

2023R00457
REC ON: 01/12/2023 09:00:31 AM
CHAMPAIGN COUNTY
AARON AMMONS
REC FEE: 52.00
RHSPS FEE: 9.00
STATE TAX:
COUNTY TAX:
PLAT ACT:
PAGES: 44

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**2022 DECLARATION OF RESTRICTIVE COVENANTS OF THE RIDGE:
REPLATS ROBESON MEADOWS WEST SUBDIVISION NO. 1B,
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS**

This 2022 Declaration of Restrictive Covenants for The Ridge: Replats Robeson Meadows West Subdivision No. 1B, City of Champaign, Champaign County, Illinois encompasses all residential lots within the original Robeson Meadows West Subdivision 1B, City of Champaign, Champaign County, Illinois, recorded December 23, 1994 as Document #94R32316, (herein the **“Original 1B Plat”**), such lots being subsequently modified by the following replats: Replat Robeson Meadows West Subdivision No. 1B, City of Champaign, Champaign County, Illinois recorded February 7, 1996 as Document #96R02795 (herein the **“1996 1B Replat”**), Replat of Lots 205R and 207 through 224 of Replat Robeson Meadows West Subdivision 1B recorded September 23, 1998 as Document #98R29406 (herein the **“1998 1B Replat”**), Replat Lots 236, 237, 238, and 239 of Replat Robeson Meadows West Subdivision No. 1B, recorded August 3, 2000 as Document #2000R17829 (herein the **“2000 1B Replat”**), and Replat Lots 203R and 204R of Replat Robeson Meadows West Subdivision No. 1B, recorded April 11, 2002 as Document #2002R12195 (herein the **“2002 1B Replat”**).

WHEREAS, Robeson Crossing, Inc., the developer of Robeson Meadows West Subdivision, City of Champaign, Champaign County, Illinois, filed the above-referenced Original 1B Plat, and together with subsequent lot owners, filed a series of Replats Robeson Meadows West Subdivision No. 1B, City of Champaign, Champaign County, Illinois, (the **1996, 1998, 2000, and 2002 1B Replats** referenced above), resulting in 43 residential lots being located on the City of Champaign Street known as Prairieridge Place; accordingly, the subdivision phase created by the Original 1B Plat and subsequent series of Replats Robeson Meadows West Subdivision No. 1B referenced herein having become known as **“The Ridge;”**

WHEREAS, Robeson Crossing, Inc. and subsequent owners of lots in the Subdivision did from time-to-time record covenants and restrictions with such Replats of the Original 1B Plat; all restrictive covenants so recorded required that waiver or amendment of the restrictive covenants in whole or in part be made by an instrument signed, acknowledged, and recorded by not less than two-third (2//3 of the lot owners;

WHEREAS, the **1996, 1998, 2000, and 2002 1B Replats** to the **Original 1B Plat** have resulted in a total of 43 residential lots in the Subdivision, with 21 lots lying north of Summerview Lane and 22 lots lying south of Summerview Lane;

WHEREAS, the undersigned owners, representing 31 of 43 lots or Seventy-Two Percent (72%) of the lot owners of all lots in the referenced Subdivision, constituting more than the requisite two-thirds majority necessary to waive or amend the existing covenants and restrictions of the Subdivision, have expressed a desire, for efficiency, to remove and replace all restrictive covenants filed with the **Original 1B Plat** and the **1996, 1998, 2000, and 2002 1B Replats** to the **Original 1B Plat** and adopt the foregoing Restrictive Covenants of The Ridge as set forth herein;

NOW, THEREFORE, the undersigned owners of Lots 201, 202, 225-232, 235R, 240, and 242-247 of the 1996 1B Replat, Lots 205R, 1201R- 1205R, 1207R, 1211R- 1213R, 1215R, and 1216R of the 1998 Replat, and Lot 239R of the 2000 1B Replat, representing 31 of 43 lots or Seventy-Two Percent (72%) of the owners of all lots in the referenced Subdivision, constituting more than the requisite two-thirds majority necessary to waive or amend the covenants and restrictions of the Subdivision, do hereby revoke all covenants and restrictions recorded with the Original 1B Plat and the 1996, 1998, 2000, and 2002 1B Replats described above, and do hereby declare, impose and substitute in their entirety the following covenants and restrictions set forth in this 2022 Declaration of Restrictive Covenants for The Ridge: Replats of Robeson Meadows West Subdivision No. 1B, City of Champaign, Champaign County, Illinois, in their entirety as follows:

**2022 DECLARATION OF RESTRICTIVE COVENANTS: THE RIDGE
REPLATS ROBESON MEADOWS WEST SUBDIVISION 1B**

PART 1 - DEFINITIONS

For the purpose of this Declaration, certain words and terms are hereby defined.

- 1.1 **Accessory Building:** Separate building or buildings or portions of the main building located on the same building site and which are incidental to the main building or to the main use of the premises.
- 1.2 **Building Area:** That portion of a building site within which the construction and maintenance of main buildings is permitted.
- 1.3 **Dwelling Structure:** The building on any building site comprised of a single dwelling unit.

1.4 Dwelling Unit: A dwelling unit is to be designed, used and occupied exclusively for a residence and is to be occupied exclusively by a single family.

1.5 Building Site: A portion of the Subdivision consisting of at least one entire Lot as platted.

1.6 Ground Floor Area: That portion of a dwelling which is built over a basement or foundations but not over any other portion of the building.

1.7 Commons Area Easement: The areas designated on a Subdivision plat which purpose is for the common use and enjoyment of the owners and their guests, as presently platted or to be platted at a later date.

1.8 Checklist: A document included herein as Appendix A which sets forth certain items to which an owner or builder must be aware in order to construct building improvements on a particular lot and adhere to in order to occupy a dwelling unit on a particular lot.

1.9 Single Family: A group of occupants with not more than two (2) unrelated adults. Each owner shall occupy and use the dwelling on his/her lot as a private dwelling. Rental or Lease of the dwellings, or any portion of a dwelling, is prohibited.

1.10 Lot: Lot or Lots shall mean following: Lots 201, 202, 225-233, 234R, 235R, and 240-247 of the Replat Robeson Meadows West Subdivision 1B recorded February 7, 1996 as Document #96R02795 (the **1996 1B Replat**), Lot 205R and Lots 1201R through 1216R of the Replat of Lots 205R and 207 through 224 of Replat Robeson Meadows West Subdivision 1B recorded September 23, 1998 as Document #98R29406 (the **1998 1B Replat**); Lots 236R, 238R, & 239R of the Replat of Lots 236, 237, 238, & 239 of Replat Robeson Meadows West Subdivision 1B recorded August 3, 2000 as Document #2000R17829 (the **2000 1B Replat**); and Lots 1203R & 1204R of the Replat of Lots 203R and 204R of Replat Robeson Meadows West Subdivision 1B recorded April 11, 2002 as Document #2002R12195 (the **2002 1B Replat**).

