

**R2026002598**

KAREN A. STUKEL  
WILL COUNTY RECORDER  
01/14/2026 09:14:10 AM

RECORDING FEES                    100.00  
RHSP                                    18.00

PAGES: 308    ACH

ELECTRONICALLY RECORDED

**For use by Recorder's Office only**

**AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
FOUNDERS PLACE HOMEOWNERS ASSOCIATION**

**This document prepared by and  
after recording to be returned to:**

**Kerry T. Bartell, Esq.**  
Kovitz Shifrin Nesbit  
One Overlook Point, Suite 590  
Lincolnshire, IL 60069 – 847/537-0500

**Table of Contents**

ARTICLE I ..... 2  
    DEFINITIONS ..... 2  
ARTICLE II ..... 4  
    DECLARATION PURPOSES AND PROPERTY ..... 4  
    SUBJECTED TO DECLARATION ..... 4  
ARTICLE III ..... 5  
    GENERAL RESTRICTIONS ..... 5  
ARTICLE IV ..... 9  
    ARCHITECTURAL CONTROL ..... 9  
ARTICLE V ..... 10  
    HOME OWNERS’ ASSOCIATION ..... 10  
ARTICLE VI ..... 15  
    ASSESSMENTS ..... 15  
ARTICLE VII ..... 18  
    EASEMENTS ..... 18  
ARTICLE VIII ..... 19  
    PARTY WALLS ..... 19  
ARTICLE IX ..... 20  
    GENERAL PROVISIONS ..... 20  
EXHIBIT A ..... 1  
    LEGAL DESCRIPTION ..... 1  
EXHIBIT B ..... 1  
    PINs applicable to Founders Place Parcels ..... 1  
EXHIBIT C ..... 1  
    AMENDED AND RESTATED BY-LAWS ..... 1  
EXHIBIT D ..... 1  
    CERTIFICATION AS TO OWNER APPROVAL ..... 1

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION**  
**AMENDED AND RESTATED DECLARATION OF COVENANTS,**  
**CONDITIONS, RESTRICTIONS AND EASEMENTS**

**PREAMBLES:**

A. The Association and its owners own fee simple title to a certain parcel of real estate in the County of Will, State of Illinois, legally described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

B. The Property has been developed as a residential development to be known as Founders Place (the "Development"); and

C. The Property was submitted to the provisions of the Original Declaration, which was recorded in the Office of the Recorder for Will County on May 27, 1998 as Document No. R98058019; and

D. The Board of Directors desires to prepare, and has caused to be prepared, a single document consolidating the Declaration, the Amendments, and the Section 1-60 amendments of the Illinois Common Interest Community Association Act (the "Act") into one document (hereafter referred to as the "Amended and Restated Declaration"), to provide the Board, Owners and others with a convenient document that restates the substantive provisions of the Declaration and reflects the accumulated Amendments for ease of reference; and

E. This Amended and Restated Declaration truly and accurately reflects the Declaration as amended from time to time, and the Board desires to record the Amended and Restated Declaration in order to memorialize all of the foregoing action; and

F. Section 1-60 the Act provides a procedure for amending the Declaration to correct omissions and other errors in the Declaration. This section of the Act provides that, where there is an omission or error in the Declaration, By-Laws or other community instruments, the Association may correct the error or omission by an amendment in order to conform the instrument with the provisions of the Act. The Section 1-60 of the Act amendments may be adopted by a vote of two-thirds (2/3) of the members of the Board of Managers unless the Board of Managers' action is rejected by a majority of the votes of the Owners at a meeting of the Owners duly called for that purpose pursuant to a written petition of the Owners having twenty percent (20%) of the votes of the Association filed within thirty (30) days after the action of the Board to approve such amendment; and

G. This Amended and Restated Declaration and Section 1-60 of the Act amendments to the Declaration were approved by at least two-thirds (2/3) of the members of the Board for the Association at a duly called meeting held August 26, 2025; and

H. The Board has given written notice of its action to all Owners according to the procedures set forth in the Act, and the requisite number of Owners failed to submit a written

petition to the Board within thirty days of the Board's action, as provided by Section 1-60 of the Act; and

I. Pursuant to the provisions of Article IX, Section 9.6 of the Original Declaration, Owners may amend any or all of the covenants, obligations and conditions contained in the Declaration by a written instrument approved by Owners of at least two-thirds (2/3) of the Single-Family Homes or Townhome Units, certified by the Secretary of the Association with a minimum of two Board members and recorded in the Office of the Recorder of Deeds of Will County, Illinois.

J. The discretionary amendments to this document have been approved by two-thirds (2/3) of the Owners and certified by the Secretary of the Association as evidenced in Exhibit D, attached hereto.

NOW, THEREFORE, the Association and its Owners hereby declare that the Property is, and shall be held, transferred, sold, conveyed and occupied, subject to the covenants, conditions, restrictions and easements hereinafter set forth.

## **ARTICLE I DEFINITIONS**

When used in this Declaration the following words and terms shall have the following meanings:

1.1. "Acceptable Technological Means" shall include, without limitation, electronic transmission over the Internet or other network, whether by direct connection, intranet, telecopier, electronic mail, and any generally available technology that, by rule of the association, is deemed to provide reasonable security, reliability, identification, and verifiability.

1.2. "Association" shall mean and refer to Founders Place Homeowners Association, an Illinois not-for-profit corporation, its successors and assigns.

1.3. "Board" shall mean and refer to the Board of Directors of the Association.

1.4. "By-Laws" shall mean those Bylaws duly enacted by the Association which govern the Association.

1.5. "Common Area" shall mean that area of Lots 57, 69, 71, 75, 107, 108, Outlot 1, and Outlot 2, excepting the attached and detached single-family homes.

1.6. "Contingency and Replacement Reserve" shall have the meaning set forth in section 6.4.

1.7. "Deed" shall mean the deed conveying a Lot to an Owner.

1.8. “Electronic Transmission” shall mean any form of communication, not directly involving the physical transmission of paper, that creates a record that may be retained, retrieved, and reviewed by a recipient and that may be directly reproduced in paper form by the recipient through an automated process.

1.9. “Estimated Cash Requirement” shall have the meaning set forth in Section 6.3.

1.10. “Improvement” or “Improvements” shall mean and include Dwellings, any and all buildings, outbuildings, driveways, pedestrian walkways, fences, decks, patios, hedges, lawns, sidewalks, planted trees, shrubs and all other structures and landscaping improvements of every kind and description.

1.11. “Lot” shall mean each part of the Property, the size and dimension of which shall be established by the Subdivision Plat or by an instrument in writing which designates a part of the Property as a Lot for the purposes of the Declaration, and which shall include both a Single-Family Home and a Townhome Unit.

1.12. “Member” shall mean and refer to every Person who holds membership in the Association and “Members” shall mean and refer to all Persons who hold membership in the Association.

1.13. “Mortgage” shall mean either a mortgage or deed of trust creating a lien against a portion of the Property given to secure an obligation of the Owner of such portion of the Property.

1.14. “Municipality” shall mean the Village of Frankfort, State of Illinois.

1.15. “Owner” shall mean and refer to the record owner, whether one or more Persons, of fee simple title to any Single-Family Home or Townhome Unit including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

1.16. “Occupant” shall mean any Owner (as defined herein) or Person who resides in a Single-Family Home or Townhome Unit on a regular basis.

1.17. “Original Declaration” shall mean the Founders Place Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Office of the Recorder for Will County on May 27, 1998 as Document No. R98058019, and as amended from time to time.

1.18. “Parcel” shall mean a Lot or part of a Lot on which a Single-Family Home or a Townhome Unit is constructed which is deeded to a Owner in fee simple and shall have a separate legal description.

1.19. “Person or Persons” shall mean all natural individuals, corporations, partnerships, trustees or other legal entities capable of holding title to real property.

1.20. Omitted.

1.21. "Plan and Specifications" shall have the meaning set forth in Section 4.2.

1.22. "Property" shall mean and refer to the real estate legally described in Exhibit "A" attached hereto and made a part hereof.

1.23. "Single-Family" shall mean one or more persons, each related to the other by blood, marriage or adoption, or a group of not more than three persons not all so related, maintaining a common household in a unit.

1.24. "Single-Family Home" shall mean a Lot constructed with a detached Dwelling for a Single-Family.

1.25. "Special Amendment" shall have the meaning set forth in Section 9.7.

1.26. "Subdivision Plat" shall mean the plats of subdivision for Founders Place as recorded from time to time in the Office of the Recorder of Deeds of Will County, State of Illinois.

1.27. "Townhome Unit" shall mean and refer to one individual townhome intended for the shelter and housing of a Single-Family.

1.28. "Dwelling" shall mean and refer to a single-family residence or a townhome.

**ARTICLE II  
DECLARATION PURPOSES AND PROPERTY  
SUBJECTED TO DECLARATION**

2.1 The Property consists of Single-Family Homes and Townhome Units, for all current and future owners of Parcels for the following general purposes:

(a) The Original Declaration provides upon the Property, through its planning and layout, the harmonious development of a residential community by the imposition of the covenants, conditions, restrictions and easements as hereinafter set forth, for the benefit of the Property and the Owners.

(b) By the imposition of covenants, conditions and restrictions set forth herein and the reservation of certain powers as contained in the Original Declaration, there has been provided a plan for development of the Property which is intended to enhance and protect the values of a single-family community.

(c) The purpose of the Original Declaration is to (i) prevent improper use of Parcels and Units which may depreciate the value of the Owner's property; (ii) prevent the construction of buildings containing improper or unsuitable materials; (iii) ensure adequate and reasonable development of the Property; (iv) encourage the construction of attractive improvements on the Property; (v) prevent haphazard and inharmonious development; and (vi) in general, provide for the highest quality environment for the Development.

(d) The Original Declaration provided for the maintenance of the Common Area which shall be owned by the Association and used in common by the Owners of the Property.

2.2. The Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions and easements set forth in this Declaration.

### **ARTICLE III GENERAL RESTRICTIONS**

3.1 The Property is hereby restricted to a Single-Family Home and Townhome Unit residential community. No building or structure of a temporary character including, without limitation on the generality thereof, trailer, tent, shack, garage, barn or other outbuilding shall be placed or erected in any Parcel or part thereon adjoining or as an addition to any Single-Family Home and Townhome Unit at any time or be used for residential purposes either temporarily or permanently.

3.2. No noxious or offensive activity shall be carried on, in or upon the Property, nor shall anything be done thereon which may constitute or become an annoyance or nuisance to the Owners. No plants or seed or other conditions, harboring or breeding infectious plant diseases or noxious insects shall be introduced or suffered to exist upon any part of a Single-Family Home or Townhome Unit.

3.3. No person shall accumulate on his Single-Family Unit or Townhome Unit any derelict vehicles, litter, refuse or other unsightly materials. Garbage shall be placed in receptacles and all garbage receptacles shall be housed in your garage with the exception that refuse containers may be placed out for collection at the curb at 6:00 p.m. or sunset on the day prior to the collection day.

3.4. Automobiles, commercial trucks, boats, recreational vehicles, trailers, or other vehicles (owned, leased, or otherwise maintained on a regular basis within the Development by an Owner and/or Single-Family, other than vehicles utilized by the Association in servicing the Property as a contractor or subcontractor) shall at all times be parked in the garage of the Single-Family Home or Townhome Unit and their repair or maintenance shall not be permitted except within the confines of the garage. All vehicles owned, leased, or otherwise maintained by an Owner or Occupant of an attached Townhome Unit must be parked overnight, within the garage or on the driveway of the attached Townhome Unit. All automobiles, trucks, and/or other vehicles, with business or work markings and legends, shall always be parked within the confines of the garage. Frankfort Village and Township winter rules specify that no on-street parking is allowed when there is a snowfall with two plus inches (2"+) of new snow, to allow for plowing of the streets. During a snowfall of one or more inches (1"), parking in the alleys and guest parking spots will not be allowed so that they can be plowed by the Association's contractor. Single-Family Homeowners may utilize their alleyway to park their vehicles, assuring that ingress and egress for other Single-Family homeowner resident's vehicle entrance and exit is maintained. Any alleyway parking dispute must be addressed owner to owner or with local law enforcement.

(a) Guest parking spaces, which are provided at the east and west end of the four (4) groups of Single-Family Homes, shall be utilized only by guests of the Single-Family Owners and not resident parking. Violators will be notified, and fines will be imposed.

(b) Except as outlined in the preceding paragraph, guest parking in the remainder of the subdivision is reserved for guest parking and not resident parking. Violators will be notified, and fines will be imposed.

3.5. No fencing of any kind, other than that fencing originally installed on homesite and/or Common Areas and landscaping fencing approved in writing by the Board shall be erected on the property.

