kept in the office of the Association shall be open to inspection by any owner upon not less than ten (10) days written request prior to such inspection;

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners desire to amend the Declaration to adopt the power to proceed under and use the provisions of the Forcible Entry and Detainer Act (735 ILCS 5/9-101 et. seq.) for collection of unpaid and delinquent assessments and that such proceedings may be initiated in either the

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Circuit Court of DuPage County or Kane County, depending upon the location of the property on which assessments are owed;

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners acknowledge that by enacting this Amendment with respect to the Forcible Entry and Detainer Act, the Association shall become subject to the provisions of 18.5(c) through (h) of the Illinois Condominium Property Act (765 ILCS 605/18.5);

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners desire to amend the Declaration to delete the provisions regarding restrictions on the raising of animals, landscape conservation areas, accessory buildings, antennae and satellite dishes, condition of the property, home occupations, recreational vehicles, signs, trucks, impairment of the structural integrity of buildings, quiet enjoyment and application of government regulations as such provisions will be more appropriately contained in a comprehensive set of rules and regulations to be promulgated by the Board;

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners desire to amend the Declaration to provide that side and rear elevations of Dwelling Units shall only be constructed of brick, stone, EIFS, glass, or cedar wood;

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners desire to amend the Declaration to provide that soffits, fascia and trim of Dwelling Units shall only be constructed of metal or cedar wood, subject to integration into the overall design;

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners desire to amend the Declaration to provide that all mailboxes at the Association shall be constructed of black metal material, supported by either a black metal material or brick foundation; that all mailboxes shall be installed in the ground; mailboxes and installation of the same shall conform to U.S. Postal regulations; all mailboxes and supporting structures must be approved by the Design Review Committee prior to installation; and that no newspaper receptacles may be attached to or made part of any mailbox at the Association;

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners desire to amend the Declaration to provide that in addition to in-ground swimming pools, outside hot tubs and whirlpools may be erected, installed and maintained at the Association;

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners desire to amend the Declaration to provide that all hot tubs and whirlpools erected, installed and maintained at the Association must be equipped with childproof lockable covers;

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners desire to amend the Declaration to provide that all Owners that lease their residence shall provide the Board with a copy of all leases within ten (10) days of the commencement of the lease term;

WHEREAS, the Board of Directors for Ginger Woods Home Owners Association and the Owners desire to amend the Declaration to delete the mistaken provisions in the Declaration referencing the City of Aurora's rights;

WHEREAS, the Amendment has been approved by the affirmative vote, in person or by proxy, of Owners representing at least one-half (1/2) of the total votes plus one (1), in compliance with Article XII, Section 1 of the Declaration;

NOW THEREFORE, the Declaration of Covenants and Restrictions for Ginger Woods Home Owners Association is hereby amended in accordance with the text which follows:

AMENDMENT

1. Article IV, "Home Owners Association", Section 7, "Meetings", shall be amended as follows:

a. The first sentence of the second paragraph of Section 7 beginning with the term "The" and ending with the term "business" shall be deleted in its entirety.

b. The first sentence of the second paragraph of Section 7, upon passage of this Amendment, shall contain the following language only:

"The presence in person or by written proxy at any meeting of the voting members having twenty-five percent (25%) of the total votes of the Home Owners Association shall constitute a quorum for the transaction of business."

2. Article V, "Maintenance Assessments for Ginger Woods", Section 4, "Procedure", shall be amended as follows:

a. Upon passage of this Amendment, Section 4 shall contain the following language immediately after the third sentence of the second paragraph that begins with the term "The" and ends with the term "owner":

"Should any owner desire to review the roster of properties and assessments applicable thereto, such owner shall make a request, in writing, to the Board of Directors for Ginger Woods Homeowners, not less than ten (10) days prior to the date such owner desires to view the roster. The Board of Directors shall arrange a mutually agreeable date and time for an owner making such a request within ten (10) days of receiving the request from the owner."

