



To all to whom these Presents Shall Come, Greeting:

Whereas, Articles of Incorporation, duly signed and verified, of
SUMMER LAKES HOMEOWNERS' ASSOCIATION
have been filed in the Office of the Secretary of State on the 28th
day of February A.D. 1975, as provided by the "GENERAL NOT
FOR PROFIT CORPORATION ACT" of Illinois approved July 17, 1943, in force
January 1, A.D. 1944,

Now Therefore, I, MICHAEL J. HOWLETT, Secretary of State of the State of Illinois,
by virtue of the power vested in me by law, do hereby issue this Certificate of
Incorporation and attach thereto a copy of the Articles of Incorporation
of the aforesaid corporation.

In Testimony Whereof, I have set my hand and cause to
be affixed the Great Seal of the State of Illinois
Done at the City of Springfield, this 28th
day of February A.D. 1975, and
of the Independence of the United States
the one hundred and 99th

Michael J. Howlett

(NOTE: Any special provision authorized or permitted by statute to be contained in the Articles of Incorporation, may be inserted above.)

(INCORPORATORS MUST SIGN BELOW)

David L. Shaw
(David L. Shaw)
Richard L. Wexler
(Richard L. Wexler)
Rogay Ray
(Rogay Ray)

Incorporators

ACKNOWLEDGMENT

STATE OF ILLINOIS,
County of Cook

I, JOAN RISTAN

28th day of February, 1975

a Notary Public do hereby certify that on the

RICHARD L. WEXLER and ROGER RAY

DAVID L. SHAW,
Notary Public

personally appeared before me and being first duly sworn by me severally acknowledged that they signed the foregoing document in the respective capacities therein set forth and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

PLACE
(NOTARIAL SEAL)
HERE

Joan Ristan
Notary Public

FORM NP-29

ARTICLES OF INCORPORATION
under the
GENERAL NOT FOR PROFIT
CORPORATION ACT
of

FILED

FEB 28 1975

Michael J. Howlett
SECRETARY OF STATE

TAUSSIG, WEXLER AND SHAW
180 N. LA SALLE ST., SUITE 3225
CHICAGO, ILLINOIS 60601
PHONE 726-1272

These Articles Must Be Executed and Filed in
Duplicate

Filing Fee \$25.00

REV. 2-11-65 12117-304-5711 10-65

ARTICLES OF INCORPORATION
UNDER THE
GENERAL NOT FOR PROFIT CORPORATION ACT
(These Articles Must Be Filled in Duplicate)

JOHN W. LEWIS, Secretary of State, Springfield, Illinois.

(Do Not Write In This Space)
Date Paid 278-75
Filing Fee 2500
Clerk AW

We, the undersigned, 1496 3

Name	Number	Street	Address City	State
DAVID L. SHAW		180 N. La Salle Street	Chicago	Illinois
RICHARD L. WEXLER		180 North La Salle Street	Chicago	Illinois
ROGER RAY		180 North La Salle Street	Chicago	Illinois

ing natural persons of the age of twenty-one years or more and citizens of the United States, for the purpose of
forming a corporation under the "General Not For Profit Corporation Act" of the State of Illinois, do hereby adopt the
following Articles of Incorporation:

The name of the corporation is: SIMMERLAKES HOMEOWNERS ASSOCIATION

The period of duration of the corporation is: perpetual

The address of its initial Registered Office in the State of Illinois is: 180 N. La Salle
Street in the City of Chicago (60601) County of Cook and

the name of its initial Registered Agent at said Address is: DAVID L. SHAW

The first Board of Directors shall be 17 in number, their names and addresses being as follows:

Name	Number	Street	Address City	State
Al R. Frubion	2	Salt Creek Lane	Hinsdale	Illinois
Joseph D. Warnellius	2	Salt Creek Lane	Hinsdale	Illinois
Ray R. Wallace	2	Salt Creek Lane	Hinsdale	Illinois
Ray Devlin	2	Salt Creek Lane	Hinsdale	Illinois
Edith Parker	2	Salt Creek Lane	Hinsdale	Illinois
Ray Cohen	2	Salt Creek Lane	Hinsdale	Illinois
Ray Stevens	2	Salt Creek Lane	Hinsdale	Illinois

purpose or purposes for which the corporation is organized are:
(See Articles 5 through 10 attached hereto)

RECEIVED
MAR 5 1975
SECRETARY OF STATE

Additional Property:

Those parts of Sections 27, 28, 33 & 34, all in Township 39 North, Range 9, East of the Third Principal Meridian described as follows:

