

Mail to:

Pulte Home Corp  
1901 N. Roselle Road #1020  
Schkumburg, IL 60195  
Attn: Benjie Kelly

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IL Rental Housing Fund: \$10.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder  
File **6661681**

09/10/10

ABOVE SPACE FOR RECORDER'S USE ONLY

**EXHIBIT A TO DECLARATION FOR CYPRESS PARK**

STATE OF ILLINOIS )  
) SS  
COUNTY OF Kane )

I, JoAnne M. Bowers, a Notary Public in and for said County and State, do hereby certify that Bernard Kelly, as Vice President of Land of Pulte Homes, a Michigan Corporation, (the "Company"), appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21<sup>st</sup> day of October, 2010.

Bernard Kelly  
Owner

The Development Area  
  
**CYPRESS PARK**

JoAnne M. Bowers  
Notary Public  
OFFICIAL SEAL  
JOANNE M BOWERS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/21/13

**BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, LYING EAST OF THE EAST LINE OF KENOSHA ROAD (EXCEPT THE NORTH 737.50 FEET, MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) TOGETHER WITH THE NORTH 462.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE EAST 157.50 FEET OF THE NORTH 462.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTH 33 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 46 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.**

*(Handwritten signature/initials)*

**“EXHIBIT A”**

**Storm Water Maintenance Plan  
for the  
Homeowners Association  
of  
Thunderhawk Estates Subdivision  
Zion, Illinois**

Pursuant to the provisions of the Lake County Storm Water Management Ordinance the following proposed maintenance plan is submitted for approval. Interpretation of the requirements of this plan is the responsibility of the Lake County Storm Water Management Agency.

**RESPONSIBILITY**

Adequate provision for the short term and long term maintenance of the residential stormwater system is an essential aspect for optimum performance of the storm water management system responsibility for both short term and long term maintenance rests with the Homeowners Association of The Thunderhawk Estates Subdivision and the City of Zion. Public areas of the subdivision are the responsibility of the City of Zion. Grassy areas that comprise the yard areas and public areas fronting individual lots are the responsibility of the individual property owners. The Homeowners Association shall maintain those areas that are not maintained by the individual property owners or the City of Zion.

**PURPOSE AND OBJECTIVE**

Adequate drainage must be maintained to protect the integrity of public and private properties. Lots that adjoin or have provided within their boundaries a drainage easement have public responsibility to maintain the easement in the manner in which it was originally constructed or as provided for in the final plat of subdivision and/or within covenants, declarations and restrictions. Proper maintenance of these easement areas will insure adequate protection of the public and private properties that are a part of this subdivision.

**Short Term Maintenance Program**

Significant elements and aspect as an attachment hereto prescribe the Short Term Maintenance Program for surface and subsurface elements of the drainage system. The Homeowners Association should stay in contact with the City of Zion Public Works Department for maintenance of the public elements of the storm water system. All residents of the subdivision should be notified to report unusual storm water occurrences to the Homeowners Association or the Public Works Department.

**Long Term Maintenance Program**

Significant elements and aspects as an attachment hereto prescribe the Long Term Maintenance Program for the surface and subsurface elements of the drainage system. The Homeowners Association should stay in contact with the City of Zion Public Works Department for the maintenance of the public elements of the storm water system. All

### LONG TERM MAINTENANCE PROGRAM

<u>Stormwater Element</u>	<u>Recommended Repair</u>	<u>Inspection Interval</u>
Grassy areas/swales	seed & sod	5 – year
Erosion prone areas	ditch checks	as needed
Grassy buffers	groom & seed	annually
Tree trimming	cut back	annually
Wetland areas	incinerate	2-3 years
Grassy areas	re-seed	5-year interval
Siltation basin	remove & reseed	5- year interval
Culvert & Swale Outfall	remove silt, reseed, check riprap	5-year interval
Emergency pipes	restore/replace	as needed
Manholes	restore/replace	as needed
Floodplain areas	remove debris & obstructions	as needed, 5 – year min.

residents of the subdivision should be notified to report unusual storm water occurrences to the Homeowners Association or the Public Works Department. Long-term maintenance will require the replacement of elements of the storm water system. Measures should be implemented immediately upon the formation of the Association to address the funding of this maintenance.

**MAINTENANCE CONSIDERATIONS**

Cleaning and repairing culverts, overflow pipes, manholes, weirs and orifices are particularly vulnerable to lack of proper maintenance. These elements of the storm water management system require particular attention. If these subsurface elements become clogged, water may flood public and private areas causing extensive damage. Proper cleaning methods and frequencies can best be determined by experience.

**COST CONSIDERATIONS**

The maintenance of the public elements of the storm water management system will be provided for in the municipal budget. The Homeowners Association should consider all aspects of maintenance which they have any responsibility whether it be short term or long term maintenance, and set aside appropriate assessments to cover the costs.

**RECORD KEEPING**

Separate and distinct records must be maintained by the Association to determine the need for periodic maintenance efforts. These records should be maintained by the President of the Association and reviewed on a periodic basis by the entire Association.

**SHORT TERM MAINTENANCE PROGRAM**

<u>Stormwater Element</u>	<u>Inspection Period</u>	<u>Significant Aspect</u>	<u>Recommended Repair</u>
All Areas	March – Nov.	Disturbed Areas	Seed & Mulch
Residential Lot	Mar, June, Oct.	Floatable Items	Remove & Dispose
Swales	Mar, June, Oct.	Landscape Material	Remove & Dispose
Storm Sewers	Mar. – Nov.	Landscape Material	Remove & Dispose
Emergency Overflow	Mar. – Nov.	Landscape Material	Remove & Dispose
Manholes	Mar, June, Oct.	Landscape Material	Remove & Dispose
Stormwater Storage Area	Mar, June – Nov.	Mow as needed Non-wetland /natural areas	Remove clippings
Street System	bi-annual, min.	routine maintenance	as needed