3. Article V, "Maintenance Assessments for Ginger Woods", Section 7, "Special Assessments for Capital Improvements", shall be amended as follows:

- a. The phrase "Article X of this Declaration" set forth after the term "with" in the last sentence of the second paragraph of Section 7 shall be deleted in its entirety.
- b. The phrase "Article V of the By-laws of Ginger Woods Home Owners Association" shall be included immediately after the term "with" in the last sentence of the second paragraph of Section 7.

4. Article V, "Maintenance Assessments for Ginger Woods", Section 9, "Effect of Non-Payment of an Assessment", shall be amended as follows:

- a. The second paragraph of Section 9 that begins with the term "If" and ends with the term "lot" shall be deleted in its entirety.
- b. Upon passage of this Amendment, the following shall be inserted as the second paragraph of Section 9:

"Any assessments, other charges or expenses, including but not limited to regular assessments, special assessments and duly imposed fines, which an Owner is required to make or is liable for hereunder which are not paid when due shall be deemed delinquent. If an assessment, charge or expense is not paid within thirty (30) days after the due date it shall bear interest and the Board may bring suit for and on behalf of themselves and as representatives for all Owners, to enforce collection of the amount due, the costs of said suit, and other fees and expenses together with interest and attorney's fees. Without limiting the foregoing, if any Owners shall fail to pay any assessments, charges or expenses required to be paid, the Board shall have such rights and remedies: (1) the right to enforce the collection of such defaulting Owner's assessments, charges or payments, together with interest thereon, and all fees and costs including attorney's fees and court costs incurred in the collection thereof; (2) the right by giving such defaulting Owner five (5) days written notice of the election of the Board to do so to accelerate the maturity of the unpaid installments of such assessment, charge or expense accruing with respect to the balance of the assessment year; and (3) the right to take possession of such defaulting Owner's interest in their Unit, to maintain for the benefit of all the Owners an action for possession in the manner prescribed in the Forcible Entry and Detainer Act (735 ILCS 5/9-101 et. seq.), as amended, and to execute leases of such defaulting Owner's interest in their Unit and apply rents derived therefrom against such unpaid assessments, charges or expenses.

The proper venue for collection of unpaid assessments shall be in Kane County or DuPage County, depending upon which county the property on which assessments are owed and are being collected is located."

5. Article VII, "Architectural Standards and Use Restrictions for Dwelling Units", shall be amended as follows:

a. Upon passage of this Amendment, Sections 5, 6 through 9, 11 through 13, and 15 through 18 shall be deleted in their entirety.

6. Article VII, "Architectural Standards and Use Restrictions for Dwelling Units", Section 4, "Construction Standards for Dwelling Units", Subsection (c), shall be amended as follows:

a. Subsection (c) of Section 4 shall be deleted in its entirety.

b. Upon passage of this Amendment, Subsection (c) of Section 4 shall contain the following language only:

"Side and rear elevations shall be constructed of only brick, stone, EIFS, glass or cedar wood."

7. Article VII, "Architectural Standards and Use Restrictions for Dwelling Units", Section 4, "Construction Standards for Dwelling Units", Subsection (d), shall be amended as follows:

a. The term "vinyl" shall be deleted from Subsection (d) of Section 4.

b. Upon passage of this Amendment, Subsection (d) of Section 4 shall contain the following language only:

"Soffits, fascia and trim may be constructed of only metal or cedar wood, subject to integration into the overall design."

8. Article VII, "Architectural Standards and Use Restrictions for Dwelling Units", Section 4, "Construction Standards for Dwelling Units", Subsection (g), shall be amended as follows:

a. Subsection (g) of Section 4 shall be deleted in its entirety.

b. Subsection (g) of Section 4, shall, upon passage of this Amendment, contain the following language only:

"All mailboxes at the Association shall be constructed of black metal material. All supporting structures to the mailbox shall be constructed of either black metal material or brick. All mailboxes shall be installed and anchored into the ground and shall conform to United States Postal Regulations. No newspaper receptacles may be attached to Association mailboxes

or supporting structures. All mailboxes and supporting structures must be approved by the Design Review Committee prior to installation.”