3.6. The operation of "ham" or other amateur radio stations or the erection of any communication antennae or similar devices (other than simple mast antennae or television reception / satellite dish located on the roof of a Single-Family Home or Townhome Unit) shall not be allowed unless completely screened from view from all streets and approved in writing in advance by the Board.

3.7. Each Owner shall keep all areas of the Single-Family Home or Townhome Unit designed or intended for the proper drainage or detention of water, including swale lines and ditches, which shall be unobstructed. No trees, plantings, shrubbery, fencing, patios, structures, landscaping treatment or other obstructions shall be planted, placed or allowed to remain in any such area, and no Owner shall alter the rate or direction of flow of water from any Single-Family Home or Townhome Unit by impounding water, changing grade, blocking or redirecting swales, ditches or drainage areas or otherwise. Each Owner acknowledges, by acceptance of a deed of a Single-Family Home or Townhome Unit that any and all such drainage or detention area are for the benefit of the entire Property.

3.8. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Single-Family Home or Townhome Unit or part thereof, or in any Single-Family Home or Townhome Unit erected thereon, except dogs, cats, or other customary and usual household pets, limited to a total of two (2) dogs or cats, kept for other than commercial purposes. When taken outside, allowed household pets shall be either kept within the confines of an enclosed yard or maintained on leash at all times. The Owner or Occupant of a Single-Family Home or Townhome Unit who owns or has custody of any allowed household pet shall be responsible for immediate removal of the excrement dropped by the allowed household pet. The household pet should be walked on the sidewalk and not through residents' yards or in landscaped areas.

3.9. No for rent, for sale, advertising signs, billboards, objects of unsightly appearance or nuisances shall be erected, placed or permitted to remain on any Single-Family Home or Townhome Unit, nor shall any Single-Family Home or Townhome Unit or portion thereof be used in any way for any purpose which may endanger the health or unreasonably disturb the residents of the development, except as permitted by the Board or as indicated in the Rules and Regulations. No Commercial activities of any kind whatever shall be conducted in any Unit or on any portion of the property.

3.10. All equipment, woodpiles and storage piles shall not be kept outside any Single-Family Home or Townhome Unit. All rubbish, trash, and garbage shall be regularly removed from the development and the Single-Family Homes or Townhome Units thereon and shall not be allowed to accumulate thereon, or become unsightly, or a nuisance. No garbage cans may be placed at any time on the exterior of the Single-Family Home or Townhome Unit. Nothing shall be affixed to the exterior walls or roof of any Single-Family Home or Townhome Unit without the prior written consent of the Board.

3.11. Satellite Dishes: In order to keep the aesthetic appearance of the Association in a good and orderly manner, the following restrictions shall apply:

(a) Any owner interested in installing a satellite dish one (1) meter or less in diameter should notify the Board of Directors and obtain instructions for installation within seven (7) days from the date of installation. Satellite dishes greater than one (1) meter in diameter are prohibited.

(b) Satellite dishes may only be installed on portions of property within the owner's exclusive use or control. Any deviations must be approved by the Board of Directors prior to the installation of the satellite dish.

(c) No more than one (1) antenna of each provider may be installed.

3.12. No toys, skateboards, bikes, pick-up trucks, recreational vehicles or other recreational equipment shall be left out on a Single-Family Home or Townhome Unit or in the Common Areas overnight without the approval of the Board of Directors.

3.13. Accessory buildings, above-ground and in-ground pools, swing-sets, playground equipment, open air laundry facilities, outdoor fireplaces and dog enclosures are prohibited.

3.14. No owner shall make any exterior architectural change or additions to any Single-Family Home or Townhome Unit without approval of the Architectural Review Committee. In addition to the foregoing, but not in limitation thereof, no Owner or Occupant shall make any alterations, additions, install coverings to any structure exterior without specific approval of the Board, including, but not necessarily limited to, windows, screens and lattices.

3.15. Window treatments on front elevations are to be lined with off-white or beige lining. The design and color of all storm doors must be approved by the Board of Directors of the Association.

3.16. All additional landscaping in Single-Family Homes or Townhome Units, e.g., flowers, trees, shrubs, must be approved by the Board of Directors of the Association.

3.17. Flags: Owners are allowed to display American Flags and Military Flags on their Single-Family Home or Townhome Unit or the Common Elements immediately adjacent to their Single-Family Home or Townhome Unit subject to the Rules and Regulations of the Board of Directors and in accordance with the Act and Federal law. An American Flag shall be defined as

a flag made of fabric, cloth, or paper displayed from a staff or flagpole or in a window. An American Flag shall not include a depiction or emblem of the American flag made of lights, paint, or roofing, siding, or paving material, flora or balloons, or any other similar building, landscaping, or decorative component.

A Military Flag shall be defined as a flag of any branch of the United States Armed Forces or the Illinois National Guard made of fabric, cloth, or paper displayed from a staff or flagpole or in a window. A Military Flag shall not include a depiction or emblem of a military flag made of lights, paint, or roofing, siding or paving material, flora or balloons, or any other similar building, landscaping, or decorative component.

3.18. The General Restriction set forth in this Article III, including, but not necessarily limited to, Section 3.10 above, may be amplified from time to time by written Rules and Regulations adopted by the Board.

3.19. All Owners must submit a certificate of homeowner's insurance to the Association or the Association's Community Association Manager; the Association shall be named as an additional insured. A certificate of homeowner's insurance must be submitted to the Association no less frequently than annually.

3.20. Leasing of Single-Family Homes or Townhome Units prohibited. In order to maintain the quality of life and property values, the objective of the association is to promote and encourage owners to reside in their Units. Owners are prohibited from leasing their Units.

(a) Any Single-Family Home or Townhome Unit being leased out in violation of this provision or any Owner found to be in violation of the Rules and Regulations adopted by the Board of Directors may be subject to a flat or daily fine to be determined by the Board of Directors upon notice and an opportunity to be heard.

(b) In addition to the authority to levy fines against the owners for violation of this provision or any other provision of the Declaration, By laws or Rules and Regulations, as they may be amended, the Board shall have all the rights and remedies, including, but not limited to the right to maintain an action for possession against the owner or tenant under 735ILCS5/9 et seq., an action for injunctive and other equitable relief or an action at law for damages.

(c) Any action brought on behalf of the Association and/or the Board of Directors to enforce this provision shall subject the owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

(d) All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Single-Family Home or Townhome Unit and collectible as any other unpaid regular and special assessments, including late fees and interest on the unpaid balance.

(e) The Board of Directors of the Association shall have the right to lease any Association owned Single-Family Homes or Townhome Units or any Single-Family Home

or Townhome Unit which the Association has possession of pursuant to any court order, and said Single-Family Home or Townhome Unit shall not be subject to this Section.

#### **ARTICLE IV ARCHITECTURAL CONTROL**

4.1 An Architectural Review Committee is hereby created. It shall consist of at least three (3) members but not less than two (2) members to be appointed by the Board.

4.2 No addition to or alteration of any Single-Family Home or Townhome Unit or building shall be made, except interior alterations, until the construction plans and specifications, showing the nature, kind, shape, height and materials, color scheme and location, shall have been submitted to and approved in writing by the Architectural Review Committee. The Architectural Review Committee shall not approve any plans or specifications which do not comply with any provision of the aforesaid covenants, conditions and restrictions, and shall have the right to refuse to approve any such construction plans or specifications, which are not suitable or desirable, in the opinion of the Committee, for aesthetic or other reasons; and in so passing up such construction plans and specifications, the Committee shall have the right to take into consideration the suitability of the proposed addition or alteration with the surrounding, and the effect on the outlook from adjacent townhomes. It is understood and agreed that the purpose of architectural controls is to secure an attractive harmonious residential development having continuing appeal. The Architectural Review Committee will be guided by the standards of good architectural design.

4.3 All plans, specifications and other material shall be filed in the office of the Association, the Community Association Manager, its successor or assigns, for referral to the Architectural Review Committee. The Architectural Review Committee's approval or disapproval on matters required by this Declaration shall be by majority vote of the Committee. A report in writing setting forth the decisions of the Committee and the reasons therefore shall thereafter be transmitted to the applicant by the Architectural Review Committee, the Board or the Community Association Manager within 30 days after the date of filing the plans, specifications and other material by the applicant. The Architectural Review Committee will not aid or collaborate with prospective contractors and make suggestions from preliminary sketches for information comment, prior to the submittal of architectural drawings and specifications for approval. In the event (a) the Architectural Review Committee fails to approve or disapprove within 60 days after submission, the final plans, specifications and other materials, as required in this Declaration, or (b) no suit to enjoin construction has been filed within three months after commencement of such construction, approval shall not be required and the related requirements of this Declaration shall be deemed to be complied with.

**ARTICLE V  
HOME OWNERS' ASSOCIATION**

5.1. There has been formed a not-for-profit corporation to be known as the Founders Place Homeowner Association which shall provide for maintenance and operation of the Common Area and improvements thereon, and in general to maintain and promote the desired character of the Founders Place development.

5.2. (a) The Association shall have a Board of not more than seven (7) members but not less than three (3) directors who shall be elected by the Members of the Association at such intervals as the Articles of Incorporation and By-Laws of the Association shall provide, except that vacancies in the Board occurring between regularly scheduled meetings of the Members may be filled by the Board if so provided by the Articles of Incorporation or By-Laws.

(b) The Association shall have such officers as shall be appropriate from time to time, who shall be elected by the Board annually and who shall manage and conduct the affairs of the Association under the direction of the Board. Except as expressly provided otherwise by the corporate charter or By-Laws, all power and authority to act on behalf of the Association, both pursuant to this Declaration and otherwise, shall be vested in the Board from time to time and its officers under the direction of the Board, and shall not be subject to the approval of the Members. The directors and officers of the Association shall not be liable to the Owners or any others for any mistake or judgement or any acts or omissions made in good faith as such directors or officers.

5.3. Blank.

5.4. (a) Every Owner shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Single-Family Home or Townhome Unit.

(b) Each Member shall be entitled to one (1) vote for each Single-Family Home or Townhome Unit owned by him or each matter submitted to a vote of Members; provided, however, that where there is more than one Owner of a Single-Family Home or Townhome Unit, such Co-Owners of a Single-Family Home or Townhome Unit shall be entitled to one vote.

5.5. The Association, through the Board, shall have the power and duty to:

(a) Own, maintain and otherwise manage the Common Area and all Improvements thereon and all other property acquired by the Association or which the Association agrees to maintain, including any obligation to maintain any landscaping located in concrete islands, cul-de-sacs and median strips in the dedicated roads or streets which are within the Property and to maintain any signage and lighting located thereon, and which is not part of the Village of Frankfort;

(b) Employ a manager or other person and to contract with independent contractors or managing agents to perform all or any part of the duties and responsibilities of the Association.

(c) Establish and maintain a Contingency and Replacement Reserve in an amount to be determined by the Board;

(d) Maintain, at the expense of the defaulting Owner, all drainage areas and facilities located on the Property in accordance with the reasonable and acceptable engineering requirements of the Municipality in the event that one or more Owners fail to do so;

(e) Provide for the maintenance of landscaping, signs, monuments, fencing, retaining walls, water systems and lighting.

(f) Omitted.

(g) Make such capital additions, alterations or improvements to the Common Area and provide such other facilities and services as may be authorized from time to time by the affirmative vote of two-thirds (2/3) of the Members of the Association acting in accordance with its Articles of Incorporation and By-Laws, provided, however, that any such action so authorized shall always be for the express purpose of keeping Founders Place a highly desirable residential community; and

(h) (i) (A) Provide normal and customary exterior maintenance of each Single-Family Home or Townhome Unit without special charge to the Owner as follows:

1. Care and replacement of trees, grass and shrubs originally planted at time of construction by builder/developer or as approved by the Board.
2. Repair of roof shingles and flashing on roofs.
3. Replacement of roof shingles, tar paper and wood sheathing after useful life.
4. Painting and repair of exterior walls (excluding foundation walls).
5. Repair, maintenance and replacement of gutters and downspouts.
6. Painting of garage doors and front doors.
7. Power washing, painting/staining Single-Family Home front porches, rear porches and fences.
8. Painting, maintenance and replacement of iron railings of town homes and Single-Family Homes.
9. Repair, seal and replace asphalt driveway and alleys.
10. Repair and replacement of chimneys and exterior fireplace parts.
11. Original coach lighting on the garages will be maintained.

12. Repair, maintenance and replacement of concrete walks and driveways.

13. Repair, maintenance and replacement of front concrete stoops, if its in its original unaltered form.

14. Landscape maintenance.

15. Removal of snow from driveways, alleys and guest parking after 1 or 2 inches or greater snowfall. Remove snow from service walks and front porches after a 1 or 2 inch or greater snowfall.

16. Repair and Maintenance of the sewer and water lines to the extent that the Village of Frankfort has not undertaken that responsibility. The Association's responsibility for the sewer line ends at the main sewer line and for the water line ends at the J-box (shut off valve) and extends from the exterior surface of the foundation wall.

