

STATE OF ILLINOIS)
)
COUNTY OF KANE)



2013K053043
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 7/19/2013 9:51 AM
REC FEE: 33.00 RHSPS FEE: 9.00
PAGES: 2

**THIRD AMENDMENT TO
EXHIBIT C, BY-LAWS
SUNSET VIEW UNIT II
LILY LAKE, KANE COUNTY, ILLINOIS**

THIS SECOND AMENDMENT TO THE BY-LAWS FOR SUNSET VIEWS UNIT II SUBDIVISION, KANE COUNTY, ILLINOIS, IS MADE THIS 26TH DAY OF JUNE, 2013, BY SUNSET VIEWS UNIT II HOMEOWNERS ASSOCIATION, an Illinois nonprofit corporation.

Whereas, the BY-LAWS, was made by the Developer on November 11, 2004 and was thereafter filed for record in the office of the Recorder of Deeds of Kane County, Illinois, on April 19, 2011 as Document 2011K024418.

Whereas, the Association desires to add the following Landscape Design Review to the By-Laws:

Landscape Design Review

The Landscape Review has been established to ensure that the landscape design complies with the landscape standards specified in the Declaration of Covenants, Restrictions and Conditions.

Landscape plans must be drawn to accurately depict the lot; residence and property lines. Hand drawn plans are not acceptable.

The landscape plan shall include any material to be placed on your property such as: trees, shrubs and any type of hardcover material to be used.

The cost of the Plant Material shall have a fair retail value of not less than 2% of the estimated cost of the residence (excluding the lot cost). The cost of the Plant Material means the purchase value. The installation cost is not taken into account. The Plant Material is to be itemized with a dollar value given to each item.

Plant Material is defined as the trees, shrubs, annuals, perennials and the material used for the beds such as mulch. Plant Material is not lawn seed, sod or topsoil.

All lots are to be seeded or sodded within 6 months after completion of construction of any single family residence, or within the first growing season (as defined by a landscape architect of the Committee's choosing) following occupancy of a residence.

Failure to seed or sod your entire lot on time will result in a \$50.00 a day fine

The HOA will notify the owner when substantial construction is complete and the 120 day installation period starts. All lots are to have the Plant Material installed within 120 days after completion of construction of any single family residence, or within the first growing season (as defined by a landscape architect of the Committee's choosing) following occupancy of a residence.

Failure to notify the board or to complete your landscaping on time will result in a \$50.00 a day fine.

In Witness Whereof, the Association has caused this First Amendment to be executed at Lily Lake, Illinois, on the date and year first above written.

Association: Sunset Views, Inc., an Illinois nonprofit Corporation

By: Bill Braasch
Bill Braasch, President

By: Ed Kozlowski
Ed Kozlowski, Vice President

By: Travis Parry
Travis Parry, Treasurer

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