9. Article VII, “Architectural Standards and Use Restrictions for Dwelling Units.”
Section 14, “Swimming Pools”, shall be amended as follows:

- a. Section 14 shall be deleted in its entirety.
- b. Following passage of this Amendment, Section 14 shall contain the following language only:

“Only in-ground swimming pools, outdoor hot tubs and whirlpools may be erected, installed or maintained anywhere on the Subject Property. No aboveground swimming pools shall be erected, installed or maintained anywhere on the Subject Property. All outdoor hot tubs and whirlpools erected, installed or maintained on the Subject Property shall be equipped with lockable covers that are childproof.”

10. Article XIII, “General Provisions,” Section 4, “Leasing of Residence”, shall be amended as follows:

- a. The following provision shall be included in Section 4 immediately following the last sentence that begins with the term “The” and ends with the term “Declaration”:

“Each owner that leases his or her residence shall provide the Board of Directors with a copy of all leases concerning that owner’s Dwelling Unit within ten (10) days of such leasing taking effect. The failure of an owner to provide the Board of Directors with a copy of all leases concerning that owner’s Dwelling Unit within ten (10) days of such lease taking effect shall be a default under the terms of this Declaration.”

MISCELLANEOUS PROVISIONS

11. The terms used herein, if not otherwise defined, shall have the same meaning described to them in the Declaration.

12. The language of this Amendment shall govern any conflicts between this document and the prior Declaration.

13. Except as to the extent expressly set forth herein above, and as amended, the Declaration, By-laws and Rules and Regulations shall continue in full force and effect without change.

END OF TEXT OF AMENDMENT

This instrument was prepared by *RETURN TO*
Douglas J. Sury
KEAY & COSTELLO, P.C.
128 South County Farm Road *Ed 28⁰⁰*
Wheaton, Illinois 60187

STATE OF ILLINOIS)
)
COUNTY OF DePue)ss
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The undersigned is Secretary of the Board of Directors for Ginger Woods Home Owners Association, an Illinois not-for-profit corporation established by the aforesaid Declaration, and by my signature below, do hereby execute the foregoing Amendment to the Declaration on behalf of the Board and the Owners.

EXECUTED this 2 day of July, 2002.

Mark J. Radtke
Being the Secretary for Ginger Woods Home Owners Association

I, Jennifer Brzezinski, a Notary Public, hereby certify that on the above date, the above member of the Board of Directors for Ginger Woods Home Owners Association, which Board member is personally known to me, appeared before me and acknowledged that, as such Board member, he/she signed this instrument as his/her free and voluntary act of said Board for the uses and purposes therein set forth.

By: *Jennifer Brzezinski*

Ginger Woods - PIN's Kane County

Unit 1 Pin #	Unit 2	Unit 2 (Cont.)	Unit 4
15-01-227-004	15-01-228-004	15-01-227-011	15-01-200-063
15-01-227-003	15-01-228-005	15-01-227-010	15-01-229-001
12-36-478-007	15-01-228-006	15-01-227-009	
15-01-227-002	15-01-228-007	15-01-227-008	
12-36-478-006	15-01-228-008	15-01-227-007	
15-01-227-001	15-01-229-002	15-01-227-006	
12-36-478-005	15-01-229-003	15-01-227-005	
12-36-478-004	15-01-230-007	15-01-200-064	
12-36-478-003	15-01-230-006	15-01-227-018	
12-36-478-002	15-01-230-005	15-01-231-015	
12-36-478-001	15-01-230-004		
12-36-475-012	15-01-230-003		
12-36-475-011	15-01-230-002		
12-36-475-010	15-01-230-001		
12-36-475-009	15-01-230-008		
12-36-475-008	15-01-230-009		
12-36-475-003	15-01-230-010		
12-36-475-004	15-01-230-011		
12-36-475-005	15-01-230-012		
12-36-475-006	15-01-230-013		
12-36-475-007	15-01-230-014		
12-36-476-001	15-01-230-015		
12-36-476-002	15-01-230-016		
12-36-476-003	15-01-231-010		
12-36-476-004	15-01-231-009		
12-36-476-005	15-01-231-008		
12-36-476-006	15-01-231-007		
12-36-476-007	15-01-231-006		
12-36-476-008	15-01-231-005		
12-36-476-009	15-01-231-004		
12-36-476-010	15-01-231-003		
12-36-476-011	15-01-231-002		
12-36-476-012	15-01-231-001		
12-36-477-004	15-01-231-011		
12-36-477-003	15-01-231-012		
12-36-477-002	15-01-231-013		
12-36-477-001	15-01-231-014		
15-01-228-001	15-01-227-017		
15-01-228-002	15-01-227-016		
15-01-228-003	15-01-227-015		
12-36-475-013	15-01-227-014		
12-36-475-001	15-01-227-013		
12-36-475-002	15-01-227-012		