(B) Owners shall be responsible for the cost of maintenance, repair and replacement of the following:

1. Interior sewer and water lines up to the point of entrance at the exterior surface of the foundation wall.

2. Windows, skylights, porch and window screens, three (3) and four (4) season rooms.

3. Any owner improvements as approved by the Architectural Committee and/or the Board.

4. Repair and replacement of Townhouse patios.

5. Single-Family Home repair and replacement of front and back porches, decks and fences.

6. Repair, maintenance and replacement of brick paver patios, paver steps and walkways.

7. Single-Family Home landscaping within two (2) feet of fences.

8. Repair, maintenance and replacement of ornamental gates at the Townhome Units.

9. Repair and replacement of window wells.

(ii) The cost of any exterior maintenance which, by the terms of this Declaration, the Association is required to furnish shall be paid for with funds from the annual assessment to which each Single-Family Home or Townhome Unit is

subject under the provisions of Paragraph 5.5. If the Association furnishes maintenance with respect to a Single-Family Home or Townhome Unit thereon at the request of an Owner other than that required by this Declaration, the Association will require such Owner to pay the cost thereof.

(iii) For the purpose solely of performing the exterior maintenance required or authorized by this Article the Association through its duly authorized agents or employees, shall have the right after reasonable notice to the Owner to enter upon any Single-Family Home or Townhome Unit at reasonable hours on any day. Landscaping and snow removal work shall not require prior notice.

(iv) The foregoing services provided by the Association with respect to exterior surfaces of an Owner's Single-Family Home or Townhome Unit shall be limited to normal wear, tear and deterioration, and the Owner shall be solely responsible for all exterior repair and replacement as well as all interior and structural repair and replacement, occasioned by insurable casualty as hereinafter provided. In the event the Owner shall fail to effect promptly the repairs and replacements occasioned by insurable casualty, the Association may (but shall not hereby be required) to effect such repairs and replacements and the Association shall be entitled to reimbursement in full from the Owner for its costs of every kind incurred in this connection, including the right to receive applicable insurance proceeds. Each Owner shall keep the Single-Family Home or Townhome Unit now or hereafter insured against loss or damage by fire, lightning and windstorm under policies issued by the Company or Companies approved by the Board of Directors and providing for payment of monies sufficient to cover the full cost of replacing or repairing the same under insurance policies payable in case of loss or damage to the Owner or to the Association as their interest may appear and shall deliver to the Association evidence of such insurance and the renewal thereof from time to time upon request. If, in such circumstances, the Association shall elect to undertake such repairs and replacements, the Association shall have the right through its agents, employees and independent contractors, to enter upon the Single-Family Home or Townhome Unit and to both the exterior and interior of the Single-Family Home or Townhome Unit situated thereon to the extent necessary for the aforesaid purpose and shall not be guilty of any trespass. Such costs to the Association for repairs and replacements shall become the personal obligation of the Owner and a continuing lien on the Single-Family Home or Townhome Unit recoverable with interest, costs and reasonable attorneys' fees in the same manner and to the same extent as provided under Article VI hereof with respect to delinquent assessments.

(v) Notwithstanding the provisions of Section 5.5(h)(iv) above, the Board may, but shall not be required to, obtain and maintain property damage insurance on the exterior surfaces of the Townhome Units, including but not limited to the roof, siding, and other exterior surfaces, providing coverage for special form causes of loss, and (iii) providing coverage, at the time the insurance is purchased and at each renewal date, in a total amount of not less than the full insurable replacement cost of the insured property, less deductible, but including coverage

sufficient to rebuild the insured property in compliance with building code requirements subsequent to an insured loss, including: the Coverage B, demolition costs; and Coverage C, increased cost of construction coverage. The combined total of Coverage B and Coverage C shall be no less than ten percent (10%) of each insured building value or the fair market value of the Townhome Unit, whichever is less. The premiums for said policy shall be paid for out of the Common Expenses, but may be charged back separately to the Townhome Units on a per Townhome Unit basis.

(i) Exercise all other powers and duties vested in or delegated to the Association, and not specifically reserved to the Members by this Declaration, the Articles of Incorporation or the By-Laws.

5.6. The Board shall also have the authority and responsibility to obtain and maintain comprehensive public liability insurance, including liability for injuries to and death of persons, and property damage, in such limits as it shall deem desirable, and workers' compensation insurance, and other liability insurance as it may deem desirable, insuring each Owner, each member, the Association, its officers, and the Board, from liability and insuring the officers of the Association and the Board from liability for any good faith actions taken beyond the scope of their respective authority. Such insurance coverage shall include cross liability claims of one or more insured parties against other insured parties by having a severability of interest endorsement. The premiums for such insurance shall be common expenses payable out of the proceeds of the assessments required by and collected in accordance with this Article V. The Association shall also have the authority and responsibility to obtain and maintain insurance policies covering the Common Area against loss or damage by fire and such other hazards contained in customary fire and extended coverage, vandalism and malicious mischief endorsements as the Association may deem desirable. The Association shall also have the authority to obtain such other kinds of insurance as the Association shall from time to time deem prudent.

5.7. The Board, officers of the Association and the employees and agents of any of them shall not be liable to the Owners or any other person for any mistake of judgement or for any acts or omissions of any nature whatsoever in their respective positions, except for such acts or omissions found by a court of competent jurisdiction to constitute willful misfeasance, gross negligence or fraud. The Owners shall indemnify, hold harmless, protect and defend the foregoing parties against all claims, suits, losses, damages, costs and expenses, including without limitation, reasonable attorney's fees and amounts paid in reasonable settlement or compromise incurred in connection therewith. The burden of the foregoing indemnity shall be borne by the Owners at the time such loss, damage cost or expense is incurred in the same proportion as assessments are borne by the Owners as provided in Article VI hereof. To the extent possible, the Board's and Association's liability hereunder and the Owner's indemnification obligation shall be insured by means of appropriate contractual endorsements to the comprehensive general liability insurance policies held from time to time by the Association.

5.8. Fidelity Bond. The Association shall obtain and maintain a fidelity bond covering persons, including the managing agent and its employees who control or disburse funds of the Association, for the maximum amount of coverage available to protect funds in the custody or

control of the Association, plus the Association reserve fund. All management companies that are responsible for the funds held or administered by the Association must be covered by a fidelity bond for the maximum amount of coverage available to protect those funds. The Association has standing to make a loss claim against the bond of the managing agent as a party covered under the bond. The fidelity bond must be in the full amount of Association funds and reserves in the custody of the Association or the management company.

## **ARTICLE VI ASSESSMENTS**

6.1. Each Owner, by taking title to a Single-Family Home or Townhome Unit, shall be deemed to have covenanted and agreed to pay to the Association annual assessments or charges and special assessments for capital improvements and unforeseen expenses, to be collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a lien on the Single-Family Home or Townhome Unit against which each such assessment is made. Each such assessment, together with such interest, costs and reasonable attorneys' fees shall be the personal obligation of the person who was the Owner of such Single-Family Home or Townhome Unit at the time when the assessment fell due. The personal obligation of an Owner shall not pass to his successors in title unless expressly assumed by them.

6.2. The assessments levied by the Association shall be used for the purpose of promoting the health, safety, and welfare of the residents of the Property and in particular for the maintenance of the Common Area, the maintenance and repair to the exterior of a Single-Family Home or Townhome Unit as hereinabove provided, and for otherwise carrying out the duties and obligations of the Board and the Association as provided herein and in the Articles of Incorporation and By-Laws. Such uses shall include, without limitation, the cost of all general real estate taxes, insurance, repair, replacement and maintenance and other charges required or permitted by this Declaration and the cost of those items that the Board shall determine to be necessary or desirable to meet the purposes of the Association, including without limitation the establishment and maintenance of a Contingency and Replacement Reserve. The annual assessments provided for herein shall commence for each Single-Family Home or Townhome Unit on the first day of the month following delivery of a Deed to an Owner.

6.3. Each year, on or before November 1, the Board shall prepare a budget for the Association for the ensuing calendar year which shall include estimated cash expenditures and reasonable amounts as a reserve for repairs to and replacement of the improvements on the Common Area and those portions of a Single-Family Home or Townhome Unit for which the Association is responsible, and for such other contingencies as the Board may deem proper. On or before December 1, the Board shall notify each Owner in writing of the amount of such estimate ("Estimated Cash Requirement"). The budget shall also take into account the estimated net available cash income for the year, if any, that may be received by the Association. On or before January 1 of the ensuing year, each Owner, jointly and severally, shall be personally liable for and obligated to pay the Association on the first day of each and every month for the next twelve (12) months, one-twelfth (1/12th) of the assessment made pursuant to this Section. Because of the

possibility that maintenance and repair costs for a Single-Family Home may be proportionately greater than that for a Townhome Unit, the Board may establish the annual assessment for a Single-Family Home at an amount greater than the annual assessment for a Townhome Unit; but in no event shall such Single-Family Home annual assessment exceed the Townhome Unit annual assessment by more than thirty percent (30%). As of January 1, 2030, the Board may establish the annual assessment for a Single-Family Home at an amount greater than the annual assessment for a Townhome Unit; but in no event shall such Single-Family Home annual assessment exceed the Townhome Unit annual assessment by more than forty percent (40%). On or before the date of the annual meeting of each calendar year, the Board shall furnish to all Owners an itemized accounting of the maintenance expenses for the preceding fiscal year actually incurred and paid, together with a tabulation of the amounts collected from the Owners pursuant to assessments made during such year and showing the net amount over or short of the actual expenditures, plus reserves. The Board shall, upon demand at any time, furnish a certificate in writing signed by an officer or agent of the Association, setting forth whether the assessments on a specified Single-Family Home or Townhome Unit has been paid. Such certificates shall be conclusive evidence of payment or nonpayment of any assessment thereon.

6.4. (a) The Board shall build up and maintain a reserve for the replacement of capital improvements, other authorized capital expenditures and for unforeseen expenditures (the "Contingency and Replacement Reserve"). Capital improvements and expenditures which may become necessary during the year shall be charged first against the Contingency and Replacement Reserve.

(b) If the Contingency and Replacement Reserve proves inadequate for any reason, including nonpayment of any Owner's assessment, the Board may, at any time, levy a special assessment, which shall be assessed among the Owners in accordance with Section 6.2 herein. The Board reserves the right to assess a special assessment to only the Single-Family Homes or the Townhome Units exclusively, or an assessment of both the Single-Family Homes and Townhome Units. The Board shall serve notice of any such special assessment on all such Owners by a statement in writing giving the amount and reasons therefor, and such special assessment shall become due and fully payable upon not less than 45 days and not to exceed six (6) months, as determined solely by the Board, after the adoption of such assessment.

(c) In the event the Board adopts a budget requiring assessment against the Owners in any fiscal year exceeding one hundred and fifteen percent (115%) of the sum of all regular and separate assessments for the preceding year, the Board, upon written petition by the Voting Members with twenty percent (20%) of the votes of the Association delivered to the Board within twenty-one (21) days of the Board action, shall call a meeting of the Voting Members within thirty (30) days of the date of delivery of the petition to consider the budget or separate assessment. Unless a majority of the votes of the Voting Members present are cast at the meeting to reject the budget or separate assessment, the budget or separate assessment shall be deemed to be ratified, regardless of whether or not a quorum is present. Any Common Expenses not set forth in the budget or any increase in assessment over the amount adopted in the budget shall be separately assessed against all Owners. Separate assessments for expenditures relating to emergencies or mandated by law may be adopted by the Board without being subject to Owner approval or the

provisions hereof. As used herein, "emergency" means immediate danger to the structural integrity of the Common Elements or to the life, health, safety or property of the Owners.

6.5. Blank.

6.6. The failure or delay of the Board to prepare or serve the Estimated Cash Requirement on any Owner shall not constitute a waiver or release in any manner of any Owner's obligation to pay his share of such Estimated Cash Requirements as herein provided, as and when the Estimated Cash Requirement shall be determined, and in the absence of the preparation of the Estimated Cash Requirement, the Owner shall continue to pay his share of such Estimated Cash Requirement at the then existing annual rate established for the previous calendar year, subject to adjustment at such time as the Estimated Cash Requirement has been prepared and the Owners have been notified thereof.

6.7. The Board or its Community Association Manager shall keep full and correct books of account in chronological order the receipts and expenditures pertaining to the Common Area, specifying and itemizing the maintenance and repair expenses of the Common Area and any other expenses so incurred. Such records and the vouchers authorizing the payments described therein shall be available for inspection by any Owner or any representative of an Owner duly authorized in writing, or any holder of a Mortgage at such reasonable time or times during normal business hours when requested by an Owner or by the holder or a Mortgage. Upon five (5) days' prior written notice to the Board, any Owner shall be furnished a statement of his account, which statement shall set forth the amount of any unpaid assessments or other charges due and owing from such Owner.