1.11 Owner or Lot Owner: The person or persons whose estates or interests, individually or collectively, aggregate fee simple absolute ownership of a Lot as described herein.

1.12 Structure: Any planting, building fence, excavation or any other thing or work on any Lot (including, but not limited to, antenna systems).

1.13 Subdivision: Robeson Meadows West Subdivision No. 1B, City of Champaign, Champaign County, Illinois, recorded December 23, 1994 as Document #94R32316, (herein the "Original 1B Plat") and all subsequent Replats of the lots contained therein, including without limitation, the **1996, 1998, 2000, and 2002 1B Replats** to the **Original 1B Plat**. For simplicity, the Subdivision shall also be known herein as **The Ridge**: Replats Robeson Meadows West Subdivision No. 1B, City of Champaign, Champaign County, Illinois.

PART 2: ARCHITECTURAL/CONSTRUCTION REQUIREMENTS

2.1 Allowable Structure: No structure shall be erected, altered, placed or permitted to remain on any building site other than one single family dwelling unit.

a) New construction or material alteration of a dwelling, which shall include without limitation any major landscape work, must be approved in writing by The Ridge HOA Board before any work commences to ensure compliance with the terms and provisions of these restrictive covenants. The plans and specifications shall show, complete construction details, including the nature, kind, shape, height, roof pitch, material and color scheme of the structure and shall include a site plan showing the lot lines, required yards, landscaping, and the proposed location of all structures, including patios, decks, and entry walks. The plans shall include a grading plan of the building site and entire lots.

b) The Ridge HOA Board shall have the following powers and duties:

i) To examine and approve or disapprove any plans and specifications submitted to it by a Lot Owner.

ii) To waive up to 25% of any area or yard requirement contained in these restrictive covenants, unless said waiver request is a conflict with the zoning ordinance of the City of Champaign or Annexation Agreements in force, as may be amended from time to time.

iii) To determine whether a fence, wall, hedge or shrub planting unreasonably obstructs the view of approaching street traffic.

iv) To inspect any construction work in progress upon any building site in the subdivision for the purpose of ascertaining whether the applicable provisions of these restrictive covenants are being fully complied with.

c) In the event a matter requiring action by The Ridge HOA Board is submitted in writing and the Board fails to give written notice of its action taken thereon to the Lot Owner within 30 days thereafter, then the Board shall be conclusively presumed to have approved the matter so submitted to it.

d) Nonconforming improvements erected or installed prior to November 1, 2022 which do not meet the architectural requirements set forth in this Part 2 and which do not otherwise violate applicable laws or ordinances shall be exempt from enforcement. If the nonconforming improvements are materially damaged or destroyed, the Lot Owner shall comply with the architectural and construction requirements set forth in this Part 2 in the repair and restoration of such improvements.

2.2 Minimum Size: No one story dwelling unit shall occupy a ground floor area of less than 1200 square feet. No dwelling unit having more than one story shall occupy a ground floor area of less than 1000 square feet and a total floor area of less than 1500 square feet. In computing the floor area of a dwelling unit for the purpose of applying this restriction, one-fourth (1/4) of the area of enclosed porches shall be considered to be a part of the dwelling unit. All area requirements listed herein shall be exclusive of garage areas.

2.3 Building Location: No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than fifteen (15) feet to any side street line. No dwelling shall be located on any interior lot nearer than allowed by the City of Champaign Zoning Ordinance and the amended Annexation Agreement. For the purposes of this covenant, eaves, steps and open porches shall not be construed to permit any portions of a building on a lot to encroach upon another lot. Where a building site consists of more than one (1) lot, such as an attached zero lot line building structure site, the above provisions shall be applicable to the boundary lines of the building site rather than platted lot lines.

Emphasis in building siting on the Lot shall be given to a passive solar orientation.

Further, except for corner lots which have a 15' minimum, no detached unit side yard shall be less than 3', and the combination of both detached unit side yards shall average not less than 9'.

2.4 Dwelling per Building Site: Only one (1) dwelling structure shall be constructed per building site:

2.5 Easements: Easements for installation and maintenance of utilities, and drainage facilities are reserved as shown on the recorded plat. No structures shall be erected over areas reserved for easements which would interfere with construction or maintenance of utilities. Said easements are hereby granted and rededicated to the City of Champaign, and utility companies; and also to Lot Owners (as applicable) for repair and maintenance of private sanitary service sewers owned by Lot Owners.

2.6 Percentage of Lot Coverage: All buildings on a building site, including accessory buildings, shall not cover more of the building site than allowed by the City of Champaign Zoning Ordinance.

2.7 Permissible Building:

a) **Order of Construction** - All structures erected on any building site shall be constructed of new materials of good quality suitably adopted for use in the construction of residences. No old building or buildings shall be placed on or moved to said premises.

b) **No detached accessory or ancillary buildings will be allowed.**

c) **Building Characteristics** - All dwelling units shall be designed to achieve a balanced proportion and scale in the overall massing, as well as with individual features such as patios, decks, porches, garages, entry porticos, etc. Except with the prior written approval of The Ridge HOA Board, no building shall be constructed or modified unless such building conforms to the following requirements:

i) **To maintain a human scale "cottage house" character throughout, building**

massing shall be primarily one story on the street side elevation. Loft areas and partial 2nd level floor areas shall be allowed, either within the roof massing (story & a half style) or two-story rear facade (salt box style). Use of dormers, secondary gables and front porches is encouraged.

ii) All major roof pitches shall be not less than 8 in 12. Secondary roof pitches where less than 8 in 12 (i.e.: eyebrow dormers) will be considered for approval on an individual basis for each unit submitted for design review. Such submittals must contain a complete set of elevations which illustrate the portion of the roof under consideration.

iii) Exterior wall materials shall be brick, horizontal 1 1/2" X 6" beveled wood siding, stucco or any combination of these three materials, or other materials approved in writing by The Ridge HOA Board. Other wood patterns are allowed for accent and detail only.

iv) Roof shingles shall be GAF Timberline series, Class A (roof shingles, 30-year warranty, color "Weathered Wood" or color of similar tone or material approved in writing by The Ridge HOA Board.

v) Colors of brick shall be selected from tan, brown, or red brown earth tones. White, orangish, and buff colored brick and sharply contrasting brick blends shall not be allowed. Contrasting mortar colors are not allowed: Wood and stucco shall be painted or stained in earth tone colors or color combinations to match and or blend harmoniously with brick and shingles. Colors for accent and detail in areas such as window and gable trim, fascia, shutters, garage doors and door opening trim, etc. shall be selected to harmonize and coordinate with primary exterior colors in a complimentary fashion. Sharp accents are prohibited. Primary colors of blue, red, or yellow and achromatic colors of white and black are prohibited.

