

**AMENDMENT NO. 1 TO THE DECLARATION OF  
COVENANTS AND RESTRICTIONS FOR GROVE ESTATES SUBDIVISION**

This document prepared by and mailed to:

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Dommermuth, Brestal, Cobine & West, Ltd.  
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Naperville, IL 60566-0565  
Telephone: (630) 355-5800

This Amendment to the Declaration of Covenants and Restrictions for Grove Estates Subdivision is made this 8<sup>th</sup> day of November, 2011, by Grove Venture, LLC, an Illinois limited liability company, (hereinafter referred to as "Covenantor").

**WITNESSETH:**

WHEREAS, the Covenantor is or was the owner of the real property commonly known as Grove Estates Subdivision and legally described in Article I, Section 1 of the Declaration, recorded in Kendall County on January 23, 2007, as Document No. 200700002739 and which legal description is incorporated herein by reference, (hereinafter referred to as "Development Tract");

WHEREAS, the Covenantor reserved the ability to amend the Declaration in Article XI, Section 3 of the Declaration.

NOW THEREFORE, Grove Venture, LLC, as Covenantor hereby amends the Declaration as follows:

1. All references to Grove Ventures, LLC shall be amended to read Grove Venture LLC.
2. Article VII, Section 2, (a) shall be amended to read as follows: All one story dwelling units shall contain at least 2,500 square feet of finished living area, not including walkout or lookout basements, patio or garage.
3. Article VII, Section 2, (b) shall be amended to read as follows: All two story dwelling units shall contain at least 3,000 square feet of finished living area, not including the walkout or lookout basements, patio or garage.
4. Article XI, Section 3, second paragraph shall be amended to read as follows: The Covenantor shall have the right to amend this Declaration without complying with Article XI, Section 1, of the Declaration. This right shall cease upon the election of the initial homeowner Board of Directors.



EXHIBIT " " A

**LEGAL DESCRIPTION:**

LOTS 1 THROUGH 60 INCLUSIVE IN GROVE ESTATES, ACCORDING TO THE PLAT THEREOF  
RECORDED OCTOBER 12, 2006 AS DOCUMENT 200600032893, IN KENDALL COUNTY, ILLINOIS

GROVE VENTURE LOTS as of 3-15-07

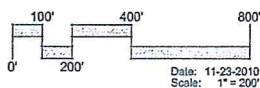
<u>PARCEL NUMBER</u>	<u>COUNTY</u>	<u>LOT NUMBER</u>	<u>PARCEL NUMBER</u>	<u>COUNTY</u>	<u>LOT NUMBER</u>	
06-08-151-002	KENDALL	1	06-08-101-018	KENDALL	32	
06-08-151-003	KENDALL	2	06-08-101-019	KENDALL	33	
06-08-151-004	KENDALL	3	06-08-101-020	KENDALL	34	
06-08-151-005	KENDALL	4	06-08-101-021	KENDALL	35	
06-08-151-006	KENDALL	5	06-08-101-022	KENDALL	36	
06-08-151-007	KENDALL	6	06-08-101-023	KENDALL	37	
06-08-151-008	KENDALL	7	06-08-101-024	KENDALL	38	
06-08-151-009	KENDALL	8	06-08-101-025	KENDALL	39	
06-08-151-010	KENDALL	9	06-08-125-005	KENDALL	40	
06-08-151-011	KENDALL	10	06-08-125-004	KENDALL	41	
06-08-151-012	KENDALL	11	06-08-125-003	KENDALL	42	
06-08-151-002	KENDALL	13	06-08-125-002	KENDALL	43	
06-08-150-003	KENDALL	14	06-08-126-005	KENDALL	44	
06-08-101-001	KENDALL	15	06-08-152-001	KENDALL	45	
06-08-101-002	KENDALL	16	06-08-152-002	KENDALL	46	
06-08-101-003	KENDALL	17	06-08-152-003	KENDALL	47	
06-08-101-004	KENDALL	18	06-08-152-004	KENDALL	48	
06-08-101-005	KENDALL	19	06-08-152-005	KENDALL	49	
06-08-101-006	KENDALL	20	06-08-152-006	KENDALL	50	
06-08-101-007	KENDALL	21	06-08-152-007	KENDALL	51	
06-08-101-008	KENDALL	22			5.53 acres	
0-08-101-009	KENDALL	23	06-08-151-001	KENDALL	52-Stormwater easement	1.53 acres
06-08-101-010	KENDALL	24	06-08-151-013	KENDALL	53 - Open Space	2.39 acres
06-08-101-011	KENDALL	25	06-08-101-026	KENDALL	54 - Open Space	7.98 acres
06-08-101-012	KENDALL	26	06-08-125-001	KENDALL	55 - Park District	4.04 acres
06-08-101-013	KENDALL	27	06-08-126-001	KENDALL	56 - Bio Reactor & drainage field	2.95 acres
06-08-101-014	KENDALL	28	06-08-126-002	KENDALL	57 - Open Space	7.45 acres
06-08-101-015	KENDALL	29	06-08-126-003	KENDALL	58 - Park District	.88 acres
06-08-101-016	KENDALL	30	06-08-175-001	KENDALL	59 - Open Space	78.77 acres
06-08-101-017	KENDALL	31	06-08-126-004	KENDALL	60 - Stormwater easement	
			06-08-100-007			