**Schedule 1
Ginger Woods
Kane County
Permanent Parcel Numbers**

Schedule 1 - GINGER WOODS							
Dupage County Permanent Parcel Numbers							
& Street Addresses							
Plat Lot #	Address	Street	Pin #	Plat Lot #	Address	Street	Pin #
1	2507	Charter Oak Drive	07-06-100-038	36	2273	Red Maple Lane	07-06-108-007
2	2517	Charter Oak Drive	07-06-100-037	37	2281	Red Maple Lane	07-06-108-008
3	2527	Charter Oak Drive	07-06-100-036	38	2596	Katie Court	07-06-108-009
4	2537	Charter Oak Drive	07-06-100-035	39	2586	Katie Court	07-06-108-010
5	2547	Charter Oak Drive	07-06-100-034	40	2576	Katie Court	07-06-108-011
6	2557	Charter Oak Drive	07-06-100-033	41	2566	Katie Court	07-06-108-012
7	2567	Charter Oak Drive	07-06-100-032	42	2575	Katie Court	07-06-108-013
8	2577	Charter Oak Drive	07-06-100-031	43	2585	Katie Court	07-06-108-014
9	2587	Charter Oak Drive	07-06-100-030	44	2595	Katie Court	07-06-108-015
10	2597	Charter Oak Drive	07-06-100-029	45	2584	Charter Oak Drive	07-06-108-016
11	2607	Charter Oak Drive	07-06-100-028	46	2574	Charter Oak Drive	07-06-108-017
12	2617	Charter Oak Drive	07-06-100-027	47	2318	Faith Lane	07-06-108-018
13	2627	Charter Oak Drive	07-06-100-026	48	2308	Faith Lane	07-06-108-019
14	2637	Charter Oak Drive	07-06-100-025	49	2298	Faith Lane	07-06-108-020
15	2647	Charter Oak Drive	07-06-100-024	50	2288	Faith Lane	07-06-108-021
16	2657	Charter Oak Drive	07-06-100-023	51	2278	Faith Lane	07-06-108-022
17	2667	Charter Oak Drive	07-06-100-022	52	2268	Faith Lane	07-06-108-023
18	2677	Charter Oak Drive	07-06-100-021	53	2267	Faith Lane	07-06-109-001
19	2674	Charter Oak Drive	07-06-107-005	54	2277	Faith Lane	07-06-109-002
20	2694	Charter Oak Drive	07-06-107-004	55	2287	Faith Lane	07-06-109-003
21	2704	Charter Oak Drive	07-06-107-003	56	2297	Faith Lane	07-06-109-004
22	2714	Charter Oak Drive	07-06-107-002	57	2307	Faith Lane	07-06-109-005
23	2724	Charter Oak Drive	07-06-107-001	58	2317	Faith Lane	07-06-109-006
24	2226	Red Maple Lane	07-06-107-011	59	2.07 Acres	Biliter Road	07-06-109-007
25	2236	Red Maple Lane	07-06-107-010	60	.05 Acres	Biliter Road	07-06-100-039
26	2246	Red Maple Lane	07-06-107-009	154	2687	Charter Oak Drive	07-06-100-041
27	2256	Red Maple Lane	07-06-107-008	155	2697	Charter Oak Drive	07-06-100-042
28	2266	Red Maple Lane	07-06-107-007	156	2707	Charter Oak Drive	07-06-100-043
29	2276	Red Maple Lane	07-06-107-006	157	2717	Charter Oak Drive	07-06-100-044
30	2225	Red Maple Lane	07-06-108-001	158	2711	Charter Oak Court	07-06-100-045
31	2233	Red Maple Lane	07-06-108-002	159	2721	Charter Oak Court	07-06-100-046
32	2241	Red Maple Lane	07-06-108-003	160	2731	Charter Oak Court	07-06-100-047
33	2249	Red Maple Lane	07-06-108-004	161	.58 Acres	Trojak Lane	07-06-102-015
34	2257	Red Maple Lane	07-06-108-005	152 - Part	2.34 Acres	Trojak Lane	07-06-100-048
35	2265	Red Maple Lane	07-06-108-006				