6.8. All funds collected hereunder shall be held and expended for the purposes designated herein, and hereby held in trust for the benefit, use and account of all Owners. All funds not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the Board may select.

6.9. Any assessments or other charges which are not paid when due shall be delinquent. If the assessment or charge is not paid by the fifteenth (15) day of the month, after the due date of the first day of the month, the assessment shall be subject to a late charge the amount of which is to be fixed from time to time by Board rule. Relative to any delinquent assessments, the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Owner's Single-Family Home or Townhome Unit and late charges, costs, reasonable attorneys' fees and costs and reasonable managing agent fees and costs as provided for in the contract between the managing agent and the Association all as incurred in any such action shall be added to the amount of any such overdue assessment. To the extent permitted by any decision or other statute or law now or hereafter effective, the amount of any delinquent and unpaid charges or assessments, late charges, costs and fees as above provided, shall be and become a lien or charge against the Single-Family Home or Townhome Unit of any such Owner when payable and may be foreclosed by an action brought in the name of the Board as in the case of foreclosure of mortgage liens against real estate. The Directors of the Board and their successors and officers acting on behalf of the other owners shall have the power to bid in the interest so foreclosed at foreclosure sale; and to acquire and hold, lease, mortgage and convey any interest so

acquired. To the fullest extent permitted by law, any court shall be authorized to restrain the defaulting Owner from reacquiring his interest at such foreclosure sale.

6.10. In addition to the rights and remedies set forth in Section 6.9, if any Owner shall default in the payment, when same shall be due, of the aforesaid charges or assessments and said default shall continue for thirty (30) days after written notice to said Owner by the Board or the Community Association Manager, of the amount of unpaid charges or assessments and a demand for payment thereof, the Board shall have the right to declare said default a forcible detainer of the Single-Family Home or Townhome Unit and shall have the right, on behalf of the other Owners, to enter and take possession of the Single-Family Home or Townhome Unit from any defaulting Owner, to put out said Owner, or any occupant or tenant claiming by, through or under said Owner, using such reasonable force as the Board shall deem necessary under the circumstances and, in addition, to exercise any other rights or remedies provided in the Forcible Entry and Detainer Act.

6.11. The lien of assessments provided for herein shall be subordinate to the lien of any Mortgage now or hereafter placed on the Single-Family Home or Townhome Unit. In the event of the issuance of a deed pursuant to the foreclosure of such prior Mortgage or in lieu of such foreclosure, the grantee of such deed shall take title free and clear of any lien for assessment authorized by this Declaration so long as any such lien shall have arisen prior to the date of recording of any such deed.

## **ARTICLE VII EASEMENTS**

7.1 The following non-exclusive easements are hereby created with respect to the Common Area:

(a) Each Owner and their respective guests, invitees and employees shall have a non-exclusive easement, for use and enjoyment in and to the Common Area subject to the following: (i) the right of the Association to pass reasonable rules and regulations relating to such use and enjoyment, (ii) the right of the Association to suspend an Owner's right to use or enjoy such easement for any period during which such Owner may be in violation of this Declaration, and (iii) the right of the Association to levy assessments as herein provided.

(b) A non-exclusive easement for the installation and maintenance of drainage facilities and utility easements is hereby granted to the Association over, under, across and through the Common Area. If any such drainage or utility facilities are not installed or if any easements for such purposes are not created with respect to a Single-Family Home or Townhome Unit or any portion thereof prior to delivery of a Deed to an Owner, said Owner hereby grants to the Association a power of attorney to execute and record any such easements with respect to any Single-Family Home or Townhome Unit owned by said Owner for the benefit of the Property. The foregoing power of attorney is hereby coupled with an interest and is therefore irrevocable.

7.2. The Association and any of their respective agents, employees and independent contractors shall have the right to enter upon the Common Area and any Single-Family Home or Townhome Unit to the extent necessary for the purpose of maintaining, repairing and replacing

the Common Area and any improvements in, on, under or upon the Common Area as herein provided, including but not limited to the sprinkler system, or for performing any of their respective obligations herein provided. In any such case, the Association or any of their agents, employees or independent contractors shall not be guilty of any trespass.

7.3. The Association hereby reserves the right to grant easements for ingress, egress, installation, construction, reconstruction, maintenance, repair, operation and inspection of utility services over, under, across and through the Common Area as they deem necessary or desirable in order to effectuate the intent of this Declaration.

7.4. Easement for encroachment in the event that by reason of the construction of an improvement to a Single-Family Home or Townhome Unit, any improvement which is intended to service and/or be part of the Single-Family Home or Townhome Unit shall encroach upon any part of the Common Area or any improvement to the Common Area shall be deemed to be an easement in favor of and appurtenant to such encroaching improvement for the continuance, maintenance, repair and replacement thereof. Without limiting the foregoing, the owner of each Single-Family Home or Townhome Unit shall have an easement appurtenant to his Single-Family Home or Townhome Unit for the continuance, maintenance, repair and replacement of the following improvements which encroach onto the Common Area:

- (a) Patios, porches, side and front courtyard entries;
- (b) Fireplace chimneys;
- (c) Underground sprinkler systems.

## **ARTICLE VIII PARTY WALLS**

8.1. All dividing walls which straddle the boundary line between Units shall at all times be considered party walls, the cost of maintenance, repair or replacement of which shall be borne equally by the Owners of the Townhome Units served thereby.

8.2. In the event that any party wall or portion thereof now or at any time hereafter, because of shifting, settling, original construction or otherwise, actually encroaches upon any portion of the Townhome Unit of another Owner, there shall be deemed to be an easement therefore in favor of the Townhome Unit whose party wall so encroaches, but only to the extent and for so long as such encroachment shall exist.

8.3. Except as herein expressly provided to the contrary in Paragraph 8.2 above or elsewhere, the easements, or cross-easements hereby created shall not terminate in the event that any party wall, or portion thereof, has been destroyed or materially damaged by fire or other cause but shall remain in full force an effect. License is hereby granted to Owners of the Townhome Units for reasonable access onto adjoining units for the purpose of rebuilding destroyed or materially damaged party walls and any electric wiring or plumbing pipes or fixtures contained

therein. Any Owner of a Townhome Unit served by such materially damaged or destroyed party wall who shall have rebuilt same shall be entitled to receive from the Owner of the other adjacent Townhome Unit also served by such party wall, an amount equal to one-half (1/2) of the cost of rebuilding same, including the costs of foundations and supports necessarily installed.

8.4. Whenever any party wall, or portion thereof, shall be repaired, replaced or rebuilt, it shall be erected as nearly plumb or possible on the same line (provided such line is located exactly on the dividing line of the Townhome Unit) and shall be of the same size and the same or similar material and of like quality as the present party wall, and it shall conform in all respects to the laws and ordinances regulating the construction of building in force at that time.

## **ARTICLE IX GENERAL PROVISIONS**

9.1. The covenants and restrictions of this Declaration shall run with the land, and shall inure to the benefit of and be enforceable by the Board, or the Owner of any Single-Family Home or Townhome Unit subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of twenty (20) years from the date this Declaration is recorded in the Office of the Recorder of Deeds of Will County, Illinois, after which time said covenants shall be automatically extended for successive periods of ten (10) years, subject to amendment as hereinabove provided.

9.2. If and to the extent that any of the covenants would otherwise be unlawful or void for violation of (a) the rule against perpetuities, (b) the rule restricting restraints on alienation, or (c) any other applicable statute or common law rule analogous thereto or otherwise imposing limitations upon the time during which such covenants may be valid, then said covenant shall continue and endure only until the expiration of twenty-one (21) years after the death of the last to survive of the class of persons consisting of all the lawful descendants of the current President of the United States, living at the date of this Declaration.

9.3. Subject to the provisions of Section 9.7, the Owners may revoke, modify, amend or supplement in whole or in part any or all of the covenants, obligations and conditions contained in this Declaration and may release all or any part of the Property from all or any part of this Declaration. Any such revocation, modification, amendment or supplement may be made effective at any time upon the vote of at least 66 of the Single-Family Homes and Townhome Units. Any such revocations, modifications, amendments or supplements shall be effective only if expressed in a written instrument or instruments and of the Owners of at least two-thirds (2/3) of the Single-Family Home and Townhome Units. A minimum of two (2) Board members of the Association shall attach a certification to the amendment that the requisite approval of the Owners has been obtained. The Amendment shall be effective upon its recording in the Office of the Recorder of Deeds of Will County, Illinois.

9.4. Each purchaser under any contract for a deed of conveyance pursuant to which said grantee will take title, accepts said title subject to all restrictions, conditions, covenants,

reservations, liens and changes, and the jurisdiction, rights and powers created or reserved by this Declaration, and all rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land, and shall bind any person having at any time any interest or estate in said land, and shall inure to the benefit of such person in like manner as though the provisions of the Declaration were recited and stipulated at length in each and every deed of conveyance, or in any mortgage or trust deed or other evidence of obligation, and the rights described in this Section 9.4 or described in any other part of this Declaration shall be sufficient to create and reserve such rights to the respective grantees, mortgagees and trustees of such Single-Family Home and Townhome Unit as fully and completely as though such rights were recited fully and set forth in their entirety in any such documents.

9.5. Each Owner from time to time shall have the right jointly and separately to sue for and obtain a prohibitive or mandatory injunction to prevent the breach of, or to enforce the observation of, the covenants and obligations above set forth, or any of them, in addition to the right to bring a legal action for damages. Whenever there shall have been built on any Single-Family Home or Townhome Unit any Improvement which is and remains in violation of the covenants above set forth, or any of them, for a period of thirty (30) days after delivery of written notice thereof (in the manner provided in Section 9.14 hereof) to the Owner of any such Single-Family Home or Townhome Unit, then the Association shall have, in addition to the foregoing rights, the right to enter upon the property where such violation exists and summarily to abate or remove it at the expense of the Owner, and such entry and abatement or removal shall not be deemed a trespass. In no event shall the failure of the Board or the Owners to enforce any of the covenants or obligations herein provided due to a particular violation be deemed to be a waiver of the right to do so respecting any such violation or any subsequent violation.

9.6. Subject to the provisions of Section 9.7, the Owners may revoke, modify, amend or supplement in whole or in part any or all of the covenants, obligations and conditions contained in this Declaration and may release all or any part of the Property from all or any part of this Declaration. Any such revocation, modification, amendment or supplement may be made effective at any time upon the vote of at least 66 Units. Any such revocations, modifications, amendments or supplements shall be effective only if expressed in a written instrument or instruments which has been approved by the Owners of at least two-thirds of the Single-Family Homes and Townhome Units. A minimum of two (2) Board members of the Association shall attach a certification to the amendment that the requisite approval of the Owners has been obtained. The Amendment shall be effective upon its recording in the Office of the Recorder of Deeds of Will County, Illinois.

9.7. The Association hereby reserves the right and power to record a special amendment (hereinafter the "Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Federal National Mortgage Association, The Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Association, the Veterans' Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make,

purchase, sell, insure, or guarantee first mortgages encumbering any Single-Family Home or Townhome Unit, or (iii) to correct clerical or typographical errors in this Declaration or any Exhibit hereto or any supplement or amendment thereto.

9.8. The provisions of this Declaration shall be liberally construed to effectuate the purpose of maintaining a uniform plan for development for the Property.

9.9. In the event title to any Single-Family Home or Townhome Unit is conveyed to a title holding trust, under the terms of which all powers of management, operation and control of the Single-Family Home or Townhome Unit remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all obligations, liens or indebtedness and for the performance of all agreements, covenants, obligations and undertakings chargeable or created under this Declaration against any such Single-Family Home or Townhome Unit. No claim shall be made against any such title holding trustee personally for payment of any lien or, obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply, in whole or in part, against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon said Single-Family Home or Townhome Unit and the beneficiaries of such trust, notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to any such Single-Family Home or Townhome Unit .

9.10. All headings set forth herein are intended for convenience only and shall not be given or construed to have any substantive effect on the provisions of this Declaration. The singular shall include the plural wherever the Declaration so requires, and the masculine the feminine and neuter and vice versa.

9.11. If a court of competent jurisdiction shall hold invalid or unenforceable any part of this Declaration, such holding shall not impair, invalidate or otherwise affect the remainder of this Declaration which shall remain in full force and effect.

9.12. Records of the Association.

(a) The Board or the Community Association Manager shall maintain the following records of the Association and make them available for examination and copying at convenient hours of weekdays by any Member or Owner, their mortgagees, and their duly authorized agents or attorneys:

(i) Copies of the recorded Declaration, other community instruments, other duly recorded covenants and By-Laws and any amendments, Articles of Incorporation, articles of organization, annual reports, and any rules and regulations adopted by the Board shall be available.

