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Prepared By and After
Recording Return To:
Jenny H. Park
Meyer Capel, A Professional Corporation
306 W. Church Street
Champaign, Illinois 61820
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2016R05967
REC ON: 04/11/2016 3:27:23 PM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 49.00
RHSPS Fee: 9.00
PAGES 2
PLAT ACT: 0PLAT PAGE:

SPACE ABOVE THIS LINE FOR RECORDER

FIRST ADDENDUM TO OWNER'S CERTIFICATE

THIS FIRST ADDENDUM TO OWNER'S CERTIFICATE (this "First Addendum") is made and entered into this 7th day of APRIL, 2016, by FIELDSTONE SUBDIVISION II, LLC, an Illinois limited liability company ("Owner").

WITNESSETH:

WHEREAS, the Fieldstone Subdivision Phase 2 Owner's Certificate and Restrictive Covenants dated December 18, 2014 was recorded on December 22, 2014 as Document No. 2014R23524 in the Office of the Recorder of Deeds of Champaign County, Illinois ("Owner's Certificate");

WHEREAS, pursuant to Section 22 of the Owner's Certificate, the Owner represents at least seventy-five percent (75%) of the lots within Fieldstone Subdivision, Phase 2 and does hereby further amend the Owner's Certificate, as set forth hereinbelow;

WHEREAS the Developer desire to make certain amendments to the Owner's Certificate; and

NOW, THEREFORE, in consideration of the above premises and the mutual covenants and promises contained herein, the parties hereby agree as follows:

- 1. **FENCES.** Section 29 is hereby inserted into the Owner's Certificate as follows:

"29. **Fences:** Only ornamental iron or ornamental aluminum fences shall be allowed within the Fieldstone Subdivision, Phase 2. All such fences (including any fence additions) to be constructed shall be approved by the Architectural Committee (in its sole discretion) prior to construction, and shall be of an appropriate material, size and color so as not to detract from any dwelling or Fieldstone Subdivision, Phase 2, and shall be properly maintained by the lot owner."

2. APPROVAL OF ARCHITECTURAL CONTROL COMMITTEE. Section 2(c)(ii) Owner's Certificate is hereby amended by deleting it in its entirety and inserting in its place the following:

"(ii) Certification by Architectural Control Committee: The Architectural Control Committee shall, upon request, and after satisfactory completion of improvements, issue its certificate of completion."

3. NO OTHER CHANGES. Except as specifically modified hereby, the Owner's Certificate is hereby reaffirmed in its entirety. In the event of a conflict between any provision of this First Addendum and any provision of the Owner's Certificate, the provision in this First Addendum shall control. Capitalized terms used and not defined herein have the meaning given them in the Owner's Certificate. The recitals set forth hereinabove are incorporated herein by reference.

IN WITNESS WHEREOF, the Owner has executed this First Addendum as of the day and year first above written.

DEVELOPER:

FIELDSTONE SUBDIVISION II, LLC,
an Illinois limited liability company

By: Russell H. Taylor
Russell H. Taylor, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

The undersigned, a Notary Public in and for said County and State, certify that Russell H. Taylor, personally known to me to be the Manager of Fieldstone Subdivision II, LLC, an Illinois limited liability company, as above described, and personally known to me to be the same person who executed the foregoing instrument as such Manager of said corporation, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of said company, as aforesaid, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 7th day of APRIL, 2016

Tonya A Lewis
Notary Public