**Ginger Woods
LEGAL DESCRIPTION
UNIT 1**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST AND PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 88 DEGREES 38 MINUTES 19 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 36; SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 1; A DISTANCE OF 429.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 38 MINUTES 19 SECONDS WEST, ALONG SAID LINE, 122.83 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 44 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 246.18 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 29 SECONDS WEST, 132.94 FEET; THENCE NORTH 75 DEGREES 58 MINUTES 18 SECONDS WEST, 68.25 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 29 SECONDS WEST, 120.00 FEET; THENCE NORTH 04 DEGREES 56 MINUTES 58 SECONDS WEST, 76.70 FEET; THENCE NORTH 16 DEGREES 10 MINUTES 30 SECONDS WEST, 74.36 FEET; THENCE NORTH 28 DEGREES 53 MINUTES 12 SECONDS WEST, 70.35 FEET; THENCE NORTH 41 DEGREES 26 MINUTES 39 SECONDS WEST, 70.70 FEET; THENCE NORTH 58 DEGREES 36 MINUTES 14 SECONDS WEST, 73.53 FEET; THENCE NORTH 62 DEGREES 37 MINUTES 49 SECONDS WEST, 73.98 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 30 SECONDS WEST, 230.38 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 586.51 FEET; A CHORD BEARING OF NORTH 09 DEGREES 58 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 108.49 FEET, AN ARC LENGTH OF 108.65 FEET;

THENCE SOUTH 71 DEGREES 29 MINUTES 51 SECONDS WEST, 66.12 FEET; THENCE NORTH 15 DEGREES 43 MINUTES 03 SECONDS WEST, 15.44 FEET; THENCE NORTH 26 DEGREES 02 MINUTES 31 SECONDS WEST, 75.52 FEET; THENCE NORTH 24 DEGREES 54 MINUTES 27 SECONDS WEST, 150.00 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE NORTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1434.28 FEET, A CHORD BEARING OF NORTH 22 DEGREES 05 MINUTES 22 SECONDS WEST, A CHORD DISTANCE OF 141.04 FEET, AN ARC LENGTH OF 141.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 19 DEGREES 51 MINUTES 31 SECONDS WEST, TANGENT TO THE LAST DESCRIBED COURSE, 106.06 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING ARC BEARING OF NORTH 12 DEGREES 39 MINUTES 57 SECONDS WEST, A CHORD DISTANCE OF 119.52 FEET, AN ARC LENGTH OF 119.56 FEET; THENCE NORTH 10 DEGREES 17 MINUTES 11 SECONDS WEST, TANGENT TO THE LAST DESCRIBED COURSE, 69.69 FEET; THENCE NORTH 55 DEGREES 25 MINUTES 51 SECONDS WEST, 35.27 FEET TO A POINT ON THE SOUTHERLY LINE OF BUTTERFIELD ROAD THAT IS 641.99 FEET NORTHEASTERLY OF THE NORTHEASTERLY CORNER OF LOT 1, FERMI CORPORATE PARK, RECORDED AS DOCUMENT NUMBER 94K090484, KANE COUNTY, ILLINOIS; THENCE NORTH 79 DEGREES 25 MINUTES 29 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 702.30 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 25 SECONDS EAST, 579.60 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 41 SECONDS EAST, 530.31 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 56 SECONDS EAST, 389.83 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

