

R2021127309
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
11/23/2021 10:02:23 AM
REC FEE: 63.00
IL RENTAL HSNQ: 9.00
PAGES: 10
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**THIRD AMENDMENT TO THE DEVONSHIRE AT KIPLING ESTATES AMENDED
AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS**

This instrument is recorded for the purpose of amending the Devonshire at Kipling Estates Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements (hereinafter referred to as "Declaration"), which was recorded on June 8, 2018 in the Office of the Recorder of Deeds, Will County, Illinois as Document No. R2018038860.

This Amendment is adopted pursuant to the provisions of Section 1-60 of the Illinois Common Interest Community Association Act (765 ILCS 160/1-60) in order to permit the Association to come into compliance with the Homeowners' Energy Policy Statement Act (765 ILCS 165/1 et. seq.). This Amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds, Will County, Illinois.

PREAMBLE

WHEREAS, the Declaration was recorded on June 8, 2018 in the Office of the Recorder of Deeds, Will County, Illinois as Document No. R2018038860;

WHEREAS, the Declaration was previously amended by the Amendment to the By-Laws of Devonshire at Kipling Estates Homeowners Association, which was recorded on December 17, 2018 in the Office of the Recorder of Deeds, Will County, Illinois as Document No. R2018087645;

WHEREAS, the Declaration was additionally previously amended by the Second Amendment to the Devonshire at Kipling Estates Declaration of Covenants, Conditions, Restrictions and Easements (hereinafter referred to as "Second Amendment"), which was recorded on November 13, 2019 in the Office of the Recorder of Deeds, Will County, Illinois as Document No. R2019081143;

WHEREAS, the Second Amendment was adopted by the Board of Directors of the Devonshire at Kipling Estates Homeowners Association (hereinafter referred to as "Association") to amend the Declaration in order to add an energy policy statement consistent with the Homeowners' Energy Policy Statement Act (765 ILCS 165/20);

WHEREAS, the Board of Directors for the Association deems it to be in the best interests of the Association to rescind and delete the previously adopted energy policy statement included within the Second Amendment; and

WHEREAS, this Third Amendment to the Devonshire at Kipling Estates Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements has been approved by two-thirds (2/3) of the members of the Board of Directors of the Association at a meeting called for that purpose.

NOW THEREFORE, the Declaration is hereby amended in accordance with the text that follows:

AMENDMENT

1. The Energy Policy Statement contained in Article IX, "Restrictions Relating to Property," Section 9.22 "Energy Policy Statement" of the Declaration that was added by the Second Amendment to the Devonshire at Kipling Estates Declaration of Covenants, Conditions, Restrictions and Easements is hereby deleted in its entirety and shall not be replaced.
2. The terms used herein, if not otherwise defined, shall have the same meaning described to them in the Declaration and Bylaws.
3. The language of this Amendment shall govern any conflicts between this document and the Declaration and its prior amendments.
4. Except as to the extent expressly set forth herein above, and as amended, the Declaration, By-Laws and Rules and Regulations shall continue in full force and effect without change.

END OF TEXT OF AMENDMENT

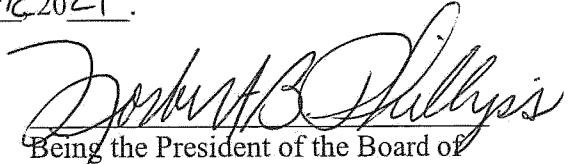
This instrument was prepared by
and upon recording return to:

KEAY & COSTELLO, P.C.
128 South County Farm Road
Wheaton, Illinois 60187
630-690-6446

STATE OF ILLINOIS)
) ss
COUNTY OF Will)

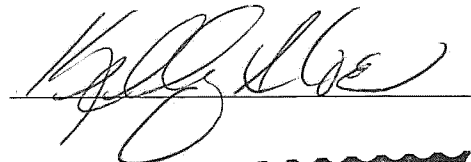
The undersigned is the President for Devonshire at Kipling Estates Homeowners Association, established by the aforesaid Declaration, and by my signature below, do hereby execute the foregoing Third Amendment to the Devonshire at Kipling Estates Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements on behalf of the Association and certify that this Amendment was approved by at least two-thirds (2/3) of the members of the Board of Directors at a Board meeting.

