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TITLE: AMENDMENT TO THE WOODLANDS OF ROCKTON  
DECLARATION OF COVENANTS AND RESTRICTIONS

DATE: October \_\_\_\_, 2019

GRANTOR ADDRESS: Woodlands of Rockton HOA  
PO Box 284  
106 Strawbridge Drive  
Rockton, IL 61072

GRANTEES ADDRESS: Woodlands of Rockton HOA  
PO Box 284  
106 Strawbridge Drive  
Rockton, IL 61072  
(815) 624-4419

Reference Book and Page: Woodlands of Rockton Declaration of Covenants and Restrictions,  
Rockford, Illinois, recorded as Document number 1900941 at Book 34 page 2272 in the Winnebago  
County Recorder of Deeds Office of Winnebago County, Illinois.

Note: The labels and designations set forth on this cover page are for purposes of permitting  
recording only and shall not amend or change the substance of the document.

**Prepared By:**

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Woodlands of Rockton HOA  
PO Box 284  
106 Strawbridge Drive  
Rockton, IL 61072

AMENDMENT TO WOODLANDS OF ROCKTON  
DECLARATION OF COVENANTS AND RESTRICTIONS

THIS WOODLANDS OF ROCKTON DECLARATION OF COVENANTS AND RESTRICTIONS (the "Amendment") is made as of the \_\_\_ day of October, 2019, to that certain Woodlands of Rockton Declaration of Covenants and Restrictions, dated as of October 29, 1990 recorded in Book 34, page 2272, document number 1900941 in the office of the Winnebago County Recorder of Deeds, by the owners in fee simple, with a quorum of members being present, at least two-thirds (2/3) of the quorum of members of the Woodlands of Rockton (the "Woodlands"), located in Rockton, Illinois, certified and acknowledged by the Board of the Woodlands of Rockton (the "Board"). Terms defined in the Declaration are used herein as defined therein unless otherwise indicated.

RECITALS

A. Article V, Section 5 of the Woodlands of Rockton Declaration of Covenants and Restrictions provides that the Woodlands may change the assessments fixed hereunder prospectively, provided that any such change shall have approval of two-thirds (2/3) of the votes of Members entitled to vote at a meeting called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance, setting forth the purpose of the meeting.

B. On or about July 16, 2019, a notice of a meeting for the purpose of the amendments contained herein was sent to all of the members of the Woodlands.

C. On August 23, August 24 and August 25, 2019 a meeting of the Woodlands was held with a quorum being present with two-thirds (2/3) of the members voting to approve the amendments contained herein.

D. The Board of the Woodlands have certified and acknowledged their receipt of written consents from two-thirds (2/3) of the quorum of at least thirty percent (30%) of the members being present at the Meeting held on August 23, August 24, and August 25, 2019, as set forth herein below.

AMENDMENT

NOW, THEREFORE, in accordance with Article V, Section 5 of the Woodlands of Rockton Declaration of Covenants and Restrictions, the Indenture is hereby amended as follows:

1. Article V, Section 4 of the Woodlands of Rockton Declaration of Covenants and Restrictions is hereby amended by deleting the same and replacing it with the following:

Section 4 The annual assessment shall be \$200.00 per Lot or Residential Dwelling, subject to such increase or decrease as is hereinafter provided.

2. Article V, Section 5 of the Woodlands of Rockton Declaration of Covenants and Restrictions is hereby amended by deleting the same and replacing it with the following:

Section 5 Change in Annual Assessments. The Association may not change the assessments fixed hereunder in Section 4 until August 1, 2025. However, nothing in this Section shall impair a Special Assessment to be authorized pursuant to Section 6. Subsequent to August, 1 2025, the Board of Directors shall be able to annually increase the annual assessment stated in Section 4 to an amount not to exceed five percent (5%) of the total annual assessment amount. The Board of Directors shall vote on any annual increase and it shall be required that the vote take place at the monthly meeting of the Board of Directors with a majority of the members of the Board of Directors present with the assent of more than fifty percent (50%) of the members of the Board of Directors voting to approve any change in Annual Assessments.