Beginning at the Northeast corner of Lot 9 of Robert Bartlett's Green Acres being a subdivision in the East 1/2 of Section 33 and in the West 1/2 of Section 34, Township 39 North, Range 9, East of the Third Principal Meridian, (as per plat thereof recorded October 23, 1943 as Document No. 454584); Thence S. 87°-26' W. along the North line of Bartlett's Green Acres, aforesaid, a distance of 1457.10 feet (1458.30 ft. recorded) to the Northwest corner of Lot 1 in said subdivision; Thence N. 9°-52'-30" E., a distance of 1286.70 feet; Thence S. 89°-42'-00" W., a distance of 356.23 feet to the Easterly line of Elgin-Joliet and Eastern R. R. Co. R. O. W.; Thence N. 1°-50'-00" E., along said Easterly line, a distance of 1070.02 feet; Thence S. 88°-04'-00" E., a distance of 1079.62 feet to the NE corner of Lot 13 in Commissioners Partition Plat of the Israel Mather Estate, as recorded in Circuit Court Chancery of Du Page County, Illinois, March 14, 1867 in Book 5, Page 214; Thence S. 1°-42'-00" W., along the East line of said Lot 13; a distance of 348.04 feet (348.50 feet recorded) to the Southwest corner of Lot 3 in Unger Farm Assessment Plat, recorded November 16, 1943 as Doc. No. 455882, being also the Northwest corner of Lot 10 in said Commissioners Partition Plat of the Israel Mather Estate; Thence N. 88°-03'-30" E., along the North line of said Lot 10, being also the South line of Lot 3 in Unger Farm Assessment Plat aforesaid; a distance of 1578.52 feet (1578.50 feet recorded) to the centerline of Illinois Rte. 59 as laid out and dedicated for Public Highway per Doc. No. R71-24124; Thence S. 7°-07'-00" E., along aforesaid centerline, a distance of 456.85 feet, to the North line of Robert Bartlett's Riverside, being a subdivision of part of Lot 15 of the Commissioner's Partition Plat of the Israel Mather Estate, Record 5, Page 214, Circuit Court, in Sections 27 and 28, Township 39 North, Range 9, East of the Third Principal Meridian, as per plat thereof recorded April 26, 1948 as Doc. No. 543778; Thence S. 87°-39'-30" W., along said North line a distance of 945.08 feet (945.24 feet recorded) to the Northwest corner of said subdivision; Thence S. 1°-16'-54" E., along the West line of said Robert Bartlett's Riverside, a distance of 2193.16 feet (33.14 Chains Recorded) to the centerline of Jantava Road (S. A. Rte. 32), as dedicated for Public Street per Doc. No. 79449 recorded April 15, 1953; Thence S. 68°-03'-00" E. along said centerline, a distance of 880.99 feet to the Northwest corner of Pattermann's 2nd Assessment Plat, recorded March 19, 1958, as Document No. 873881; Thence S. 0°-15'-30" W., along the Westerly line of said Pattermann's 2nd Assessment Plat, a distance of 780.56 feet (780.64 feet recorded) to the Southwest corner thereof, being on the North line of Lot 1 in John T. Kuan's Assessment Plat, as per plat thereof recorded August 17, 1966 as Doc. No. R66-32478; Thence N. 82°-54'-40" W., along said North line, a distance of 271.56 feet.

Cont'd.)

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the Northwest corner thereof; Thence S. 05°-52'-00" W., along the West line of said Lot 1, a distance of 304.95 feet, (305.00 feet recorded) to the Southwest corner of said Lot 1; Thence S. 82°-54'-40" E., along the South line of said Lot 1, a distance of 712.40 feet to the centerline of Illinois, Rte. 59, as laid out and dedicated for Public Highway per Doc. No. R71-24124; Thence Southerly along the centerline aforesaid, being an arc of a circle, convex to the East, having a radius of 3019.71 feet, the chord thereof having a bearing S. 9°-39'-34" W., and a length of 200.94 feet an arc distance of 200.96 feet to a point of tangency; Thence S. 11°-10'-00" W., and continuing along said centerline, a distance of 2053.84 feet to the North line extended East of Lot 34 of Robert Bartlett's Green Acres aforesaid; Thence N. 83°-30'-00" W., along a North line of said subdivision, a distance of 1309.17 feet (1310.49 feet recorded) to an angle in said North line; Thence N. 87°-43'-00" W. and continuing along said North line, a distance of 49.50 feet to an Easterly line of said subdivision; Thence N. 9°-33'-30" E., along said Easterly line, a distance of 1295.40 feet (1295.58 feet recorded) to the Place of Beginning; Containing 310.2522 acres, more or less.

Also:

That part of the East half of 100 foot right-of-way of Illinois Route 59, as laid out and recorded by Document No. R71-24124, bounded in the North by the North line extended East of Lot 10 in Commissioners Partition Plat of the Israel Mather Estate (as recorded in Circuit Court Chancery of Du Page County, Illinois, in Book 5, page 214), being also the South line extended East of Lot 3 in Unger Farm Assessment Plat, recorded November 16, 1943 as Document No. 455882, and bounded in the South by the South line extended East of Lot 10 aforesaid, being also the North line of Robert Bartlett's Riverside, being a Subdivision of part of Lot 15 of the Commissioner's Partition Plat of the Israel Mather Estate, Record 5, page 214, Circuit Court, in Sections 27 and 28, Township 39 North, Range 9, East of the Third Principal Meridian, as per Plat thereof recorded April 26, 1948 as Document No. 543778; containing 0.5242 acre, more or less.