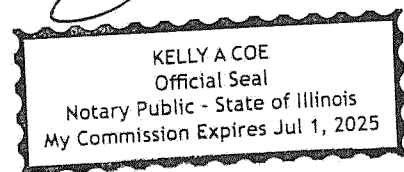
EXECUTED this 22 day of NOVEMBER 2021.


Being the President of the Board of
Directors for Devonshire at Kipling
Estates Homeowners Association

I, Kelly A Coe, a Notary Public, hereby certify that on the above date, the President for Devonshire at Kipling Estates Homeowners Association, whom is personally known to me, appeared before me and acknowledged that, as such President, he/she signed this instrument as his/her free and voluntary act of said President for the uses and purposes therein set forth.

By:





DEVONSHIRE AT KIPLING ESTAES	
1600 Augusta Lane	0506201040180000
1602 Augusta Lane	0506201040170000
1604 Augusta Lane	0506201040190000
1606 Augusta Lane	0506201040200000
1608 Augusta Lane	0506201040210000
1610 Augusta Lane	0506201040370000
1611 Augusta Lane	0506201050070000
1612 Augusta Lane	0506201040360000
1613 Augusta Lane	0506201050080000
1614 Augusta Lane	0506201040350000
1615 Augusta Lane	0506201050090000
1616 Augusta Lane	0506201040330000
1617 Augusta Lane	0506201050110000
1618 Augusta Lane	0506201040340000
1619 Augusta Lane	0506201050100000
1621 Augusta Lane	0506201050410000
1623 Augusta Lane	0506201050420000
1625 Augusta Lane	0506201050400000
1627 Augusta Lane	0506201050390000
1629 Augusta Lane	0506201050380000
1631 Augusta Lane	0506201050360000
1633 Augusta Lane	0506201050370000
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1637 Augusta Lane	0506201050340000
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1641 Augusta Lane	0506201050310000
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1645 Augusta Lane	0506201050300000
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1649 Augusta Lane	0506201050280000
1700 Augusta Lane	0506201040320000
1701 Augusta Lane	0506201050260000
1702 Augusta Lane	0506201040310000
1703 Augusta Lane	0506201050270000
1704 Augusta Lane	0506201040300000
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1706 Augusta Lane	0506201040280000
1707 Augusta Lane	0506201050240000
1708 Augusta Lane	0506201040290000
1709 Augusta Lane	0506201050230000
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1711 Augusta Lane	0506201050210000
1712 Augusta Lane	0506201040260000
1713 Augusta Lane	0506201050220000
1714 Augusta Lane	0506201040250000
1715 Augusta Lane	0506201050200000

All Addresses + PINs located in
Shorewood, IL 60404

1716 Augusta Lane	0506201040230000
1717 Augusta Lane	0506201050190000
1718 Augusta Lane	0506201040240000
1719 Augusta Lane	0506201050180000
1721 Augusta Lane	0506201050170000
1723 Augusta Lane	0506201050160000
1725 Augusta Lane	0506201050150000
1727 Augusta Lane	0506201050130000
1729 Augusta Lane	0506201050140000
1731 Augusta Lane	0506201030400000
1733 Augusta Lane	0506201030390000
1735 Augusta Lane	0506201030380000
1737 Augusta Lane	0506201030360000
1739 Augusta Lane	0506201030370000
1600 Devonshire Lane	0506201030350000
1601 Devonshire Lane	0506201050050000
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1603 Devonshire Lane	0506201050060000
1604 Devonshire Lane	0506201030330000
1605 Devonshire Lane	0506201050040000
1606 Devonshire Lane	0506201030310000
1607 Devonshire Lane	0506201050030000
1608 Devonshire Lane	0506201030320000
1609 Devonshire Lane	0506201050020000
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1702 Devonshire Lane	0506201030190000
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1704 Devonshire Lane	0506201030180000
1705 Devonshire Lane	0506201040090000
1706 Devonshire Lane	0506201030160000
1707 Devonshire Lane	0506201040080000