vi) Exterior window finishes shall be of earth tones. However, other window finish colors (except for white) shall be considered on an individual basis upon submission of a complete exterior color/material elevation proposal.

vii) Exposed foundations and/or retaining walls of block or concrete shall not exceed 24" unless covered as follows. Exterior exposed concrete foundations shall be covered with horizontal wood, stucco, or brick veneer.

viii) Garage doors shall be painted in earth tones to blend with other exterior colors.

ix) Exterior decks shall be constructed of 5/4 x 6 construction grade cedar, or other materials approved in writing by The Ridge HOA Board. Non- visible deck substructure may be constructed of pressure treated wood. Deck railings shall be 3' in height. Railing components shall blend with other exterior wood colors.

d) Site development - Grading of each building site and setting of finish floor elevations of associated structures shall be completed such that water drainage around and away

from completed structures does not encroach on adjacent properties.

e) All yard areas of each lot of a building site, including adjacent street parkway shall be sodded by the builder or owner of the lot after substantial completion of any principal structure thereon, and as soon as weather reasonably permits.

f) Complete landscape development of each building site shall be required within a reasonable time period following construction, but not to exceed one year. Planting plans showing species and exact locations of proposed plantings shall be submitted and approved by The Ridge HOA Board prior to installation.

g) Additionally, no plantings or landscaping exceeding the height of four feet at maturity shall be permitted in the rear yard setback area and rear side yard areas (as such setback is prescribed by the City of Champaign or the Final Plat) unless specific written approval therefore is given by The Ridge HOA Board as provided by these covenants and restrictions.

h) No construction shall occur by any Lot Owner which extends beyond the platted lot lines of each lot owner's building site.

i) Fences - Perimeter fences may be allowed on each individual lot except as otherwise restricted by provisions in this covenant. Such fences whether installed at time of the residence construction or at any time thereafter shall be 4' in height and of black anodized tubular material. The design shall be identical to the Monumental Iron Works Co. Fencing, Imperial Style, 4 rail pattern, unless other material has been approved in writing by The Ridge HOA Board. They shall be constructed along the entire rear lot line from corner to corner so as to be able to align and be continuous with adjacent lot fence construction and shall include not less than one gate.

Fences shall not be constructed on a designated "commons area easement" or other public area, unless constructed by the developers or the Homeowner's Association. Fences constructed by the individual homeowner or their contractor shall be the responsibility of the individual homeowner to maintain

Privacy fences and screens in front yards or patios or other outdoor spaces in rear yards for localized privacy are allowed upon written approval by The Ridge HOA Board.

Such fences shall be designed and constructed of materials similar to and/or blend with those used on the building structure and have been approved in writing by The Ridge HOA Board. This may include ornamental metal (iron, steel, tubular aluminum, etc.), brick or wood. Chain link or other wire or steel mesh material is not allowed. Wood fences shall be constructed with the support framing facing the interior of the lot and the fence facade to the outside of the framing.

To preserve the quality and attractiveness of the common property along the perimeter of the ponds in the subdivision, no rear or rear side yard fences (between the rear corner of the unit and the rear lot corner) shall be constructed on Lot 205R and Lots 1201R through 1203R.

j) Retaining Walls - Ornamental retaining walls on sloping lot areas, if needed, shall be split-face interlocking concrete block, or any other material approved in writing by The Ridge HOA board. Timber retaining walls are not allowed.

2.8 Non-Occupancy and Diligence During Construction: The work of construction of any building or structure shall be prosecuted diligently and continuously from the time of commencement until the exterior construction is fully completed and the interior construction is substantially completed. No such building or structure shall be occupied during the course of original exterior construction or until made to comply with the restrictions and conditions set forth herein. No excavation except as is necessary for the construction of improvements shall be permitted.

2.9 Temporary Structures and Satellite Dish: No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as residence either temporarily or permanently. No television satellite dishes in excess of 24 inches in diameter shall be allowed on any lot in the subdivision, the location of which must be approved in writing by The Ridge HOA Board.

2.10 Signs: No signs of any kind shall be displayed to the public view on any lot except one professional sign, including signs by contractors while doing work on the property. Contractor signs shall not be more than 18"x24" Realtor signs should not be more than five (5) square feet advertising the property for sale.

2.11 Street Sight Line Obstruction: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street property lines, or in the case of a rounded property corner from the intersection of the street property lines extended. Further, none of the above-described obstructions shall be placed or permitted to remain in the triangular area formed by a street property line, either edge of any driveway, and a line connection a point thirty (30) feet outward from the edge of the driveway ten (10) feet from the street property line.

2.12 Solar Systems: Lot Owners shall be allowed to add a solar system to their residence, provided all solar panel design plans and installation must be approved by The Ridge HOA Board prior to installation and meet the following requirements:

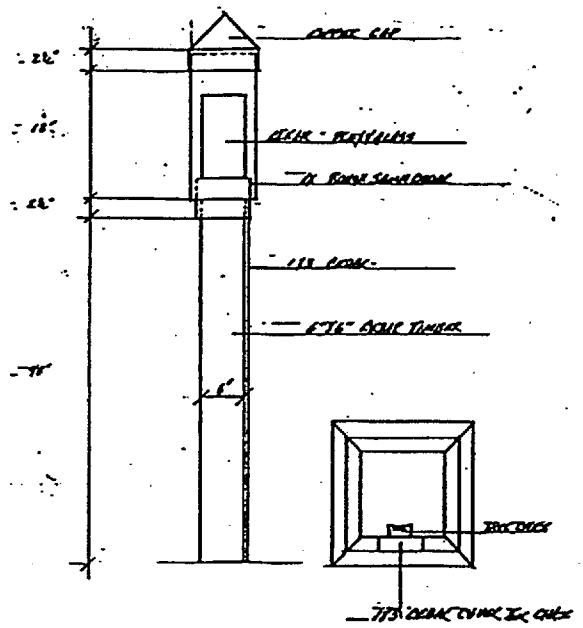
a) All components of the solar system should be integrated into the design of the Residence. The color of the solar system components (panels and supports) shall be black. Solar panels shall only be installed as a roof-mounted array.

b) The installation of all solar heating and cooling systems shall only be done by a licensed installer or journeyman plumber. All painted surfaces shall be kept in good repair.

Approval of The Ridge HOA Board means only that the proposed solar system meets the architectural standards of these Restrictive Covenants and **does not** exempt any Owner from obtaining requisite approval from a utility or the City of Champaign. Owners are encouraged to contact the City of Champaign for more information about necessary approvals.