Ginger Woods
LEGAL DESCRIPTION
UNIT 2

THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 38 MINUTES 19 SECONDS WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 551.83 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 44 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 246.18 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 49 MINUTES 44 SECONDS EAST, 155.37 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 19 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 379.91 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 41 SECONDS EAST, 129.92 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 19 SECONDS EAST, 81.09 FEET; THENCE EASTERLY, ALONG A CURVE CONCAVE SOUTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 438.00 FEET, A CHORD BEARING OF SOUTH 85 DEGREES 27 MINUTES 49 SECONDS EAST, A CHORD LENGTH OF 90.01 FEET, AN ARC LENGTH OF 90.17 FEET TO THE EAST LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 49 MINUTES 44 SECONDS EAST, ALONG SAID LINE, 547.96 FEET TO THE NORTHEAST CORNER OF COUNTY LINE FARMS SUBDIVISION RECORDED AS DOCUMENT NO. 271745, KANE COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 32 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF LOTS 1 AND 2 IN SAID COUNTY LINE FARMS SUBDIVISION, 396.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 48 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 192.63 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID COUNTY LINE FARMS SUBDIVISION, 960.44 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, 174.13 FEET; THENCE NORTH 68 DEGREES 25 MINUTES 35 SECONDS EAST, 124.44 FEET; THENCE NORTH 33 DEGREES 49 MINUTES 48 SECONDS EAST, 147.42 FEET; THENCE SOUTH 69 DEGREES 25 MINUTES 55 SECONDS EAST, 78.40 FEET; THENCE NORTH 25 DEGREES 03 MINUTES 16 SECONDS EAST, 62.15 FEET; THENCE NORTH 34 DEGREES 43 MINUTES 06 SECONDS EAST, 90.80 FEET; THENCE NORTH 35 DEGREES 24 MINUTES 01 SECONDS EAST, 81.76 FEET; THENCE NORTH 28 DEGREES 13 MINUTES 31 SECONDS EAST, 75.64 FEET; THENCE NORTH 19 DEGREES 24 MINUTES 20 SECONDS EAST, 75.07 FEET; THENCE NORTH 10 DEGREES 29 MINUTES 21 SECONDS EAST, 77.29 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 06 SECONDS EAST, 79.37 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 31 SECOND WEST, 255.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 29 SECONDS EAST, 120.00 FEET; THENCE SOUTH 75 DEGREES 58 MINUTES 17 SECONDS EAST, 68.25 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 29 SECONDS EAST, 132.94 FEET TO THE POINT OF BEGINNING; ALL IN KANE COUNTY, ILLINOIS.

Ginger Woods LEGAL DESCRIPTION UNIT 3

THAT PART OF TRACTS "C", "D" AND PART OF "E" IN THE "SUBDIVISION OF SECTION 6-38-9"; TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BULTER ROAD WITH THE WEST LINE OF SECTION 6; SAID POINT BEING THE SOUTH-WEST CORNER OF TRACT "A" IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 49 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 6; SAID LINE ALSO BEING THE WEST LINE OF TRACT "A" OF SAID SUBDIVISION, 851.72 FEET (MEASURED) TO THE NORTHWEST CORNER OF TRACT "A" FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 49 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 347.96 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 438.00 FEET, A CHORD BEARING OF SOUTH 75 DEGREES 54 MINUTES 24 SECONDS EAST, A CHORD DISTANCE OF 55.91 FEET, AN ARC LENGTH OF 55.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 14 MINUTES 51 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 100.00 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 284.90 FEET, A CHORD BEARING OF NORTH 86 DEGREES 00 MINUTES 24 SECONDS EAST, A CHORD DISTANCE OF 195.82 FEET, AN ARC LENGTH OF 200.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 108.00 FEET, A CHORD BEARING OF NORTH 80 DEGREES 14 MINUTES 51 SECONDS EAST, A CHORD DISTANCE OF 89.49 FEET, AN ARC LENGTH OF 60.27 FEET; THENCE NORTH 63 DEGREES 14 MINUTES 05 SECONDS EAST, 173.92 FEET; THENCE NORTH 52 DEGREES 37 MINUTES 21 SECONDS EAST, 31.54 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE (FORMER) CHICAGO AURORA AND ELGIN RAILROAD; THENCE SOUTH 37 DEGREES 22 MINUTES 39 SECONDS EAST, ALONG SAID LINE, 1136.89 FEET; THENCE SOUTH 01 DEGREES 30 MINUTES 59 SECONDS EAST, 630.25 FEET TO THE CENTERLINE OF BULTER ROAD; THENCE NORTH 89 DEGREES 53 MINUTES 19 SECONDS WEST ALONG SAID CENTERLINE, 235.87 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 87 DEGREES 35 MINUTES 59 SECONDS WEST, ALONG SAID CENTERLINE, 483.89 FEET TO THE SOUTHEAST CORNER OF TRACT "B" IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 46 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF TRACT "B", 845.07 FEET (MEASURED) TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 24 DEGREES 33 SECONDS WEST, ALONG THE NORTH LINE OF AFORESAID TRACTS "B" AND "A", A DISTANCE OF 435.50 FEET (MEASURED) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

