

DECLARATION OF BY LAWS ROBINWOODS 3RD ADDITION

WHEREAS, ROBINWOODS SUBDIVISION, THIRD ADDITION, in the State of Illinois, the County of Johnson, an Association consisting of all lot owners in the subdivision. The Association has a governing board consisting of President, Vice President, Secretary/Treasurer elected annually, and three (3) Trustees elected for one term limit of three (3) years. An Annual Meeting shall be held each year for all lot owners to attend.

Premises in the subdivision shall be limited to one residence per lot, with no industrial activity or enterprise permitted in connection with such residential occupation. *Rental?* RV's and Camping Trailers are allowed to be parked on the owner's property.

Annual dues for each lot owned, is assessed for the purpose of expenses incurred for security street lighting, common area mowing, and repair/maintenance of three (3) subdivision access roads. These dues and/or community dock lease fees are payable by the 1st day of June each year and may be subject to change should expenses incurred exceed the amount assessed. A mailing address to submit the payment will be supplied with the yearly meeting notes. If a lot owner fails to pay the annual dues and/or community dock lease fees for a period of three (3) years, a lien will be filed against the property in Johnson County until paid in full.

Lot owners shall have access to the lake with all privileges for recreation according to the official rules and regulations governing the Lake of Egypt as set forth by the Southern Illinois Power Cooperative.

Control and Leasing of Common Area/Community Boat Docks:

Southern Illinois Electric Co-Op charges the Association a sum of \$25.00 annually for a Shoreline Agreement regarding this area. The Shoreline Agreement has a requirement that Robinwoods 3rd Addition Association provide a two (2) million dollar liability insurance policy with S.I.P.C. being named as co-owner of said policy. Said policy covers only the shoreline, boat ramp and prevents any liability for injuries, etc. that may occur on said premises. Boat docks and walkways to the same are constructed and owned by inland lot owners. A lease fee shall be charged to the owners of these docks annually. The lease fee shall be used for the purpose of maintaining the shoreline to prevent soil erosion and water pollution. If the dock lease fee amount does meet the expense of needed maintenance, additional fees will be billed to dock owners. The Governing Board and Dock Owners will discuss maintenance needed and additional costs prior to taking any actions.

Dock owners must keep their docks and walkways in good repair. If a dock and walkway falls into disrepair, the owner shall be notified and given 30 days to respond as to when the repair will be performed. The repairs must be completed within 90 days of the notification. All such repairs must comply with the Co-Op regulations. If the Owner fails to respond to the notification or does not repair the dock/walkway in the specified time, the structure will be removed. Cost for the removal and cleanup of the dock/walkway space will be cause for a lien against the owner's property. The dock space will then be made available to the next subdivision inland lot owner requesting dock space. (This list is kept by the Governing Board.) Legitimate reasons for not completing the work would include weather or the contractor is unable to complete the work in the given time period. Permission to delay repair completion must be granted by the association officers and trustees. Confirmation of repair approval will be provided in writing upon completion by the Association President.

The boat ramp is to be kept gated and locked at all times. Each lot owner is provided with a key for this purpose. This key is not transferable to guests. Lot owners must accompany all guests when using the boat ramp/common area due

to the liability insurance policy the Association is required to provide. The policy only covers members of the Robinwoods 3rd Addition.

RULES AND REGULATIONS:

Animal Control:

Pet owners in the subdivision must keep their animals under control at all times. Under no circumstances should a lot owner (or their visitors) allow their pets to roam freely within the subdivision. Pets should be under the supervision of someone at all times.

Livestock:

Keeping livestock (*Common examples are horses, pigs, goats, cows, bulls, sheep, and poultry, although numerous other semi-wild animals including reindeer, yaks, camels, and emus could also be considered livestock.*) on subdivision premises is not permitted.

Noise Control:

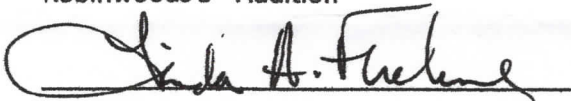
Midnight is a reasonable time to try to create less noise. Be mindful of your neighbors.

Association Voting Rules:

Voting of By Laws by the Association Members shall be on the basis of lots owned by the members. This agreement is due to the fact that members are assessed annual dues based on each lot owned. There are 46 lots within the subdivision. 75% of 46 lot owners (35) must agree to proposed changes/amendments before they can be approved and put into place.

Voting on other matters pertaining to Robinwoods 3rd Addition will be determined by the majority of subdivision lot owners present. If a member does not attend the annual meeting and does not authorize their vote to be cast by another member in writing, their vote will be assumed to be with the majority on all matters. All subdivision lot owners will be notified where a vote is required and will be given an opportunity to have their opinion heard. One vote will be allowed for each lot owner in attendance.

Robinwoods 3rd Addition



President

Dated, this 4th day of July 2016