Section 5.1 Any Annual Assessment increase in excess of five percent (5%) will require assent of two-thirds of the votes of members entitled to vote at a meeting called for this purpose written notice of which shall have been sent to all Members at least thirty days in advance, setting the purpose of the meeting.

3. Article V, Section 7 of the Woodlands of Rockton Declaration of Covenants and Restrictions is hereby amended by deleting the same and replacing it with the following

Section 7 Quorum for Any Action Authorized Under Sections 5.1 and 6. The quorum required for any action authorized by Sections 5.1 and 6 hereof shall be as follows:

At the first meeting of Members called, as provided in Section 5.1 and 6 of this Article V, the presence in person or by proxy of members entitled to cast 30 percent (30%) of all the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at such meeting, another meeting may be called, subject to the notice requirement set forth in Sections 5.1 and 6, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

4. Except as otherwise provided herein, The Woodlands of Rockton Declaration of Covenants and Restrictions shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned have set their hands as of the date first above written.

#### **ACKNOWLEDGEMENT AND CERTIFICATION**

Pursuant to the terms of the Woodlands of Rockton Declaration of Covenants and Restrictions, the undersigned certifies that two-thirds (2/3) of the votes of Members entitled to vote at a meeting with a quorum of at least 30 percent (30%) of all the votes of the membership voting as to the amendments contained herein gave their written consent to the foregoing Amendment.

IN WITNESS WHEREOF, the Board of the Woodlands of Rockton has hereunto executed this Indenture this \_\_\_ day of October, 2019.

PRESIDENT:

Signed: [Signature]  
Matt Hopkins, President

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WINNEBAGO )

On the 14<sup>th</sup> day of October, 2019, before me personally appeared Matt Hopkins to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as President of the Board of the Woodlands of Rockton.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.



[Signature]  
Notary Public  
My Commission Expires: July 22, 2023

Signed: [Signature]  
Mike Bailor, a Member

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WINNEBAGO )

On the 14<sup>th</sup> day of October, 2019, before me personally appeared Mike Bailor to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as a Member of the Board of the Woodlands of Rockton.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.



[Signature]  
Notary Public  
My Commission Expires: July 22, 2023

Signed: [Signature]  
Robert Noonan, a Member

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WINNEBAGO )

On the 14<sup>th</sup> day of October, 2019, before me personally appeared Robert Noonan to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as a Member of the Board of the Woodlands of Rockton.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.



[Signature]  
Notary Public  
My Commission Expires: July 22, 2023

Signed: [Signature]  
Gordon Sularz, a Member


STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WINNEBAGO )

On the 21<sup>st</sup> day of October, 2019, before me personally appeared Gordon Sularz to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as a Member of the Board of the Woodlands of Rockton.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.



[Signature]  
Notary Public  
My Commission Expires: July 22, 2023

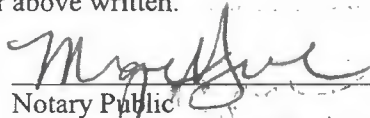
Signed:   
Michael Selover, a Member

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WINNEBAGO )

On the 14<sup>th</sup> day of October, 2019, before me personally appeared Michael Selover to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as a Member of the Board of the Woodlands of Rockton.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.



  
Notary Public  
My Commission Expires: July 22, 2023

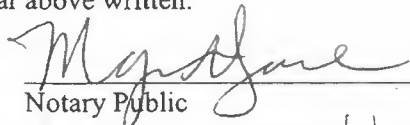
Signed:   
Kevin Coke, a Member

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WINNEBAGO )

On the 21<sup>st</sup> day of October, 2019, before me personally appeared Kevin Coke to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as a Member of the Board of the Woodlands of Rockton.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.



  
Notary Public  
My Commission Expires: July 22, 2023

Being all of the Members of the Board of The Woodlands of Rockton