All Addresses + PINs located in
Shorewood, IL 60404

1708 Devonshire Lane	0506201030170000
1709 Devonshire Lane	0506201040070000
1710 Devonshire Lane	0506201030150000
1711 Devonshire Lane	0506201040050000
1712 Devonshire Lane	0506201030140000
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1720 Devonshire Lane	0506201030100000
1722 Devonshire Lane	0506201030090000
1724 Devonshire Lane	0506201030080000
1726 Devonshire Lane	0506201030060000
1728 Devonshire Lane	0506201030070000

All Addresses & PINs located
in Shorewood, IL 60404

EXHIBIT A**PROPERTY**

LOTS 301 THROUGH 310, BOTH INCLUSIVE, LOTS 341 THROUGH 395, BOTH INCLUSIVE, LOTS A, B, C AND OUTLOT N, ALL IN KIPLING ESTATES UNIT 6, PHASE 1, A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R2002153129.

Common Address: Devonshire Lane and Wynstone Drive
Shorewood, Illinois

P.I.N. Part of 06-20-100-010 and Part of 06-20-100-011

EXHIBIT C

Additional Parcel

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, THENCE NORTH 00 DEGREES 07 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF, 423.61 FEET TO THE SOUTHWESTERLY CORNER OF KIPLING ESTATES UNIT 6 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2002, AS DOCUMENT NO. R2002153129, THENCE NORTH 89 DEGREES 52 MINUTES 40 SECONDS EAST 226.00 FEET, ALONG THE SOUTHERLY LINE OF SAID KIPLING ESTATES UNIT 6 PHASE 1, THENCE NORTH 00 DEGREES 07 MINUTES 20 SECONDS WEST 40.89 FEET, ALONG SAID SOUTHERLY LINE OF SAID KIPLING ESTATES UNIT 6 PHASE 1, THENCE SOUTH 89 DEGREES 05 MINUTES 40 SECONDS EAST 634.40 FEET, ALONG SAID SOUTHERLY LINE OF KIPLING ESTATES UNIT 6 PHASE 1, THENCE SOUTH 43 DEGREES 25 MINUTES 27 SECONDS EAST 201.32 FEET, ALONG SAID SOUTHERLY LINE OF KIPLING ESTATES UNIT 6 PHASE 1, THENCE NORTHERLY ALONG SAID SOUTHERLY LINE OF KIPLING ESTATES UNIT 6 PHASE 1, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 68.31 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 67.72 FEET AND A BEARING OF NORTH 40 DEGREES 59 MINUTES 41 SECONDS EAST, THENCE SOUTH 62 DEGREES 03 MINUTES 06 SECONDS EAST 230.18 FEET, ALONG SAID SOUTHERLY LINE OF KIPLING ESTATES UNIT 6 PHASE 1, THENCE SOUTH 44 DEGREES 54 MINUTES 16 SECONDS WEST 53.77 FEET, ALONG SAID SOUTHERLY LINE OF KIPLING ESTATES UNIT 6 PHASE 1, THENCE SOUTH 54 DEGREES 01 MINUTE 14 SECONDS EAST 40.87 FEET, ALONG SAID SOUTHERLY LINE OF KIPLING ESTATES UNIT 6 PHASE 1, THENCE SOUTH 54 DEGREES 28 MINUTES 24 SECONDS WEST 201.09 FEET, ALONG SAID SOUTHERLY LINE OF KIPLING ESTATES UNIT 6 PHASE 1, THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS EAST, ALONG SAID SOUTHERLY LINE OF KIPLING ESTATES UNIT 6 PHASE 1, A DISTANCE OF 250.89 FEET TO THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, THENCE SOUTH 00 DEGREES 06 MINUTES 06 SECONDS EAST 90.01 FEET, ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20, THENCE NORTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 1324.71 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 20, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

EXHIBIT D**Common Area**

LOTS A, B AND C, ALL IN KIPLING ESTATES UNIT 6, PHASE 1, A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R2002153129.

EXHIBIT E**Natural Wildlife Corridor Restrictive Covenant**

THE WEST 800 FEET OF THE NORTH 14 FEET OF
THE SOUTH 90 FEET OF THE EAST HALF OF
THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN WILL
COUNTY, ILLINOIS.