

AMENDMENT NO. 3

DECLARATION OF COVENANTS, CONDITIONS AND LIENS
OF CEDAR REDGE CLUSTER HOMEOWNER'S ASSOCIATION PHASE 1

Pursuant to the authority contained in Section 3 of ARTICLE XI of the Declaration, Section 1 of ARTICLE VIII-MAINTENANCE of said Declaration is hereby amended to read as follows:

Section 1. Association-Provided Maintenance. The Association shall be responsible for the maintenance, whether on the Common Area and/or the Lots for the following:

- a) Grass
- b) Trees and bushes
- c) Sprinkler systems
- d) Sidewalks
- e) Rocks on banks and around buildings

The Association may from time to time change the above list, provided any such change shall have the assent of two-thirds (2/3) of the votes of the Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members not less than 30 days nor more than 60 days in advance of the meeting, setting forth the purpose of the meeting.

The Association shall also provide for the removal of snow from all sidewalks and Roadways located on the Common Area and/or the lots.

The repair of a Roof of a Living Unit shall be the responsibility of the Owner of such Unit. The cost of such repair shall be paid by the Owner of such Unit. A building consists of 3, 4 or 5 Living Units. The cost of replacement of Roofs shall be the responsibility of the Owners of each building as needed.

The repair and replacement of Roadways shall be the responsibility of the Association. The cost of the repair and/or replacement of such Roadways shall be borne equally by all the Owners through Special Assessments. The applicable provisions of ARTICLE V of the Declaration shall apply to such Special Assessments.

Also, pursuant to the authority contained in Section 3 of ARTICLE XI of the Declaration, Section 3 (b) of ARTICLE XI-GENERAL PROVISIONS of said Declaration is hereby amended to read as follows:

Section 3 (b) Any amendment to the Declaration proposed by the Board shall be submitted to the membership for their review at least 30 days prior to the annual or special meeting. A member may propose an amendment to the Declaration from the floor at the annual meeting provided he or she has submitted such proposal to the Board at least 45 days prior to such annual meeting. The Board will, in turn, submit the

member's proposal to the membership for their review at least 30 days prior to the annual meeting.

At the annual meeting or special meeting the covenants and restrictions of this Declaration may be amended by an instrument adopted by vote or proxy by not less than seventy-five percent (75%) of the combined total membership. Any Amendment must be properly recorded. The annual meeting or special meeting shall be at the times provided in the By-Laws.

This amendment was approved by the following members or their proxies who represent at least ninety percent (90%) of the membership of the Association on October 2, 2006.

EXHIBIT A

A part of a tract described as being the East 19 acres of the West 35 acres of the South Half of the Southeast Quarter of Section 32 in Township 1 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, said tract being more particularly bounded and described as follows, Cedar Ridge Subdivision in the City of Quincy, County of Adams and State of Illinois.