Also

Branch Avenue, as dedicated for public street in Robert Bartlett's Riverside, being a Subdivision of part of Lot 15 of the Commissioner's Partition Plat of the Israel Mather Estate, Record 5, page 214, Circuit Court, in Sections 27 and 28, Township 39 North, Range 9, East of the Third Principal Meridian, as per Plat thereof recorded April 26, 1948 as Document No. 543778; and also,

That part of 100 foot right-of-way of Illinois Route 59, as laid out and recorded by Document No. R71-24124, lying North of the South line extended East of Branch Avenue aforesaid and South of the North line of Robert Bartlett's Riverside aforesaid, containing 0.7553 acre, more or less.

R75-4508

Also:

That part of the Northeastly 1/2 of 100 foot R. O. W. of Batavia Road as dedicated for Public Street in Robert Bartlett's Riverdale, being a subdivision of part of Lot 15 of the Commissioner's Partition Plat of the Israel Mather Estate, Record 5, Page 214, Circuit Court, in Sections 27 and 28, Township 39 North, Range 9, East of the Third Principal Meridian, as per Plat thereof recorded April 26, 1948, as Doc. No. 543778; lying Northwesterly of a line drawn at right angles to the Northeastly R. O. W. line of Batavia Road aforesaid, from the Northeast corner of Patterman's 2nd Assessment Plat, as per Plat thereof recorded March 19, 1958, as Doc. No. 873081 (said line intersecting the centerline of said Batavia Road 880.99 feet S. 68°-03'-00" E., from the Southwest corner of Robert Bartlett's Riverdale aforesaid), containing 1.0236 acres more or less;

Also:

That part of the East 1/2 of 100-foot R. O. W. of Illinois Rte. 59 as laid out and recorded by Doc. No. R71-24124 lying North of the North line extended East of Lot 34 in Robert Bartlett's Green Acres, being a subdivision in the East 1/2 of Section 33 and in the West 1/2 of Section 34, Township 39 North, Range 9, East of the Third Principal Meridian, as per Plat thereof recorded October 23, 1943, as Document No. 454884 and Southerly of the South line extended East of Lot 1 in John T. Kuhn's Assessment Plat recorded August 17, 1966 as Doc. No. R66-32478, containing 2.5878 acres more or less; all in Du Page County, Illinois.

R75-4508

5. This Corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and Common Area within that certain tract of property described in Exhibit A attached hereto and made a part hereof, and to promote the health, safety and welfare of the residents within such property and any additions thereto as may hereafter be brought within the jurisdiction of this corporation for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Summerlakes Homeowners' Association, hereinafter called the "Declaration", applicable to the property and recorded in the Office of the Recorder of Deeds, Du Page County, Illinois on January 28, 1975, as Document Number R75-4508, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation.

(c) acquire (by gift, purchase or otherwise) own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, subject to the limitations contained in the Declaration;

(e) dedicate, sell or transfer all or any part of the Common Area, as defined in the Declaration, to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members, and to the limitations contained in the Declaration. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, subject to the limitations contained in the Declaration, and provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the General Not For Profit Corporation Act of the State of Illinois by law may now or hereafter have or exercise.

6. Membership and voting in the Corporation shall be as

ws:

(a) Class A - Class A members shall be all Owners, as defined in the Declaration, (other than Developer, as defined in the Declaration) and shall be entitled to one vote for each Lot, as defined in the Declaration, owned. Each Owner shall automatically become

a member upon taking legal title to a lot (provided that such title is not held merely as a security interest), shall be bound by the terms of these Articles, the By-Laws and the Declaration and shall remain a member so long as he shall be an Owner. Membership and Ownership shall not be severed, and membership shall automatically terminate upon the transfer of ownership. Subsequent Owners shall likewise succeed to Membership. When more than one person holds an interest in any lot all such persons shall be Class A members, but in no event shall there be more than one vote for any one lot owned by Class A members. Developer shall not be a Class A member, except as provided in Paragraph (b).

(b) Class B. - Class B members shall be the Developer and the Class B member shall be entitled to 3 votes for each Unit, as defined in the Declaration, owned. The Class B Membership shall cease and be converted to Class A Membership with one vote for each lot owned, on the earlier of:

i. such time as the total votes outstanding in the Class A Membership equal the total votes outstanding in the Class B Membership; or

ii. January 28, 1982.

(c) In the case of additional memberships being created because of additional property and Units added to the Corporation as provided in the Declaration, the test of (i) shall be applied cumulatively (i.e., taking the total votes of all of the Units then subject to the Declaration).

7. The affairs of this Corporation shall be managed by a Board of seven (7) Directors, who need not be members of the Corporation. The number of directors may be changed by amendment of the By-Laws of the Association.

8. The Corporation may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Corporation was created. In the event that such dedication is refused acceptance, such assets shall

be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

9. Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership

10. These Articles are subject to the provisions of the Declaration and in the event the provisions of these Articles and the Declaration shall be inconsistent, the provisions of Declaration shall control.