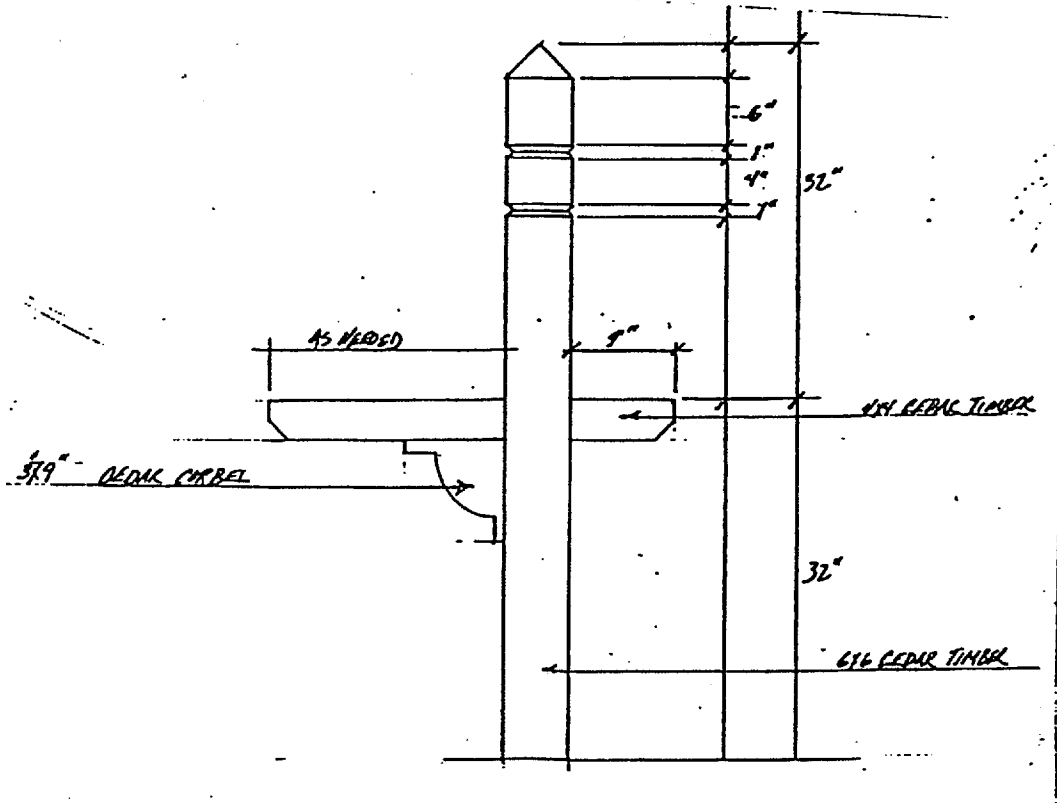
2.13 Exterior Lighting:

a) Yard Lights : All property owners shall erect and maintain in good operating condition one yard light located in the front yard and also one in the rear yard. The rear yard light shall be located at a point designated on the lot by The Ridge HOA Board for the purpose of illuminating the commons area easement or the Champaign Park District Greenbelt trail. No hedge, fence or other type of obstruction shall interfere with the illumination of the adjacent open area. All yard lights shall be of identical design as outlined below. All yard lights shall be constructed from treated lumber wrapped in cedar, OR cedar construction and equipped with a photo-electric cell that activates the light during hours of darkness. Said lights shall be maintained by individual property owners to assure good working order. Yard light design shall be as noted on the following construction detail. Yard light supports shall be painted or stained to match other exterior wood colors.



b) Security Lighting. Proposed exterior security lighting and motion detector systems cannot pose a nuisance. . It is the intent and purpose of this condition to prevent and avoid exterior nuisance lighting of a visually bright and/or intermittent on/off character.

2.14 Mailboxes: All owners shall have a mailbox. The mailbox support shall be constructed of treated lumber wrapped in cedar, or cedar constructions in accordance with the following construction detail. The mailbox shall be black in color or match the color of the mailbox support. The mailbox support shall be painted or stained to match other exterior wood colors. Newspaper holders may be of a different color and material.



PART 3: USE RESTRICTONS; ENFORCEMENT

3.01 Oil and Mining Operation: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

No person, firm or corporation shall strip, excavate or otherwise remove soil for sale or for use other than on the premises from which the same shall be taken, except in connection with the construction or alteration of a building on such premises and excavation of grading incidental thereto.

3.02 Animal Restrictions: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot. No more than two dogs, cats or other common household pets may be kept on any lot.

3.03 Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers inside garages. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

3.04 Storage: No building material of any kind or character shall be placed or stored upon a building site until the owner is ready to commence improvements and then such materials shall be placed within the property lines of the building site upon which improvements are to be erected and shall not be placed in the street right-of-way.

3.05 Parking:

A. **Off-Street Parking:** All Lot Owners shall provide facilities for off-street parking for the number of automobiles in use by the Lot Owner, residents of the Lot, and persons regularly employed by the Lot Owner. All Lot Owners owning or possessing any type of recreational vehicle, boat, boat trailer, or like vehicle, shall provide facilities for off-street parking as required by City of Champaign Ordinance for such vehicle in addition to the enclosed off-street parking provided for number of automobiles in use by the Lot Owner or residents of the Lot.

B. **Guest Parking:** On-street parking in the Subdivision parkway/median spaces is intended for guests only.

C. **Covered vehicles** are prohibited at all times on driveways and Subdivision street spaces.

3.06 Nuisances: No noxious or offensive activity shall be committed or allowed upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

3.07 Compliance with Applicable Laws & Ordinances: No owner shall permit anything to be done or kept upon the premises which would be in violation of applicable ordinances and laws.

3.08 Maintenance: The owners of each structure shall be responsible for the maintenance, painting, repair or replacement of all exterior walls, including the foundations thereof, roofs, gutters, downspouts and sanitary sewers, as is made necessary and desirable as a result of the natural and ordinary wear and/or deterioration thereof. The responsibility for such maintenance work shall be borne in accordance with the following procedures:

a) **Painting:** painting work must conform to the color scheme stated in the covenants.

b) **Roof Maintenance:** roof replacement shall conform to the requirements for specific colors and types of shingles.

c) **Gutters & Downspouts:** shall conform to the color requirements outlined in the covenants.

d) **Exterior Walls & Foundations:** Each dwelling unit owner shall be responsible for maintaining in good condition all exterior walls and foundations of his dwelling structure.

e) **Sanitary Sewers:** As applicable, maintenance of the Sanitary Sewer to the dwelling is the responsibility of unit owners.

3.09 The owner of an individual dwelling unit shall not change the exterior appearance of the dwelling except with the prior written approval of The Ridge HOA Board. It is the purpose and intent of this covenant to enhance the overall appearance of the community.