(ii) Detailed and accurate records in chronological order of the receipts and expenditures affecting the common areas, specifying and itemizing the maintenance and repair expenses of the common areas and any other expenses incurred, and copies of all contracts, leases, or other agreements entered into by the Board shall be maintained.

(iii) The minutes of all meetings of the Board which shall be maintained for not less than 7 years.

(iv) With a written statement of a proper purpose, ballots and proxies related thereto, if any, for any election held for the Board and for any other matters voted on by the Members, which shall be maintained for not less than one year.

(v) With a written statement of a proper purpose, such other records of the Board as are available for inspection by members of a not-for-profit corporation pursuant to Section 107.75 of the General Not For Profit Corporation Act of 1986 shall be maintained.

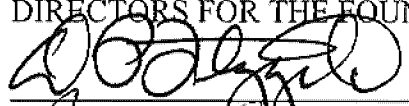
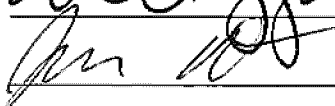

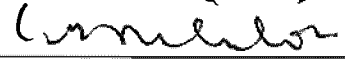
(vi) With respect to units owned by a land trust, a living trust, or other legal entity, the trustee, officer, or manager of the entity may designate, in writing, a person to cast votes on behalf of the Member or Owner and a designation shall remain in effect until a subsequent document is filed with the Association.

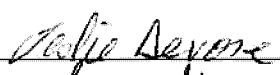

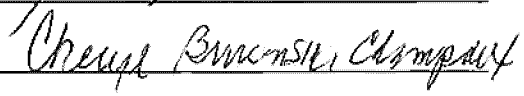
(b) A reasonable fee may be charged by the Board for the cost of retrieving and copying records properly requested.

9.13. If the Association fails or refuses to maintain the Common Area in accordance with the terms and conditions of this Declaration, then the Municipality shall so notify and advise the Association in writing. If the Association fails to so maintain the Common Area within sixty (60) days of receipt of said notice by the Association, the Municipality shall be authorized to enter upon the Common Area to correct any deficiencies in the maintenance of the Common Area. The municipality shall be entitled to record a lien against the Common Area for its costs and expenses in correcting the deficiencies with The Recorder of Deeds of Will County, Illinois. Upon the Municipality's receipt of reimbursement for its costs and expenses, the Municipality shall promptly execute, acknowledge and deliver any releases of lien as may be required to release any claim of lien that may have been placed of record.

9.14. Each Owner of a Single-Family Home or Townhome Unit shall file the correct mailing address of such Owner with the Association and shall notify the Association promptly in writing of any subsequent change of address; provided, however, that if any Owner shall fail to so notify the Association, the mailing address for such Owner shall be the street address of the Single-Family Home or Townhome Unit owned by such Owner. The Association shall maintain a file of such addresses. A written or printed notice, deposited in the United States mails, postage prepaid, and addressed to any Owner at the last address filed by such Owner with Declaration shall be sufficient and proper notice to such Owner and shall be deemed delivered on the third (3) day after deposit in the United States mail.

APPROVED THIS 26 DAY OF August, 2025 BY THE BOARD OF DIRECTORS FOR THE FOUNDERS PLACE HOMEOWNERS ASSOCIATION:

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

Being at least two-thirds (2/3) the members of the Board of Directors The Founders Place Homeowners Association

**EXHIBIT A  
LEGAL DESCRIPTION**

A portion of that part of the West 3/4 of the Northwest 1/4 of Section 28, Township 35 North, Range 12 East of the Third Principal Meridian, lying South and East of the centerline of U.S. Highway Route No. 45, lying North of the Northerly right-of-way line of a strip of land deeded to John H. Gulick by a deed recorded as Document No. 369299 in Book 606, page 243 in the Office of the Recorder of Will County and lying South of the South line of Minnesota Street extended Westerly from the Village of Frankfort, excepting therefrom that land conveyed to Edward Kodat and his wife by a deed recorded as Document No. 635151 in Book 1200, page 137 in the Office of the Recorder of Deeds of Will County from George W. Elsner and his wife, and also excepting therefrom the South 630.0 feet thereof, said portion being described as follows:

Beginning at the intersection of a line 630.0 feet North of the Northerly right-of-way line of a strip of land deeded to John H. Gulick by a deed recorded as Document No. 369299 in Book 606, page 243 in the Office of the Recorder of Will County, with the centerline of U.S. Highway Route 45; thence South 89°56'08" East on said line 630.0 feet North of the Northerly right-of-way line of strip of land deeded to John H. Gulick, a distance of 714.74 feet; thence North 00°03'52" East 101.00 feet; thence North 27°17'12" East 42.73 feet; thence North 00°03'52" East 86.00 feet; thence South 89°56'08" East 191.91 feet; thence North 00°03'52" East 310.00 feet; thence South 89°56'08" East 107.75 feet, thence North 00°03'52" East 327.66 feet; thence North 74°35'57" West 132.34 feet; thence South 89°58'13" West 95.05 feet to the centerline of U.S. Highway Route 45; thence South 42°32'20" West on said centerline 944.85 feet to a point of curvature; thence Southwesterly on said centerline along a curve concave Southeast having a radius of 4583.75 feet an arc distance of 265.10 feet to the Point of Beginning, all in Will County, Illinois.

***Legal Description of Founders Place HOA Parcels***

Parcels 1, 2, 3, 4, 5, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 in Founders Place Phase I-A a plat of subdivision recorded as Document Number R98-058018.

Parcels 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105 and 106 in Founders Place Phase I-A resubdivision of Lot 65, 66 and part of 69 recorded as Document Number R99-060664.

Parcels 6,7,8,9,10,11,12, 13,45,46,47,48,49,50,51,52,53,54,55,56,58,59,60,61 in Founders Place Phase I-B recorded as Document Number R99-059986.

Parcels 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 in Founders Place Phase I-C recorded as Document Number R2000-037920.

**EXHIBIT B**

**PINs applicable to Founders Place Parcels**

<i>LOT</i>	<i>PIN</i>
1	09-28-106-011
2	09-28-106-012
3	09-28-106-013
4	09-28-106-014
5	09-28-106-015
6	09-28-104-001
7	09-28-104-002
8	09-28-104-003
9	09-28-104-004
10	09-28-104-039
11	09-28-104-038
12	09-28-104-037
13	09-28-104-036
14	09-28-104-019
15	09-28-104-018
16	09-28-104-017
17	09-28-104-016
18	09-28-106-002
19	09-28-106-003
20	09-28-106-004
21	09-28-106-005
22	09-28-106-006

<i>LOT</i>	<i>PIN</i>
23	09-28-106-007
24	09-28-106-008
25	09-28-106-009
26	09-28-106-019
27	09-28-106-018
28	09-28-106-017
29	09-28-106-016
30	09-28-106-021
31	09-28-106-022
32	09-28-106-023
33	09-28-106-024
34	09-28-107-009
35	09-28-107-008
36	09-28-107-007
37	09-28-107-006
38	09-28-107-010
39	09-28-107-011
40	09-28-107-012
41	09-28-107-013
42	09-28-104-056
43	09-28-104-055
44	09-28-104-054
45	09-28-104-051
46	09-28-104-050
47	09-28-104-049
48	09-28-104-048

<i>LOT</i>	<i>PIN</i>
49	09-28-104-047
50	09-28-104-046
51	09-28-104-045
52	09-28-104-044
53	09-28-104-043
54	09-28-104-042
55	09-28-104-041
56	09-28-104-040
58	09-28-104-032
59	09-28-104-033
60	09-28-104-034
61	09-28-104-035
62	09-28-104-025
63	09-28-104-024
64	09-28-104-023
65	09-28-104-028
66	09-28-104-027
67	09-28-104-014
68	09-28-104-015
76	09-28-104-075
77	09-28-104-076
78	09-28-104-077
79	09-28-104-078
80	09-28-104-079
81	09-28-104-080
82	09-28-104-081

<i>LOT</i>	<i>PIN</i>
83	09-28-104-082
84	09-28-104-074
85	09-28-104-073
86	09-28-104-072
87	09-28-104-071
88	09-28-104-070
89	09-28-104-069
90	09-28-104-068
91	09-28-104-067
92	09-28-104-066
93	09-28-104-065
94	09-28-104-064
95	09-28-104-063
96	09-28-104-062
97	09-28-104-061
98	09-28-104-060
99	09-28-107-015
100	09-28-107-016
101	09-28-107-019
102	09-28-107-020
103	09-28-107-021
104	09-28-107-022
105	09-28-107-018
106	09-28-107-017

<i>Common Area Lots</i>	<i>PINs</i>
Outlot 1	09-28-106-010
Outlot 2	09-28-106-022
Lot 69	09-28-104-026
Lot 57	09-28-104-031
Lot 71	09-28-106-020
Lot 72	09-28-107-005
Lot 73	09-28-107-053
Lot 75	09-28-106-001
Lot 107	09-28-107-014
Lot 108	09-28-104-059

**EXHIBIT C**  
**AMENDED AND RESTATED BY-LAWS**  
**OF**  
**FOUNDERS PLACE HOMEOWNERS ASSOCIATION**

**ARTICLE I**  
**NAME OF ASSOCIATION AND DEFINITION OF TERMS**

**Section 1. NAME.** The name of the Association is *FOUNDERS PLACE HOMEOWNERS ASSOCIATION*, which is an Illinois not-for-profit corporation incorporated December 30, 1998 with the Illinois Secretary of State as Corporate File Number N6027-803-2 and the Articles of Incorporation which were recorded with the Recorder of Deeds, Will County, Illinois January 20, 1999 as Document Number R99-008779.

**Section 2. DEFINITIONS.** Any term used in these Bylaws that is defined in the Declaration of Covenants, Conditions, Restrictions and Easements for Founders Place Homeowners Association ("Declaration"), recorded May 27, 1998 as Document Number R98058019, as amended shall have the same definition herein that is set forth in said Declaration. The term "Member" as used in these Bylaws means "Owner" except where the context requires otherwise.

**Section 3. PURPOSES.** The purposes of the Association are to perform all of the obligations of the Association as set forth in the Declaration, including without limitation, owning, maintaining, and administering the common area and the facilities and improvements thereon to promote the health, safety and welfare and the common use and enjoyment thereof by its members; and to exercise all of the rights and powers granted the Association in the Declaration, all on a not-for-profit basis, subject to and in accordance with the terms and provisions of the Declaration.

**Section 4. POWERS.** The Association shall have and exercise all powers as are now or may hereafter be granted by the General Not-for-profit Corporation Act (the "Act") of the State of Illinois, the Declaration and these Bylaws and as set forth in Article XII and elsewhere the Association is subject to the Illinois Common Interest Community Association Act (765 ILCS 160/1-1 *et. seq.*), hereafter sometimes referred to as "CICAA".

**ARTICLE II**  
**OFFICES**

**Section 1. REGISTERED OFFICE.** The Association shall have and continuously maintain in the State of Illinois a registered office and registered agent whose office shall be identical with such registered office, and may have other offices within or without the State of Illinois as the Board of Directors may from time to time determine.

**Section 2. PRINCIPAL OFFICE.** The principal office of the Association shall be maintained as determined from time to time by the Board.

### **ARTICLE III MEMBERS**

**Section 1. ELIGIBILITY.** The members of the Association shall consist of all the Owners in the Development.

**Section 2. SUCCESSION.** The membership of each Owner in the Association shall terminate when said Owner ceases to be an Owner, and upon the sale, transfer or other disposition of such Owners' Single-Family Home or Townhome Unit, said Owner's membership in the Association shall be transferred *ipso facto* to the new Owner.

**Section 3. ANNUAL MEETINGS.** There shall be an annual meeting of Owners on such date and at such time as may be designated by the Board. Each such meeting of Owners shall be held at such place in Cook or Will County, Illinois and at such time and date as shall be specified in the written notice of such meeting which shall be sent to all Owners no less than ten (10) and no more than thirty (30) days prior to the meeting.

**Section 4. SPECIAL MEETINGS.** A special meeting of the Owners may be called at any time by the President of the Board, by a majority of the Directors of the Board or upon written request of at least twenty-five percent (25%) of all Owners. Said special meeting shall be called by sending written notice thereof to all Owners not less than ten (10) days or more than thirty (30) days prior to the date of said meeting, stating the date, time and place of said meeting and the matters to be considered.

**Section 5. DELIVERY OF NOTICE OF MEETINGS.** Notice of a meeting may be delivered by a prescribed delivery method which means mailing, delivering, posting in an Association publication that is routinely mailed to all members, by Acceptable Technological Means or by any other delivery method that is approved in writing by a member and authorized by the governing documents.