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**Ginger Woods
LEGAL DESCRIPTION
UNIT 4**

PARCEL 1

THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89 DEGREES 02 MINUTES 12 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 170.93 FEET TO THE SOUTHWESTERLY LINE OF THE (FORMER) CHICAGO, AURORA AND ELGIN RAILROAD RIGHT OF WAY; THENCE SOUTH 37 DEGREES 22 MINUTES 39 SECONDS EAST, ALONG SAID LINE, 468.01 FEET; THENCE SOUTH 52 DEGREES 37 MINUTES 21 SECONDS WEST, 31.54 FEET; THENCE SOUTH 06 DEGREES 14 MINUTES 05 SECONDS WEST, 173.92 FEET; THENCE SOUTHWESTERLY ALONG A LINE CONCAVE NORTHERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 108.00 FEET, A CHORD BEARING OF SOUTH 80 DEGREES 14 MINUTES 51 SECONDS WEST, A CHORD DISTANCE OF 59.49 FEET, AN ARC LENGTH OF 86.27 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 284.00 FEET, A CHORD BEARING OF SOUTH 86 DEGREES 00 MINUTES 24 SECONDS WEST, A CHORD DISTANCE OF 195.62 FEET, AN ARC LENGTH OF 200.40 FEET; TO A POINT OF TANGENCY; THENCE NORTH 72 DEGREES 14 MINUTES 51 SECONDS WEST, 100.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 438.00 FEET, A CHORD BEARING OF NORTH 81 DEGREES 48 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 144.44, AN ARC LENGTH OF 146.12 TO A POINT OF TANGENCY; THENCE SOUTH 08 DEGREES 38 MINUTES 19 SECONDS WEST, TANGENT TO THE LAST DESCRIBED COURSE, 81.09 FEET; THENCE NORTH 01 DEGREES 21 MINUTES 41 SECONDS WEST, 129.92 FEET TO THE SOUTH LINE OF THE NORTH 401.55 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 88 DEGREES 38 MINUTES 19 SECONDS EAST, 171.92 FEET TO THE EAST LINE OF SAID SECTION 1; THENCE NORTH 00 DEGREES 49 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 401.55 FEET TO THE POINT OF BEGINNING; IN DUPAGE AND KANE COUNTIES, ILLINOIS.

PARCEL 2

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89 DEGREES 02 MINUTES 12 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 6.7 CHORDS (447.77 FEET MEASURED) TO A FOUND IRON PIPE; THENCE SOUTH ONE-HALF DEGREE EAST, 259.33 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE (FORMER) CHICAGO, AURORA AND ELGIN RAILROAD; THENCE NORTH 37 DEGREES 22 MINUTES 39 SECONDS WEST, ALONG SAID LINE TO THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 89 DEGREES 02 MINUTES 12 SECONDS EAST, ALONG SAID LINE, 194.83 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

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