3.10 Enforcement: In the event an owner has failed to perform his or her obligations hereunder, The Ridge HOA Board may take action to enforce such obligation in the following manner:

a) Written notice shall be given to the alleged defaulting owner which shall include 1) the substance of the violation, 2) the right to be heard before The Ridge HOA Board if the owner contests the violation, 3) the opportunity to cross-examine the witness who brought the violation to the attention of The Ridge HOA Board or who witnessed the violation, and 4) the right to be represented by an attorney.

b) Notices hereunder shall be given by personal delivery or by certified mail, return receipt requested, by U.S. Mail, postage prepaid, to the address of such noticed party.

c) If the owner desires to contest the violation, the owner must provide written notice of the owner's challenge within 21 days of the owner's receipt of the notice of violation. In the event the owner contests the violation, The Ridge HOA Board shall convene a hearing and provide the owner with notice of such hearing not less than 21 days after receipt of the owner's written challenge of the violation.

d) While the hearing may take place in closed session and need not take place at an open board meeting, any decision made by The Ridge HOA Board must occur at an open and properly noticed board meeting.

e) The Ridge HOA Board shall have the authority to levy and collect a reasonable fine against the defaulting owner and may recover from such owner reasonable attorney fees and costs incurred by The Ridge HOA Board in the enforcement of these restrictive covenants.

f) The Ridge HOA Board shall be authorized to collect fines, reasonable attorney fees and enforcement costs provided herein in the same manner as the collection of delinquent assessments.

g) It is the intent of these covenants to provide for and protect the cooperative aspect of ownership and the value, desirability and attractiveness of the community. Accordingly, the covenants provided for hereunder are specifically designated as covenants running with the land.

h) Each and every restriction is hereby declared, subject and subordinate to the lien of any mortgage or deed of trust now and hereafter made or existing in good faith and for value, and these restrictions shall in no way restrict, impair or defeat any right of sale contained in any such mortgage or deed of trust or the foreclosure of the same, provided however, that title to any property subject to these restrictions and obtained through sale under or foreclosure of any such mortgage or deed of trust shall thereafter be held subject to all provisions of these restrictions.

3.11 The Ridge HOA Board shall be authorized to make and adopt reasonable rules and regulations for the administration and operation of The Ridge HOA; provided, The Ridge HOA Board must convene a properly noticed meeting of the Association membership called for the specific purpose of discussing any proposed rules and regulations. Notice of the meeting must be sent to all owners not less than 10 and not more than 30 days prior to the date of the meeting. A copy of the proposed rules and regulations must be attached to the notice. The Ridge HOA Board shall have the sole authority to adopt or amend rules and regulations governing The Ridge HOA and the Subdivision.

3.12 Commons Area Easement: Certain areas within the designated "commons area easement" of Replat of Robeson Meadows West Subdivision No. 1B as shown on the recorded plat were dedicated to the public for the installation of utilities to serve all sections of Replat Robeson Meadows West Subdivision No. 1B. Subject to said dedication, such areas designated "commons

area easement" were devoted to the common use and enjoyment of the owners of the lots in the Subdivision and various sections of Robeson Meadows West Subdivision presently platted or to be platted at a later date. A "commons area easement", drainage easement and utility easement, is commensurate with the limits of Lots 200A and 2008 of Replat Robeson Meadows West Subdivision No. IB which also contains a pond on each lot, respectively. The management and control of these areas designated "commons area easement" shall be exclusively exercised by Robeson Meadows West Homeowners Association, an Illinois non-profit corporation.

The Robeson Meadows West Homeowners Association, shall provide for the care and maintenance of the "commons area easement" and island/median areas on certain public streets from the assessments paid by the owners of lots in this Subdivision and other additions or sections of Robeson Meadows West Subdivision presently platted or to be platted at a later date, and it agrees to indemnify and hold harmless the respective owners of lots on which the designated "commons area easement" is depicted by recorded plat from and against any claims, demands, damages or injuries (including death) incurred by or arising from (a) its performance of such care and maintenance and (b) the common use and enjoyment of such "commons area easement" by the owners, and their guests, of the lots in this Subdivision and other additions or sections of Robeson Meadows West Subdivision.

3.13 The Ridge Homeowners Association (The Ridge HOA): Each Lot Owner shall as a condition precedent to ownership, covenant and agree to pay quarterly charges to The Ridge Homeowners Association in accordance with its Articles of Incorporation, By-Laws, and the Declaration of Covenants and Restrictions contained herein, and said owner does hereby agree to pay such assessments by accepting conveyance by deed to any lot in said subdivision.

3.14 Robeson Meadows West Homeowners Association: Each Lot Owner shall as a condition precedent to ownership, covenant and agree to pay yearly charges to Robeson Meadows West Homeowners Association in accordance with its Articles of Incorporation, By-Laws and the declaration of covenants and restrictions contained herein, and each said owner does hereby agree to pay such assessments by accepting conveyance by deed to any lot in said Subdivision.

3.15 No Waiver: The failure of The Ridge HOA Board, any building site owner or the present owner of the said Subdivision to enforce any of the restrictions, conditions, covenants, reservations, liens or charges to which said property, or any part thereof, is subject, shall in no event be deemed a waiver of the right to do so thereafter or to enforce any other restriction, condition, covenant, reservation, lien or charge.

3.16 Amendment/Waiver of Restrictions: These restrictive covenants may be waived or amended, in whole or in part, as to anyone or more lots, by an instrument signed, acknowledged and recorded by not less than two-thirds of the Lot Owners, as defined hereinabove.

3.17 Standing: Each Lot Owner and The Ridge HOA, shall be entitled, but not required, to prosecute, in any proceeding in law or equity, any owner violating or attempting to violate any of the restrictions or covenants contained herein, to either prevent said Lot Owner from committing said

violation or to recover damages for such violation. In the event a Lot Owner or The Ridge HOA is required to undertake legal action for the enforcement of these Restrictions or a lien filed in accordance with these Restrictions, Lot Owner or The Ridge HOA shall be entitled to recover any and all costs, expenses, and fees, including attorney fees and costs of litigation, which may be paid or incurred in enforcing these Restrictions or foreclosure of lien. Enforcement shall be by the proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

3.18 Construction: If it shall at any time be held that any of the restrictions, conditions, covenants, reservations, liens or charges herewith provided, or any part thereof, is invalid or for any reason become unenforceable, no other restrictions, conditions, covenants, reservations, liens or charges of any part thereof shall be thereby affected or impaired.

3.19 Binding Effect: The foregoing covenants, limitations and restrictions are to run with the land and are binding on all parties and persons claiming under them.