**Section 6. VOTING.** Each Owner shall have one (1) vote only to reflect his Single-Family Home or Townhome Unit. If any Owner consists of more than one (1) person, the voting rights of such Owner shall not be divided but shall be exercised as if the Owner consisted of only one (1) person in accordance with the proxy or other designation made by the persons constituting such Owner.

Notwithstanding the foregoing, or any other provision of the Bylaws, the Board shall have the right and power to suspend the voting rights of any owner during such period the Owner's Assessments or any other monetary obligations due and owing the Association from the Owner remains delinquent and unpaid.

**Section 7. QUORUM.** The presence at the meeting of owners in person or by proxy entitled to cast twenty percent (20%) of the total number of votes of all owners in the Association shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration or these Bylaws. If such quorum shall not be present or be

represented at the meeting, the owners entitled to vote shall have the power to adjourn the meeting from time to time without notice other than an announcement to the other owners of the date of the rescheduled meeting, until a quorum shall be present or be represented in person or by proxy.

**Section 8. PROXIES.** At all meetings of Owners, each Owner may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary of the Association. Every proxy shall be revocable and shall automatically cease upon conveyance by the Owner of his Single-Family Home or Townhome Unit. Any proxy distributed for Board elections by the Board must give Owners the opportunity to designate any person as the proxy holder and give the Owner the opportunity to express a preference for any of the known candidates for the Board or to write in a name.

**Section 9. Intentionally left blank.**

**Section 10. MEMBERS' OBLIGATIONS.** Members shall be obligated to comply with the provisions of the Declaration, the Bylaws, and Rules and Regulations as they are amended from time to time. In the event of any conflict between the Rules and Regulations and the Declaration and Bylaws, the Declaration and Bylaws shall govern. In the event of any conflict between the provisions of the Bylaws and the Declaration, the Declaration shall govern. In the event of a conflict between the Articles of Incorporation and the Bylaws, the former shall govern. The Association has been incorporated and is subject to the Act. The Association is deemed to be a common interest community as defined in the Illinois Code of Civil Procedure (735 ILCS 5/9-102).

#### **ARTICLE IV BOARD OF DIRECTORS**

**Section 1. NUMBER, ELECTION AND TERM OF OFFICE.** The direction and administration of the property shall be vested in a Board of Directors consisting of up to seven (7) directors, but not less than three (3) directors, who shall be appointed or elected in the manner herein provided. However, all Board members shall be elected at large from the owners. In all elections for members of the Board of Directors, each owner shall be entitled to cast one (1) vote (per Single-Family Home or Townhome Unit) for each of the positions of the Board to be filled, but may not cumulate his or her votes and the candidates receiving the highest number of votes with respect to the number of positions on the Board shall be deemed to be elected. The Board may disseminate to the owners biographical and background information about candidates for election to the Board if:

i. Reasonable efforts to identify all candidates are made and all candidates are given an opportunity to include biographical and background information in the information to be disseminated; and

ii. The Board does not express a preference in favor of any candidate.

(a) At the 2015 annual meeting, three (3) Board members were elected for a term of two (2) years each. At the 2016 annual meeting, four (4) Board members were elected for a term

of two (2) years each. Election for Board positions thereafter will continue the staggered terms of Board member according to the above established rotation. The voting members having at least two-thirds (2/3rds) of the total votes, may from time to time, increase or decrease such number of persons on the Board or may increase the term of office of Board members at any annual or special meeting, provided that such number shall not be less than (3) and that the terms of at least one-third (1/3rd) of the persons on the Board shall expire annually and that no Board member shall be elected to a term in excess of two (2) years; provided, however, that a Board member may be re-elected at the expiration of his term. Members of the Board shall receive no compensation for their services, unless expressly authorized by the Board with the approval of owners having two-thirds (2/3rds) of the total votes.

(b) A majority of the total number of directors from time to time shall constitute a quorum. Each director shall be an owner, (or if an Owner is the trustee of a Trust, the director may be a beneficiary of such Trust or one (1) of the persons whose estate or interest aggregate fee simple ownership of a unit). But there can be only one (1) Board member at a time from the Owners of any one (1) Single-Family Home or Townhome Unit. If a Director shall cease to meet the requirements set forth in the preceding sentence during his term, or in the event of the death, resignation or refusal or inability to act of any Director, he shall thereupon cease to be a Director and his place on the Board shall be deemed vacant. Any vacancy occurring on the Board may be filled by a two-thirds (2/3) vote of the remaining Directors thereof, until the next election at which the Owners shall elect a replacement Board Member. Two-thirds (2/3) of the total membership or three-fourths (3/4) of the Board may remove a Board member as a Director at a duly called special meeting of the members.

(c) Vacancies on the Board, including vacancies due to any increase in the number of persons on the Board, shall be filled by the Voting Members present at the meeting at which the vacancy occurs, the next annual meeting or a special meeting of the Voting Members called for such purpose. Vacancies may also be filled by the Board by a two-thirds (2/3) vote of the remaining members thereof at a special meeting of the Board which vacancy shall be filled until the next annual meeting of the Voting Members or for a period terminating no later than thirty (30) days following the filing of a petition signed by Voting Members holding twenty percent (20%) of the votes of the Association requesting a meeting of the Voting Members to fill the vacancy for the balance of the term. A meeting of the Voting Members shall be called for purposes of filling a vacancy on the Board no later than thirty (30) days following the Voting Member's filing of a petition signed by Voting Members holding twenty percent (20%) of the votes of the Association requesting such a meeting.

**Section 2. MEETINGS.** A meeting of the Board shall be held following the annual meeting of Owners, the primary purpose being the election of officers. Regular meetings of the Board other than the aforesaid annual meeting shall be with such frequency and at such place and such hour as may be fixed from time to time by resolution of the Board. However, the Board shall meet at least four (4) times annually. Special meetings of the Board shall be held upon a call by the President of the Board or by a majority of the Board on not less than forty-eight (48) hours' notice in writing to each Director, delivered personally, by mail or by telephone or by Acceptable Technological Means or a prescribed delivery method as set forth in Article III Section 5. Any Director may waive notice of a meeting or consent to the holding of a meeting without notice, or

consent to any action of the Board without meeting. A Director's attendance at a meeting shall constitute his waiver of notice of said meeting. The Directors shall have the right to take action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Action so approved shall have the same effect as though taken at a meeting of the Directors. Such action shall be ratified and documented in the Minutes of the next Board meeting. A portion of each Board meeting shall be reserved for comments by owner-members; provided, however, the duration and meeting order for the member comment period is within the sole discretion of the Board. Every meeting of the Board of Directors shall be open to any Owner, except that the Board may close any portion of a noticed meeting or meet separately from a noticed meeting to: (i) discuss litigation when an action against or on behalf of the Association has been filed and is pending in a court or administrative tribunal, or when the Board of Managers finds that such an action is probable or imminent, (ii) discuss the appointment, employment, engagement or dismissal of an employee, independent contractor, agent, or other provider of goods and services, (iii) interview a potential employee, independent contractor, agent, or other provider of goods and services, (iv) discuss violations of rules and regulations of the Association, (v) discuss a Owner's unpaid share of common expenses or (vi) consult with the Association's legal counsel. Any vote on these matters shall take place at a meeting of the Board of Directors or portion thereof open to any Owner.

**Section 3. COMPENSATION.** Directors shall receive no compensation for their services, provided, however, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

**Section 4. POWERS AND DUTIES.** The Board shall have the following powers and duties:

- a. To elect and remove the officers of the Board as hereinafter provided;
- b. To administer the affairs of the Association and the Development;
- c. To engage the services of a managing agent to maintain, repair, replace, administer and operate the Development or any part thereof upon such terms and for such compensation and with such authority as the Board may approve; any contract with a managing agent shall contain a provision providing that notice of termination may be given by either party upon no more than ninety (90) days' notice no cause need be given.
- d. To formulate policies for the administration, management and operation of the Development;
- e. To adopt rules and regulations, with written notice thereof to all Owners, governing the administration, management, operation and use of the Development and the Common Area and also governing the personal conduct of the Owners and their guests and invitees and to amend such rules and regulations from time to time;

- f. After notice and an opportunity to be heard, to levy and collect reasonable fines from Owners and members for violations of the Declaration Bylaws, Rules and Regulations;
- g. To levy and expend assessments;
- h. To collect assessments from owners.
- i. To vacate or abrogate from its original purpose, property owned by the Association, provided at least two-thirds (2/3rds) of the owners approve.
- j. At the option of the Board of Directors, to contract on behalf of the Association with a scavenger service for the removal of ordinary trash (to include construction debris and other out of the ordinary garbage, waste or debris) on such terms as the Board from to time determines, and to bill the responsible lot owners for the cost of removal of any construction debris or other out of the ordinary garbage, waste or debris.
- k. To pay real estate taxes levied on the Common Areas owned by the Association.
- l. By a majority vote of the entire Board of Directors, to assign the right of the Association to future income from assessments or other sources, and to mortgage or pledge substantially all of the remaining assets of the Association.
- m. To record the dedication of the Common Areas to a public body for use, or in connection with the street or utility, or otherwise to grant easements affecting the Common Areas.
- n. To impose late charges for the late payment of any monthly assessment payments or other monetary obligations of the Owner;
- o. To provide for the maintenance, repair and replacement of the Common Area and portions of the Single-Family Home or Townhome Unit as provided in the Declaration, payment therefor and approve payment vouchers or to delegate such approval to the officers of the Association or the Managing Agent;
- p. To declare the office of a Director to be vacant in the event such Director shall be absent from three (3) consecutive regular meetings of the Board;
- q. To provide for the designation, hiring and removal of employees and other personnel, including accountants and attorneys, and to contract for any services deemed necessary or desirable by the Board and to make purchases for the maintenance, repair, replacement, administration, management and

operation of the Development and the Common Area and to delegate any such powers to the managing agent (and to any employees or other personnel of the managing agent);

- r. To appoint committees of the Board as the Board deems appropriate and to delegate to such committees the Board's authority to carry out certain duties of the Board;
- s. To determine from time to time the fiscal year of the Association as the Board deems advisable;
- t. To estimate the amount of the annual budget and to provide the manner of assessing and collecting from the Owners their respective shares of the assessments;
- u. To incorporate in each annual budget reasonable reserves for capital expenditures and deferred maintenance for repairs and replacement of those items the Association is responsible for;
- v. To grant licenses, concessions or easements over portions of the Common Area;
- w. To cause to be kept a complete record of all of its acts and corporate affairs and to present a statement to the members at each annual meeting of the members setting forth major projects undertaken during the prior year and reviewing the budget for the current year and discussing the prior year's financial report;
- x. To the extent the Board deems it necessary or appropriate to cause any officers or employees having fiscal responsibilities to be bonded, i.e., securing fidelity insurance;
- y. To suspend the voting rights of any Owner during such period the Owners' Assessments or any other monetary obligations due and owing the Association from the Owner remains delinquent and unpaid;
- z. To procure insurance covering the Common Area and as provided in the Declaration and secure such other types of insurance as the Board deems appropriate, to include public liability, workmen's compensation, fidelity, director and officers' liability and other insurance in such amounts and insuring such risks as the Board deems desirable and appropriate;
- aa. To exercise all other powers and duties of the Owners as a group and all powers and duties of the Board as set forth in the Declaration and to give effect to the provisions of the Declaration and these Bylaws; and

- bb. To own, convey, encumber, lease or otherwise deal with Single-Family Homes, Townhome Units or other real property conveyed to or purchased by the Association.
- cc. To establish and maintain a system of master metering of public utility services to collect payment in conjunction therewith, subject to the requirements of the Tenant Utility Payment Disclosure Act.

**Section 5. LIABILITY OF THE BOARD.** Neither the members of the Board nor the officers shall be liable to the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Board members and officers, except for any acts or omissions found by a Court to constitute fraud, willful misconduct or criminal conduct in the performance of duty. The Owners (and, to the extent permitted by law, the Association) shall indemnify and hold harmless each of the members of the Board and each of the officers against all contractual and other liabilities to others arising out of the contracts made by or other acts of the Board and officers on behalf of the Owners or the Association, or arising out of their status as Board members or officers, unless any such contract or act shall have been fraudulent or with willful misconduct. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative or other, in which any member of the Board or officers may be involved by virtue of such person being or having been such member or officer; provided, however, that such indemnity shall not be operative with respect to: (a) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for fraud, willful misconduct or criminal conduct in the performance of his duties as such member or officer, or (b) any matter settled or compromised, where, in the opinion of independent counsel selected by the Board (who may be counsel regularly retained by the Association), there are reasonable grounds for such person or officer being adjudged liable for fraud, willful misconduct or criminal conduct in the performance of his duties as such member or officer and such opinion is not successfully challenged in court by the member or officer in question. The Board shall have authority to purchase and maintain, as a common expense, errors and omissions insurance on behalf of the officers and members of the Board against any liability or settlement based on the asserted liability, incurred by them by reason of being or having served in such capacity, whether or not the Association would have the power to indemnify them against such liability or settlement under the provisions of this Section 5. It is also intended that the liability of any Owner arising out of any contract made by the Board and/or the officers or managing agent or out of the aforesaid Owner's indemnity, shall be limited to such proportion of the total liability thereunder as such Owner's interest in their Single-Family Home or Townhome Unit bears to the total number of all the Single-Family Homes and Townhome Units in the Development. Every contract made by the Board, the officers, or the managing agent on behalf of the Owners shall provide that they are acting only as agents for the Owners and shall have no personal liability thereunder (except as Owners) and that each Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as such Owner's interest in their Single-Family Home or Townhome Unit bears to the total number of all Single-Family Homes and Townhome Units in the Development.

