



Associa®

Vanguard Community Management

**TO: ALL HOMEOWNERS
REDWING VIEW HOMEOWNERS ASSOCIATION**

**FROM: BOARD OF DIRECTORS AND
JENNIFER FALASZ, COMMUNITY ASSOCIATION MANAGER**

RE: AMENDING SECTION 8.6 AND SECTION 8.13 – DECLARATION OF COVENANTS

DATE: APRIL 28, 2009

Greetings Homeowner:

During a recent survey, a majority of homeowners voiced their support for amending *Section 8.6* in our Declaration of Covenants, which pertains to "Limitations on Signs". The amendment would lift the restriction on placing a "for sale" sign in the yard of any lot.

Additional support was expressed for amending *Section 8.13*, which pertains to "Trash Removal." The amendment adds details regarding yard waste storage and clearly defines the storage of garbage cans.

The Homeowners Association Board feels these proposed changes will enhance the appearance of our community and benefit the residents of Redwing View. We encourage you to approve the amendments.

Included with this letter are the proposed amendments as well as the Proxy/Ballot you will use to cast your vote for or against the proposed changes. Please be sure to read each amendment in its entirety before completing the ballot.

It is very important that you return the completed Proxy/Ballot, regardless of how you vote. Please fax your completed Proxy/Ballot to (847)490-9807 or mail to:

Jennifer Falasz
Vanguard Community Management
50 E. Commerce Drive, Suite 110
Schaumburg, IL 60173

There will be an open Homeowners Association Meeting on Wednesday, May 27, 2009, at 7:00 p.m. to discuss the voting results. The meeting will be held at the Antioch Township Assessor's Office located at 1625 Deep Lake Road.

Thank you in advance for your immediate attention and cooperation. If you have any questions or concerns, please contact Jennifer Falasz at (847)882-2860 or via e-mail at jfalasz@vanguardcommunity.com.

Enclosures – Amendment and Proxy/Ballot

**AMENDMENT TO THE
REDWING VIEW
DECLARATION OF
COVENANTS
CONDITIONS AND
RESTRICTIONS**

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Redwing View Declaration of Covenants Conditions and Restrictions (hereafter the "Declaration") for the Redwing View Homeowners Association (hereafter the "Association"), which Declaration was recorded on August 25, 2004 as Document Number 5631395 in the Office of the Recorder of Deeds of Lake County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit A, which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to Article 16, Section 16.4. Said Section provides that this Declaration may be amended by an instrument signed by Owners comprising not less than sixty-seven percent (67%) of the total votes collectively held by all classes of Members with the written consent of mortgagees holding at least fifty-one percent (51%) of the outstanding mortgages on the Property. Any amendment must be recorded with the Office of Recorder, Lake County, Illinois.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Lake County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, the following amendment has been signed by Owners comprising not less than sixty-seven percent (67%) of the total votes collectively held by all classes of Members, which approvals are attached hereto and made a part hereof; and

This document prepared by and after recording to be returned to:
ROBERT P. NESBIT
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 — (847) 537-0500

WHEREAS, an officer of the Association has attested to said Owner approval by execution of Exhibit B attached hereto and made a part hereof; and

WHEREAS, an affidavit is attached hereto as Exhibit C certifying that all Mortgagees have been notified by certified mail of this Amendment and contained in the mailing was a consent form in the format attached hereto as Exhibit D.

NOW, THEREFORE, Article 8 of the Declaration is amended as follows (additions in text are indicated by double underline and deletions in text are indicated by ~~strike-out~~):

1. Section 8.6 is hereby amended as follows:

SECTION 8.6 Limitations on Signs. One (1) No—“for sale” or “for rent” or brokers signs is shall be erected, placed, or permitted in the yard of any Lot, and any such sign as may be located other than in the yard shall not be larger more than five (5) square feet. No advertising signs, billboards, or objects of unsightly appearance or nuisances shall be erected, placed, or permitted to remain on any portion of any Lot. ~~The foregoing restrictions shall not apply to the signs and billboards, if any, of Declarant or its Designees.~~

2. Section 8.13 is hereby amended as follows:

SECTION 8.13 Trash Removal. All rubbish, trash and garbage shall be regularly removed from the Property and shall not be allowed to accumulate thereon. Each Owner shall be responsible for trash removal from his Lot. Grass clippings and yard refuse may be stored in lawn bags on an Owner’s Lot until weekly pick-up. ~~There shall be no trash piles or storage piles on the Property. The foregoing restrictions on trash piles and storage piles shall not apply to the activities of Declarant, its designees and those working for or on behalf of Declarant during the construction and sales period. All rubbish, trash and garbage containers and recycling bins shall be stored within the garage on the rear of the Lot in trash cans with sealed lids.~~

This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Lake County, Illinois.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

**PROXY/BALLOT FOR
REDWING VIEW HOMEOWNERS ASSOCIATION
MEETING OF _____, 2009**

I, (print name) _____, owner of the unit listed below at the Redwing View Homeowners Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 2009, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

- I approve of the amendment regarding limitations on signs.
- I do not approve of the amendment regarding limitations on signs.

- I approve of the amendment regarding trash removal.
- I do not approve of the amendment regarding trash removal.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the _____ day of _____, 2009.

(signature) Date: _____, 2009

(print name)

Property Address: _____
Antioch, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

***This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.