3.20 Dedication to Park District: The undersigned do hereby recognize the previous dedication of the sidewalk right-of-way adjacent to Lots 211R thru 238 of Replat Robeson Meadows West Subdivision No. 1B inclusive to the Champaign Park District solely for public park purposes, subject to the utility easement shown on the recorded plat.

3.21 Vacation/Short-term Rentals: No building or any portion of any Lot shall be used for any commercial, manufacturing, professional, religious, fraternal, or other business purpose, including, without limitation, use as a vacation rental as defined hereafter which shall be considered a commercial use rather than a residential use. Vacation rental shall mean a residence containing rooms available for rent or for hire for transient occupancy by guests; transient occupancy means occupancy by any person on a daily or nightly basis or any part thereof for a period of 31 or fewer consecutive days.

3.22 Liens. Any amount assessed against an individual Lot which remains unpaid thirty (30) days after the due date, plus the costs of filing a lien including attorney's fees, may, at the option of The Ridge HOA Board, become a lien against the Lot by placing notice of record with the Champaign County Clerk- Recorder of Deeds. Payment of said lien may be enforced by foreclosure of lien, or any other method permitted by law, and the Association may recover reasonable attorney's fees and court costs incurred in recovery of amounts due.

IN WITNESS WHEREOF, the undersigned owners have affixed their signatures on the day and year set forth hereafter.

Owner(s):

Name and Address:

ROBERT MICEK, TRUSTEE
2409 PRAIRIERIDGE PL
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 205R Robeson Meadows West Sub No 1B
Replat Lots 205R and 207-224

PIN: 46-20-28-203-056

Name of Trust: SIDNEY S. MICEK MARITAL TRUST 08/16/2000

By: Robert Micek
Robert Micek, Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that Robert Micek, personally known to me to be the Trustee under Trust known as Sidney S. Micek Marital Trust dated 08/16/2000, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of November, 2022.

My Commission expires:

06/12/2025

Dawn M Frieling
Notary Public



Owner(s):

Name and Address:

JEAN INGRID HUTCHINGS,
2405 PRAIRIERIDGE PL
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 1201R Robeson Meadows West Sub No 1B Replat Lots 205R and 207-224

PIN: 46-20-28-203-057

x Jean Ingrid Hutchings

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY JEAN INGRID HUTCHINGS, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J. Kieser
Notary Public



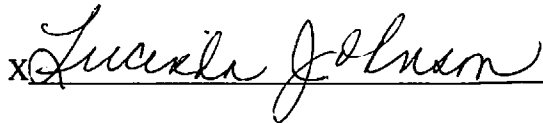
Owner(s):

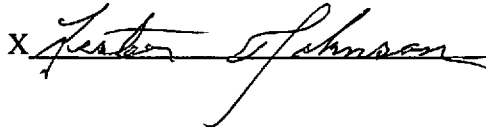
Name and Address:

LESTER & LUCINDA JOHNSON
2403 PRAIRIERIDGE PL
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 1202R Robeson Meadows West Sub No 1B Replat Lts 205R and 207-224

PIN: 46-20-28-203-058


X  _____

X  _____

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY LESTER & LUCINDA JOHNSON, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.



Notary Public



Owner(s):

Name and Address:

JOAN PENICOOK
2401 PRAIRIERIDGE PL CHAMPAIGN
CHAMPAIGN, IL 61822

Lot/Legal Description:

Lot 1203R Robeson Meadows West Sub No 1B Replat Lts 205R and 207-224

PIN: 46-20-28-203-059

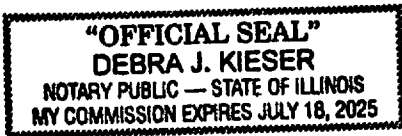
X Joan Penicook

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY JOAN PENICOOK, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J. Kieser
Notary Public



Owner(s):

Name and Address:

LAWRENCE BECK
2402 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 1204R Robeson Meadows West Sub No 1B Replat Lts 205R
and 207-224

PIN: 46-20-28-203-060

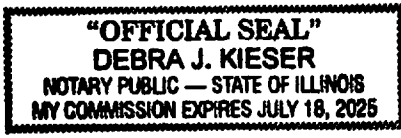
x Lawrence Beck

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO
HEREBY CERTIFY LAWRENCE BECK, personally known to me to be the person(s)
whose name is/are subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that he/she/they signed and delivered said instrument as
his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J Kieser
Notary Public



20

Owner(s):

Name and Address:

ALBERT & DELORIS LEE
2404 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 1205R Robeson Meadows West Sub No 1B Replat Lts 205R and 207-224

PIN: 46-20-28-203-061

x Albert Lee

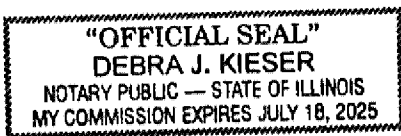
x Deloris Lee

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY ALBERT & DELORIS LEE, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J Kieser
Notary Public



21

Owner(s):

Name and Address:

JOHN F. & POLLY J. HILL
2408 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 1207R Robeson Meadows West Sub No 1B Replat Lts 205R and 207-224

PIN: 46-20-28-203-063

X *John F. Hill*

X *Polly J. Hill*

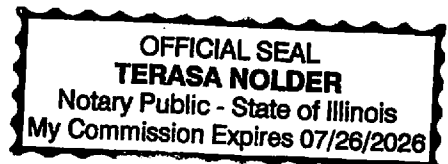
STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY JOHN F. & POLLY J. HILL, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of November, 2022.

Teresa Nolder
Notary Public

22



Owner(s):

Name and Address:

MARCELLA NANCE
2418 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 1211R Robeson Meadows West Sub No 1B Replat Lts 205R and
207-224

PIN: 46-20-28-203-067

x *Marcella Nance*

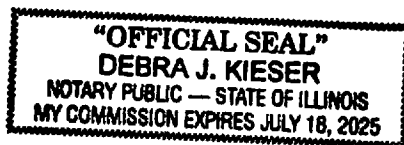
STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO
HEREBY CERTIFY MARCELLA NANCE, personally known to me to be the person(s)
whose name is/are subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that he/she/they signed and delivered said instrument as
his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J Kieser

Notary Public



23

Owner(s):

Name and Address:

JULIE PRIMMER
2420 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 1212R Robeson Meadows West Sub No 1B Replat Lots 205R and 207-224

PIN: 46-20-28-203-068

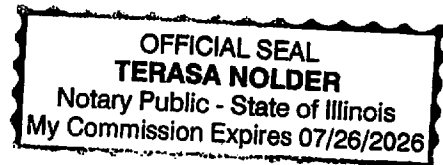
x *Julie Primmer*

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY JULIE PRIMMER, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of January, 2023.

