

SUPPLEMENTAL DECLARATION

1889  
STATE OF ILLINOIS  
JO DAVIESS COUNTY  
Filed for Record on the 23rd day of November  
1987 at 1:40 P.M.  
Recorder of Deeds  
By Jan Smith Deputy Recorder

SUPPLEMENTAL DECLARATION made this 23rd day of November, 1987, by THE BRANIGAR ORGANIZATION, INC., an Illinois corporation, hereinafter called "Developer".

WITNESSETH:

WHEREAS, Developer is the owner of certain real estate in Jo Daviess County, Illinois, with respect to which it has recorded under date of July 25, 1973, a General Declaration of Covenants and Restrictions ("General Declaration") dated July 23, 1973, in Book 7 of Miscellaneous Records, Pages 780-798, and has recorded two amendments to the General Declaration, the first dated September 10, 1973, recorded September 14, 1973 in Book 7 of Miscellaneous Records, Pages 864-866 and the second amendment dated October 26, 1978, recorded October 26, 1978 in Book 12 of Miscellaneous Records, Pages 145 and 146; and

WHEREAS, Developer has designated certain portions of said real estate for multi-family residences and has subjected one particular portion to a Declaration of Covenants, Conditions and Restrictions for Spring Creek Townhouses ("Townhouse Declaration") dated August 7, 1986 and recorded August 7, 1986, as Instrument Number 181240, in Jo Daviess County, Illinois; and

WHEREAS, Developer desires to extend the provisions of the General Declaration and the Townhouse Declaration to the real estate hereinafter described which is subject to this Supplemental Declaration and which is owned by the Developer, except to the extent, if any, that the provisions of the General Declaration herein are modified with respect to the property subject to this Supplemental Declaration.

NOW, THEREFORE, the Developer for itself, its successors and assigns hereby declares that the provisions of the General Declaration and the Townhouse Declaration, except to the extent as herein changed and modified with respect to the property subject hereto are extended and shall apply to that certain real estate owned by the Developer in

Jo Daviess County, Illinois, described as follows:

Plat of First Addition to Eagle Ridge Unit "N" of The Galena Territory, Jo Daviess County, Illinois, as filed on May 15, 1987 in Plan Hold B, No. 117-B, as instrument number 185683.

1. GENERAL RESTRICTIONS

1.1 Land Use - Multi-Family Residential

The properties which are subject to this Supplemental Declaration are designated "Multi-Family Residential" use. No building shall be erected on any such lot except a "Multi-Family Structure".

1.2 Lot Division

Notwithstanding any provisions in the General Declaration to the contrary, due to the nature of multi-family structures, a unit, not a lot, will be conveyed to purchasers, a number of units being on each lot; lot being defined in Paragraph 2.5 of the General Declaration.

2. PUBLIC ROADWAYS

The roadway designated on the plat of subdivision of Eagle Ridge Unit "N" as "Creekwood Lane" will be dedicated to the public and is not part of the Common Properties defined in the General Declaration.

3. LINES, PERSONAL OBLIGATIONS AND ENFORCEMENT OF ASSESSMENTS

The provisions of the General Declaration and the Townhouse Declaration with respect to the creation of liens and the personal obligation of Owners with respect to assessments and the enforcement thereof shall apply in the same manner and to the same extent as provided in the General Declaration and the Townhouse Declaration.

IN WITNESS WHEREOF, this instrument has been executed by Developer and its corporate seal affixed on the date and year first above written.

THE BRANIGAR ORGANIZATION, INC.

By: \_\_\_\_\_

Vice President



ATTEST:

Genevieve M. Rowe  
Assistant Secretary