# GROVE ESTATES

Kendall County, Illinois



## MASTER DEVELOPMENT PLAN



Grove Ventures, LLC.  
P.O. Box 4226  
Naperville, IL 60567-2770

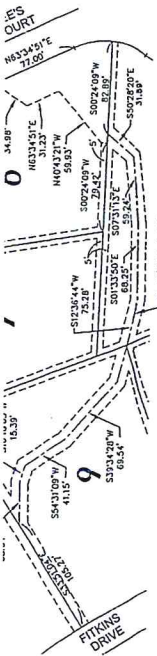
**sda**  
Schoppe Design Associates, Inc.  
LAND PLANNING & LANDSCAPE ARCHITECTURE

126 S. Main Street  
Oswego, IL 60543  
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schoppe@design.net

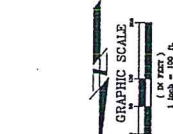
**LIVABLE SUBDIVISION**

**GROVE ESTATES**

PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.



**EASEMENT DETAIL**



**LOCATION MAP**

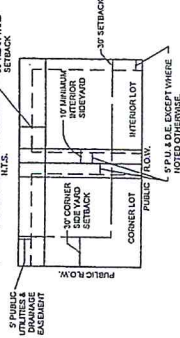
- LEGEND**
- BOUNDARY LINE
  - PROPERTY LINE
  - EASEMENT
  - BUILDING LINE
  - CONCRETE MONUMENT

- NOTES**
- IRON PIPES ARE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
  - ALL EASEMENTS DERIVED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DAMAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE CONVEYANCE INSTRUMENT AND RECORD STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.

**LOT AREAS**

LOT NUMBER	AREA IN SF.	LOT NUMBER	AREA IN SF.	LOT NUMBER	AREA IN SF.
1	30,000	21	43,842	41	33,265
2	41,543	22	43,842	42	33,265
3	40,541	23	44,974	43	30,110
4	33,655	24	44,974	44	31,231
5	33,655	25	44,974	45	31,231
6	33,655	26	44,974	46	42,400
7	33,655	27	44,974	47	42,400
8	33,655	28	44,974	48	31,629
9	33,655	29	44,974	49	31,629
10	33,655	30	44,974	50	31,629
11	33,655	31	44,974	51	31,629
12	33,655	32	44,974	52	31,629
13	33,655	33	44,974	53	31,629
14	33,655	34	44,974	54	31,629
15	33,655	35	44,974	55	31,629
16	33,655	36	44,974	56	31,629
17	33,655	37	44,974	57	31,629
18	33,655	38	44,974	58	31,629
19	33,655	39	44,974	59	31,629
20	33,655	40	44,974	60	31,629

**TYPICAL LOT DETAIL**



OWNER/DEVELOPER:  
GROVE VENTURES L.L.C.  
P.O. BOX 4226  
NAPERVILLE, ILLINOIS 60567-2770