Teresa Nolder
Notary Public



24

Owner(s):

Name and Address:

HAROLD HASSEN
2422 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 1213R Robeson Meadows West Sub No 1B Replat Lts 205R and 207-224

PIN: 46-20-28-203-069

x *Harold Hassen*

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY HAROLD HASSEN, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J. Kieser
Notary Public



Owner(s):

Name and Address:

JANET BARRETT
2428 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lots 1215R & 1216R Robeson Meadows West Sub No 1B Replat Lts
205R and 207-224

PIN: 46-20-28-203-073

x 

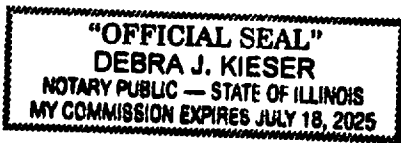
STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO
HEREBY CERTIFY JANET BARRETT, personally known to me to be the person(s)
whose name is/are subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that he/she/they signed and delivered said instrument as
his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.



Notary Public



Owner(s):

Name and Address:

SCOTT KLINE
2427 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lots 201 & 202 Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-203-074

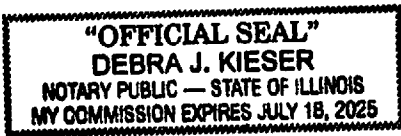
x Scott V. Kline

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY SCOTT KLINE, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J. Kieser
Notary Public



Owner(s):

Name and Address:

KEVIN WAN & LYDIA FENG
2501 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 247 Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-204-041

X _____
(Handwritten signature)

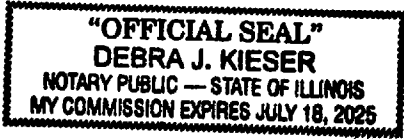
STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY KEVIN WAN & LYDIA FENG, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J. Kieser

Notary Public



28

Owner(s):

Name and Address:

Raquel Goebel
2503 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 246 Robeson Meadows West Sub No. 1B

PIN: 46-20-28-204-042

X Raquel Goebel

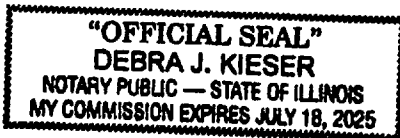
X _____

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO
HEREBY CERTIFY Raquel Goebel,
personally known to me to be the person(s) whose name is/are subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that he/she/they
signed and delivered said instrument as his/her/their free and voluntary act for the uses and
purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J Kieser
Notary Public



29

Owner(s):

Name and Address:

DANIEL L. & MARGARET MAHER
2505 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lots 244 and 245 Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-204-043 and 46-20-28-204-044

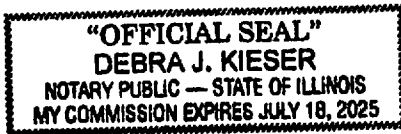
X *Daniel Maher*
 X *Margaret Maher*

STATE OF ILLINOIS)
) SS
 COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO
 HEREBY CERTIFY DANIEL L. & MARGARET MAHER, personally known to me to
 be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before
 me this day in person and acknowledged that he/she/they signed and delivered said
 instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J. Kieser
 Notary Public



Owner(s):

Name and Address:

SUSAN CARROLL
2509 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lots 242 & 243 Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-204-045 & 46-20-28-204-046

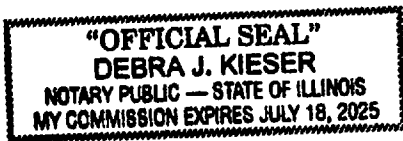
x Susan Carroll

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY SUSANN CARROLL, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of November, 2022.

Debra J. Kieser
Notary Public



31

Owner(s):

Name and Address:

MARTHA EDWARDS
2515 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 240 Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-204-048

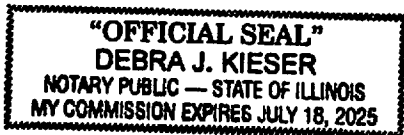
x *Martha R Edwards*

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY MARTHA EDWARDS, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J Kieser
Notary Public



32

Owner(s):

Name and Address:

BRENDA THOMPSON
2522 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 235R Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-204-053

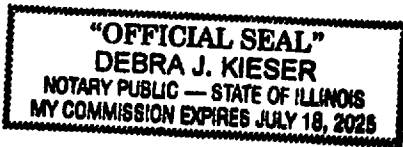
x Brenda Thompson

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY BRENDA THOMPSON, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J. Kieser
Notary Public



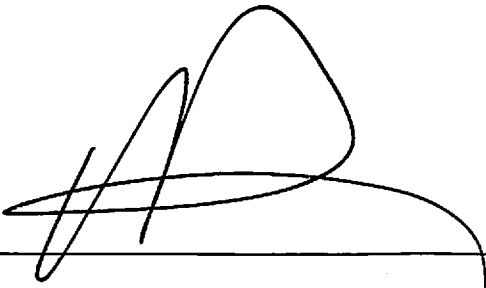
Owner(s):

Name and Address:

JEANNE PALZKILL
2516 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 232 Robeson Meadows West Sub No 1B Replat

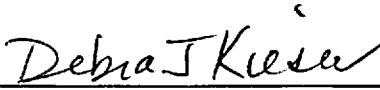
PIN: 46-20-28-204-056

X 

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY JEANNE PALZKILL, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.



Notary Public



34

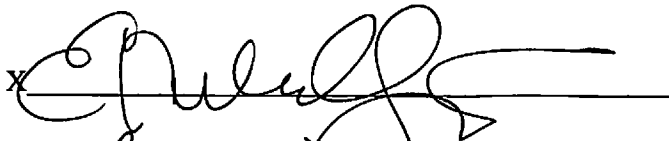

Owner(s):

Name and Address:

LORI H. & E. MICHAEL OZMENT
2514 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 231 Robeson Meadows West Sub No 1B Replat


PIN: 46-20-28-204-057

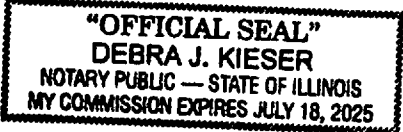
X 
X 

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO
HEREBY CERTIFY LORI H. & E. MICHAEL OZMENT, personally known to me to be
the person(s) whose name is/are subscribed to the foregoing instrument, appeared before
me this day in person and acknowledged that he/she/they signed and delivered said
instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.


Notary Public



35

Owner(s):

Name and Address:

CYNTHIA BREEZE
2512 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 230 Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-204-058

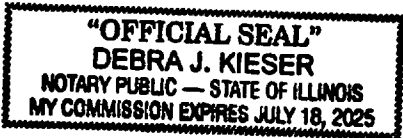
x Cynthia Breeze, trustee
of the Cynthia M. Breeze Trust
dated 9/2/08 & amended
10-29-14.