**Section 6. BOARD'S DETERMINATION BINDING.** In the event of any dispute or disagreement between any Owners relating to the property, or any question or interpretation or application of the provisions of the Declaration, Bylaws, Rules or Regulations or other Association instruments, the determination thereof by the Board shall be final and binding on each and all of such Owners.

## **ARTICLE V OFFICERS**

**Section 1. DESIGNATION.** After each annual meeting of the Board, the Directors shall schedule a Board meeting at which meeting the Board shall elect the following officers of the Association by a majority vote: A President, Vice President, Secretary, Treasurer and such other officers as the Board may deem necessary from time to time.

**Section 2. POWERS.** The respective officers shall have the general powers usually vested in such officers; provided that the Board may delegate any specific powers to any other officer or impose such limitations or restrictions upon the powers of any officer as the Board may see fit.

**Section 3. TERM OF OFFICE.** Each officer shall hold office for a term of one (1) year and thereafter until his successor shall have been elected and qualified. Officers may succeed themselves in office.

**Section 4. VACANCIES.** A vacancy in any office shall be filled by the Board by a majority vote of the Directors at an annual or special meeting of said Board. Any officer elected to fill a vacancy shall hold office for a term equal to the unexpired term of the officer he succeeds. Any officer may be removed with or without cause at any time by the Board at a regular or special meeting thereof.

**Section 5. COMPENSATION.** The officers shall receive no compensation for their services, provided, however, any officer may be reimbursed for his actual expenses incurred in the performance of his duties.

## **ARTICLE VI NOMINATION AND ELECTION OF DIRECTORS**

Prior to the annual election, the Board shall notify the owners of the number of Board seats (either three or four) that are up for election at the forthcoming annual meeting and invite interested persons seeking election to the Board to file a brief Candidate Application Form in advance of the annual meeting. The Board's notice shall set a deadline for filing that resume. The Board will disseminate to the Owners the Candidate Application Form for each declared candidate in each election if (i) reasonable efforts to identify all candidates are made and all candidates are given an opportunity to submit said Candidate Application Form; and (ii) the Board does not express a preference in favor of any candidate. Nominations from the floor at the annual meeting are permitted.

## **ARTICLE VII CONTRACTUAL POWERS**

A member of the Board may not enter into a contract with a current Board member, or with a corporation or partnership in which a Board member or a member of his or her immediate family has twenty-five percent (25%) or more interest, unless notice of intent to enter into the contract is given to member owners within twenty (20) days after a decision is made to enter into the contract and the member-owners are afforded an opportunity by filing a petition, signed by twenty percent (20%) of the member-owners for an election to approve or disapprove the contract; said petition shall be filed within twenty (20) days after such notice and such election shall be held within thirty (30) days after filing the petition. For purposes of this Article, a Board member's immediately family means the Board member's spouse, parents and children.

## **ARTICLE VIII COMMITTEES**

**Section 1. BOARD COMMITTEES.** The Board by resolution adopted by a majority of the Directors may designate one (1) or more committees, each of which shall consist of one (1) or more Directors; to the extent consistent with law and as provided in said Resolution, the Committee shall be able to exercise the authority of the Board in the management of the Association; but the designation of such committees and the delegation thereof of authority shall not operate to relieve the Board, or any individual Directors of any responsibility imposed upon it or him by law.

**Section 2. SPECIAL COMMITTEES.** Other committees not having and exercising the authority of the Board and the management association may be designated by resolution adopted by a majority of the Directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, members of each such committee shall be members of the Association. The President of the Association shall appoint the members thereof. Any member thereof may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interests of the Association shall be served by such removal.

**Section 3. TERM.** Each member of the committee shall continue as such until the next annual meeting of the Board and until the successor is appointed, unless the committee shall be sooner terminated or unless such member is removed from such committee, or unless such member shall cease to qualify as a member thereof.

**Section 4. CHAIRMAN.** One member of each committee shall be appointed Chairman.

**Section 5. VACANCIES.** Vacancies in the membership of a committee may be filled by appointment made in the same manner as provided in the case of the original appointment.

**Section 6. QUORUM.** Unless otherwise provided in the Resolution of the Board designating a committee, a majority of the whole committee may be filled by appointment made in the same manner as provided in the case of the original appointment.

**Section 7. RULES.** Each committee may adopt rules for its own government, not inconsistent with the Declaration, Bylaws or Rules adopted by the Board.

## **ARTICLE IX BOOKS AND RECORDS**

The Association or its Community Association Manager shall keep correct and complete books and records of account and shall also keep the agenda and minutes of the proceedings of its members, Board of Directors and any committees having any of the authority of the Board of Directors, and shall keep at the registered or principal office of the Association or such other location as designated by the Board of Directors, current records giving the names and addresses of all owner-members who are entitled to vote. All books and records of the Association may be inspected by the members, their agent or attorney for any proper purpose at a reasonable time to be specified by the Board of Directors, but this right shall be subject to the limitations set forth in governing law. The Board or managing agent shall have the right to charge members for the cost of retrieving and providing the documents as well as the cost of copying the documents.

## **ARTICLE X ASSESSMENTS**

As more fully provided in the Declaration, each Owner is obligated to pay to the Association assessments which are secured by a continuing lien upon the Single-Family Home or Townhome Unit against which the assessment is made. Any assessments which are not paid when due shall be delinquent. The Association shall have all rights to collect assessments that are provided for under Illinois law, to include but not limited to, seeking possession of the subject Single-Family Home or Townhome Unit where assessments are delinquent, all pursuant to Article IX of the Illinois Code of Civil Procedure. (735 ILCS 5/9-101 *et seq.*). The Association is determined to be a common interest community as defined in Article IX of the Illinois Code of Civil Procedure. (735 ILCS 5/9-102).

## **ARTICLE XI PRIORITY OF GOVERNING DOCUMENTS**

In the event of any conflict between the Articles of Incorporation and the Declaration, the provisions of the Articles of Incorporation shall control. In the event of any conflict between the Declaration and these Bylaws, the provisions of the Declaration shall control.

## **ARTICLE XII COMMON INTEREST COMMUNITY**

The Association is determined to be a common interest community since it is real estate other than a condominium or a cooperative with respect to which any person by virtue of his or her ownership of a partial interest or Single-Family Home or Townhome Unit therein is obligated

to pay for the maintenance, improvement, insurance premiums or real estate taxes of common areas described in the Declaration which is administered by the Association and may include an attached or detached townhome, villa or single-family home. A common interest community does not include a master association. The Association is governed by the Illinois Common Interest Community Association Act (765 ILCS 160/1-1 *et seq.*) ("CICAA") as amended. The applicability of the Act to the Declaration and Bylaws is as specified in the Act as amended and as provided by governing law.

### **ARTICLE XIII FISCAL YEAR**

Unless the Board adopts a resolution to the contrary, the fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

### **ARTICLE XIV CONTRACTS, CHECKS, DEPOSITS AND FUNDS**

**Section 1. CONTRACTS.** The Board may authorize any officer or officers, agent or agents, of the Association, in addition to the officers so authorized by these Bylaws to enter into any contract or execute or deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances.

**Section 2. PAYMENTS.** All checks, drafts or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by such officer(s) or agent(s) of the Association, and in such manner as shall from time to time be determined by Resolution of the Board. In the absence of such determination by the Board, such instrument shall be signed by the Treasurer and countersigned by the President or a Vice President of the Association.

**Section 3. BANK ACCOUNTS.** All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other such depositories that the Board may select.

**Section 4. SPECIAL RECEIPT.** The Board may accept, on behalf of the Association, any contribution, gift, bequest or devise for the general purposes or for any special purpose of the Association.

### **ARTICLE XVI WAIVER OF NOTICE**

Whenever any notice that is required to be given under the provisions of the General Not-for-Profit Corporation Act of Illinois, the provisions of these Bylaws or the Declaration, a waiver in writing signed by the person(s) entitled to such notice whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

**ARTICLE XVII  
INSURANCE**

**Section 1. OWNERS' OBLIGATION.** Subject to Article V, Section 5.5(h)(v) of the Declaration, each owner shall keep their Single-Family Home or Townhome Unit insured against loss of and/or damage to the Single-Family Home or Townhome Unit by fire, lightening, wind storm and such other risks as are customarily insured against in the area in which the Single-Family Home or Townhome Unit is located, including but not limited to, risks insured against under extended coverage policies with, all risks and difference in conditions endorsements in each case in amounts sufficient to pay the cost of repairing and/or replacing the Single-Family Home or Townhome Unit and sufficient to prevent the association from becoming a co-insured under the terms of the applicable policies. Notwithstanding anything in these Bylaws or the other governing Association's documents to the contrary, if the owner shall fail to keep the Single-Family Home or Townhome Unit insured in accordance with the requirements of this Article XVII the Association shall have the right, at its option, and without in any way obligating itself, and in addition to any other remedies available to the Association under the Declaration, the Bylaws or under Illinois law, to provide for such insurance and pay the premiums thereof ("Premium Payments"), and any amounts paid thereon, together with such interest thereon and costs of collection thereof as provided in the Declaration and Bylaws, shall be a charge ("Premium Payment Charge") and a continuing lien upon the Single-Family Home or Townhome Unit against which such premium payment is made and shall also be the continuing personal obligation of the person who was the owner of the Single-Family Home or Townhome Unit at the time when such premium payment was made. Copies of all insurance declaration pages must be submitted to the Board or Managing Agent, if any, annually at the time of each owners' insurance renewal date. The Association shall be named as an additional insured under each owner's insurance policy.

**Section 2. COLLECTION OF INSURANCE PAYMENTS MADE BY ASSOCIATION.** Any premium payment, made by the Association, shall become immediately due and payable and commence to bear interest, from the date of payment, at the rate of up to eighteen percent (18%) per annum. The Association may bring an action against the owner personally obligated to pay the insurance premium and recover the same, including interest, costs and reasonable attorneys' fees for any such action, which shall be added to the amount of such premium payment and included in any judgment rendered in any such action. To the extent permitted by any decision or any statute or law, now or hereafter effective, the amount of any delinquent and unpaid insurance premium payment charge, together with interest, court costs and reasonable attorneys' fees as above provided, shall be and become a lien or charge against the delinquent owners when payable and may be foreclosed by any action brought in the name of the Association or otherwise collected.

**ARTICLE XVIII  
AMENDMENTS**

These Bylaws may be adopted, amended or modified, at any regular or special meeting of the Board of Directors by a majority vote of the Board provided notice of the proposed adoption, amendment or modification (to include the text of the proposed amendment or modification) was

included in the notice of the Board meeting. The Association is governed by the Illinois Common Interest Community Association Act (765 ILCS 160/1-1 *et seq.*) ("CICCA") as amended. The applicability of the Act to the Declaration and Bylaws, as amended, is as specified in that Act as amended and as provided by governing law. The Board shall deliver a copy of these Bylaws and Amendments to them to all owners after adoption. These Bylaws and Amendments need to be recorded to be effective.

**EXHIBIT D**  
**CERTIFICATION AS TO OWNER APPROVAL**

I, CHERYL BURCENSKI CHAMPoux, do hereby certify that I am the duly elected and qualified secretary for The Founders Place Homeowners Association and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the discretionary changes contained in the attached Amended and Restated Declaration for The Founders Place Homeowners Association were duly approved by Owners of at least two-thirds (2/3) of the Single-Family Homes or Townhome Units, in accordance with the provisions of Article IX, Section 9.6 of the Original Declaration.

Cheryl Burcenski Champoux  
Secretary

Sworn to and subscribed before me this  
6 day of January, 2026

Charlene Montalbano  
Notary Public



**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

James Quigley  
Signature line

JAMES QUIGLEY  
Printed Name

Property Address: 21821 Cappel Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
\_\_\_\_\_  
Signature line

Steven Hoekstra  
\_\_\_\_\_  
Printed Name

Property Address:

21817 Cappel Ln.  
\_\_\_\_\_  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

Ballot – Page 2

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Signature line

Jill Bantochi-McCulloch

Printed Name

Property Address:

21813 Cappel LN  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.9 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

RM  I approve of changing this provision.