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO
HEREBY CERTIFY CYNTHIA BREEZE, personally known to me to be the person(s)
whose name is/are subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that he/she/they signed and delivered said instrument as
his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.

Debra J Kieser
Notary Public



36

Owner(s):

Name and Address:

LINDA CHICZEWSKI
2510 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 229 Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-204-059

x Linda Chiczewski
Trustee for the Restated Linda J Chiczewski
TRUST

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY LINDA CHICZEWSKI*, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28 day of November, 2022.

Kathryn Thompson
Notary Public



37


Owner(s):

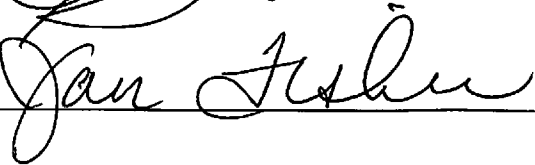
Name and Address:

JOSEPH & JAN FISHER
2508 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 228 Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-204-060

X 

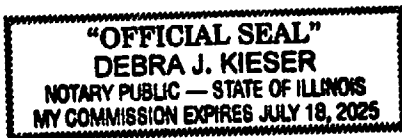
X 

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY JOSEPH & JAN FISHER, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.


Notary Public



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Owner(s):

Name and Address:

MARY ANN RIBELIN
2506 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 227 Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-204-061

x Mary Ann Ribelin

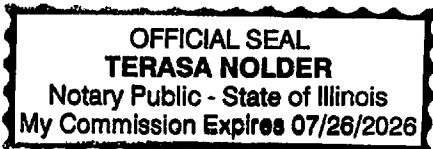
STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO
HEREBY CERTIFY MARY ANN RIBELIN, personally known to me to be the person(s)
whose name is/are subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that he/she/they signed and delivered said instrument as
his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of January, 2023.

Teresa Nolder
Notary Public

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Owner(s):

Name and Address:

CYNTHIA WICKSTROM LINE
2517 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lot 239R Robeson Meadows West Sub No 1B Replat Lots 236, 237,
238 and 239

PIN: 46-20-28-204-078

x Cynthia Wickstrom Line

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO
HEREBY CERTIFY CYNTHIA WICKSTROM LINE, personally known to me to be the
person(s) whose name is/are subscribed to the foregoing instrument, appeared before me
this day in person and acknowledged that he/she/they signed and delivered said instrument
as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of January, 2023.

Teresa M. Benton

Notary Public

40



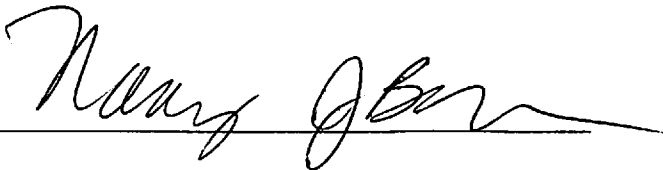
Owner(s):

Name and Address:

NANCY BENSON
2502 PRAIRIERIDGE PL.
CHAMPAIGN, IL 61822

Lot/Legal Description: Lots 225 & 226 Robeson Meadows West Sub No 1B Replat

PIN: 46-20-28-204-107

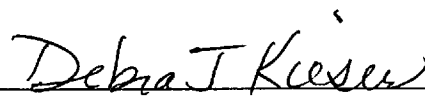
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X _____

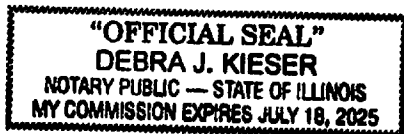
STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY NANCY BENSON, personally known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of November, 2022.


Notary Public

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APPENDIX A
CONSTRUCTION REVIEW CHECKLIST
The Ridge: Replats Robeson Meadows West Subdivision,
City of Champaign, Champaign County, Illinois

A. Sitework

1. All construction must adhere to existing perimeter lot elevations to assure proper drainage. No Lot Owner shall divert water to a neighboring Lot, and no Lot Owner may alter his or her drainage pattern without obtaining prior approval from The Ridge HOA Board.
2. Surface drainage patterns shown on the construction plans shall be maintained by the Lot Owner both during construction of the unit and after completion of the unit.
3. Erosion control shall be practiced by the Lot Owner during construction and upon occupancy of the unit.
4. Excess dirt from foundation or basement excavation shall be removed from the project site when the building framing is completed.
5. The Lot Owner shall not allow site construction to encroach on adjacent landscape and commons easements whatsoever.

B. Driveways and Walks- The Lot Owner shall ascertain any needs or requirements for footings or foundation drains for building improvements to be made.

1. Driveway locations as shown on the construction plans shall be used unless an alternate location is specifically agreed to by The Ridge HOA Board.
2. Deficiencies in sidewalks are to be noted to The Ridge HOA Board before building construction begins. Sidewalk repair after beginning of construction shall be by the Lot Owner.

3. Location of barrier type curbs and mountable type curbs shall be noted by the Lot Owner.

C. Sewers

1. Location of the project storm sewers shall be noted by the Lot Owner, and location of sump pump discharge locations (both horizontal and vertical) shall be approved by The Ridge HOA Board prior to installation.
2. Location of the project sanitary sewers shall be noted by the Lot Owner. Location awareness shall include the horizontal and vertical location of the sanitary sewer service connection and the material type of the service connection.

D. Plats, Covenants & Agreements

1. Each Lot Owner shall be completely aware of the building setback locations shown on the recorded final plat of the subdivision and shall note all deviations from the City of Champaign Zoning Ordinance in the district in which the lot is located.
2. Each Lot Owner shall visit the site prior to taking possession of the lot. note all improvements on lots which have already had improvements constructed on them and be aware of the effects and interpretations of the adjoining improvements on the lot to which he has an interest.
3. Each Lot Owner shall be aware of all lots, densities and land uses shown on the approved preliminary plan of the subdivision.
4. Each Lot Owner shall be aware of annexation agreements with the City of Champaign, and amendments thereto which will be made available to the buyer/builder upon his request.

E. Required Elements for Architectural Review by Ridge HOA Board

1. Construction drawings (floor plans, floor elevations, basement or footing/foundation plan, sections/details, etc.).
2. Site plans for home construction shall also be submitted and approved prior to

beginning construction and shall include the following:

- a. front and rear yard light locations (when required by covenants)
- b. grading plan
- c. finish floor elevation relative to front yard property line
- d. setbacks, utility easements
- e. house location on lot
- f. site development (patios, decks, accessory buildings, etc.)

3. Landscape plan

4. Fence design (if included)

5. Exterior materials and colors

- a. roof
- b. walls (siding, brick, etc.)
- c. trim- windows, shutters, molding, etc.