RM  I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:


I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

ROGER MOLSKI  
Printed Name

21807 CAPPEL  
Property Address:  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Rick Peterson

Signature line

RICK PETERSON

Printed Name

Property Address:

21732 Copper Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:


I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

MATT GARRETT  
Printed Name

Property Address: 21728 CAPPEL LN  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Leon J. Witkowski Jr.  
Signature line

LEON J. WITKOWSKI JR.  
Printed Name

Property Address: 21714 CAPPEL LN.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Winnifred R Nyhus  
Signature line

Winnifred R Nyhus  
Printed Name

Property Address: 21710 Coppell Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

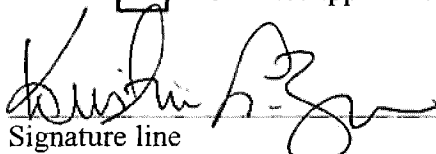
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

Kristin L. Zumar  
Printed Name

Property Address: 21696 Capaxel Ln  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

ARTHUR BERTOLANI  
Printed Name

Property Address: 21692 CAPPEL LANE  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.  
*COG*

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Candice Justice  
Signature line

CANDICE JUSTICE  
Printed Name

Property Address: 21798 Cappel Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
\_\_\_\_\_  
Signature line

Sophia Giestling  
Printed Name

Property Address: 21794 Cappel Lane  
Frankfort, IL 60413

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. **Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:**

I approve of changing this provision.

I do not approve of changing this provision.

11. **Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:**

I approve of changing this provision.

I do not approve of changing this provision.

12. **Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:**

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

DANIEL ROSSI  
Printed Name

Property Address: 21790 CAPPPELLANUS  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Elisabeth A. Glascoff  
Signature line

Elisabeth Glascoff  
Printed Name

Property Address: 21784 Gappel Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

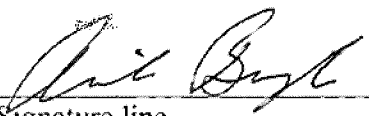
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

Ricardo Buglio  
Printed Name

Property Address:

21780 Cappel Ln  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

- ① Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

- ③ Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**



I approve of changing this provision.



I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**



I approve of changing this provision.



I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**



I approve of changing this provision.



I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**



I approve of changing this provision.



I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**



I approve of changing this provision.



I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

Doug Molski  
Printed Name

Property Address: 21768 Cappel Ln.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Darcy Garrett  
Signature/line

Darcy Garrett  
Printed Name

Property Address: 21761 Cappel Ln  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

*Clyde Champoux*  
Signature line

Clyde CHAMPOUX  
Printed Name

Property Address: 21757 Cappel Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Tim Mahler  
Signature line

Tim MAHLER  
Printed Name

Property Address: 21753 Cappel Ln -  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.


I do not approve of changing this provision.

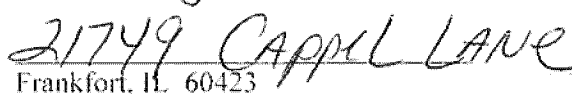
12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

  
Printed Name

Property Address:   
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

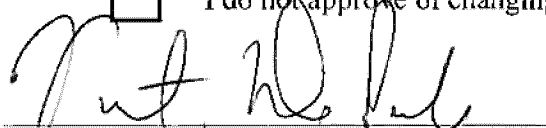
12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Signature line

Printed Name

  
VINCENT DE PAOLA

Property Address:

21735 CAPPEL LN.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Bart Baugnet  
Signature line

Bart Baugnet  
Printed Name

Property Address: 21731 Cappel Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Jamie Frazier  
Signature line

JAMIE FRAZIER  
Printed Name

Property Address: 21727 CAPPEL LN  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Donna Freiberg  
Signature line

Donna Freiberg  
Printed Name

Property Address: 21723 Cappel Ln  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

Ballot -- Page 2

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Signature line

Jan E. Rizzuto

Printed Name

Property Address:

21709 Cappel Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Norman Bruns  
Signature line

Norman Bruns  
Printed Name

Property Address: 21705 Cappel Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Christina A. Keller  
Signature line

Christina Keller  
Printed Name

Property Address: 21701 Cappell Ln  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision. *Elyzabeth Haughton Nov 16/25*

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

*Elizabeth Haughton*  
Signature line

ELIZABETH HAUGHTON  
Printed Name

Property Address: 21689 CAPPEL LANE  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

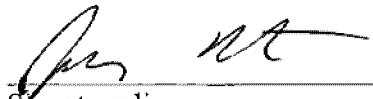
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
\_\_\_\_\_  
Signature line

*James Mott*  
\_\_\_\_\_  
Printed Name

Property Address: *21685 Cappel*  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Signature line

Printed Name

Property Address:

21681 Cappel  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

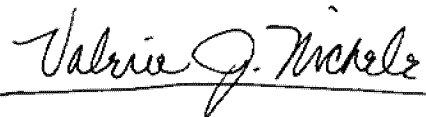
I do not approve of changing these provisions.



Signature line

JAIME ARUGETE

Printed Name



VALERIE NICHELLE

Property Address:

21677 Coppel Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Hsiang-ting Chen  
Signature line

HSIANG-TING CHEN  
Printed Name

Property Address: 21686 DOUD CT  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:


I approve of changing this provision.

I do not approve of changing this provision.

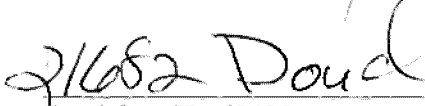
12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

BARBARA CONNEELY  
Printed Name

Property Address:   
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:


I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
\_\_\_\_\_  
Signature line

Michael Devore  
\_\_\_\_\_  
Printed Name

Property Address: 21698 Doud Court  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

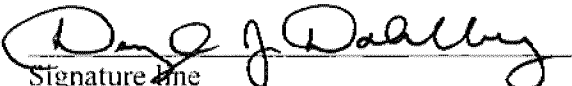
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

Daryl J. Dahlberg  
Printed Name

Property Address: 21696 Dowd Ct  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

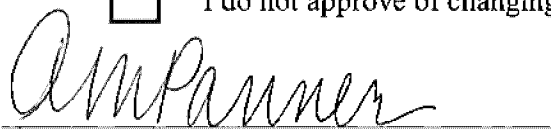
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.



Signature line



Printed Name

Property Address:



Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

Janet Fitzgerald  
Printed Name

Property Address: 21692 Doud Ct  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Steve Gajcak Mary Gajcak  
Signature line

STEVE GAJCAK Mary GAJCAK  
Printed Name

Property Address: 21697 DOUD CT  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Joanne Rincker  
Signature line

Joanne Rincker  
Printed Name

Property Address: 21695 Doud Court  
Frankfort, IL 60423



Thank you - to all Board Members for all your thoughtful work putting this together - you are Appreciated So much!

Ballot - Page 3

Joanne  
815-210-1881 (cell)

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

David I Johnson  
Signature line

DAVID I JOHNSON  
Printed Name

Property Address: 21693 Doudet  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

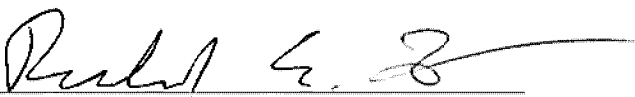
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

RICHARD FIALA  
Printed Name

Property Address: 21691 DUND CT  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

If this is removed I do not see any other provision that prohibits a mobile home on someone's driveway.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

Who is responsible for painting the exterior of 3 or 4 season rooms?

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

Who is responsible for painting the exterior of 3 or 4 season rooms?

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

Why wouldn't the expenses for this insurance be taken out of the HOA operating budget?



10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

- I approve of changing this provision.
- I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

- I approve of changing this provision.
- I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

- I approve of changing these provisions.
- I do not approve of changing these provisions.

Walter Casey

Signature line

Walter Casey

Printed Name

Property Address: 21689 Doud Ct.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Diane Grunert  
Signature line

DIANE GRUNERT  
Printed Name

Property Address: 21651 Kent Ct.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Christine Raisutis  
Signature line

Christine Raisutis  
Printed Name

Property Address: 21649 Kent Ct  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:


I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
\_\_\_\_\_  
Signature line

John Covell  
\_\_\_\_\_  
Printed Name

Property Address: 21645 Kent Ct.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Jack Wilgus  
Signature line

JACK WILGUS  
Printed Name

Property Address: 21640 Kent Court  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision. **X**

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Eileen G. Daw  
Signature line

EILEEN G. DAW  
Printed Name

Property Address: 21632 Kent Court  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

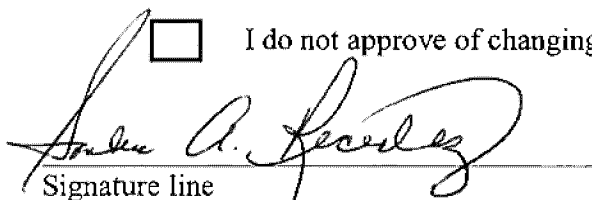
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

SANDRA A. RECENDEZ  
Printed Name

Property Address: 21636 KENT COURT  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:


I approve of changing this provision.

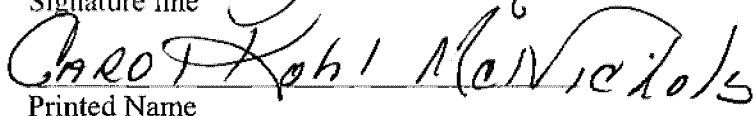
I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

  
Printed Name

Property Address: 21629 Kent Ct.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.



**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:


I approve of changing this provision.

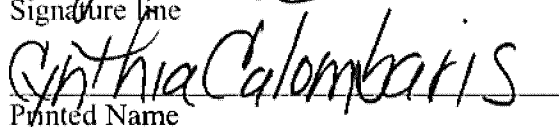
I do not approve of changing this provision.

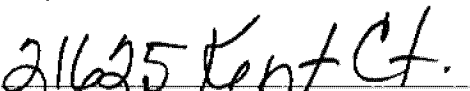
12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

  
Printed Name

Property Address:   
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Gene Barman  
Signature line

GENE BARMANN  
Printed Name

Property Address: 21621 Kent Court  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Joan Kavouris  
Signature line

JOAN KAVOURIS  
Printed Name

Property Address: 21633 HIGLEY CT.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Deja Smith  
Signature line

Deja Smith  
Printed Name

Property Address: 21641 Higley Court  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

MICHAEL KUSHNER  
Printed Name

Property Address: 21637 HIGLEY CT.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

*VISITOR PARKING FOR ALL UNITS  
NOT JUST SINGLE FAMILY*

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

*WHERE WALKING  
TOO STRICT*

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

*ANNUAL LEASING OK*

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:



I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

   
Signature line

PAUL SHAFER      SUSANNE SHAFER  
Printed Name

Property Address: 21628 HIGLEY CT  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Diana McGarvey  
Signature line

Diana McGarvey  
Printed Name

Property Address: 21626 Higley Ct.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Sue Garcia  
Signature line

SUE GARCIA  
Printed Name

Property Address: 21640 Higley Court  
Frankfort, IL 60423)

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration-** These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration-** the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration-** the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration-** revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**



I approve of changing this provision.



I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**



I approve of changing this provision.



I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**



I approve of changing this provision.



I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**



I approve of changing this provision.



I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**



I approve of changing this provision.



I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

DOUGLAS P. FITZGERALD  
Printed Name

Property Address: 21636 HIGLEY Ct.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Terry E. Collins

Signature line

Terry E. Collins

Printed Name

Property Address:

21695 Higley Ln.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Charles Michalov  
Signature line

Charles Michalov  
Printed Name

Property Address: 21725 Higley Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:

I approve of changing this provision.

I do not approve of changing this provision.

6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:

I approve of changing this provision.

I do not approve of changing this provision.

7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:

I approve of changing this provision.

I do not approve of changing this provision.

8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:

I approve of changing this provision.

I do not approve of changing this provision.

9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:

I approve of changing this provision.

I do not approve of changing this provision.

*Handwritten notes:*  
~~Yes~~  
~~negative~~  
~~no idea what~~  
~~these are~~

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference ~~will~~ <sup>may</sup> increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

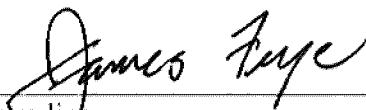
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.



Signature line

JAMES FRYE

Printed Name

Property Address:

21711 Higley hwy.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

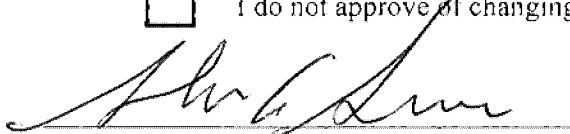
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.



Signature line

STEPHEN A. SENESAC

Printed Name

Property Address: 21707 HIGLEY LANE  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

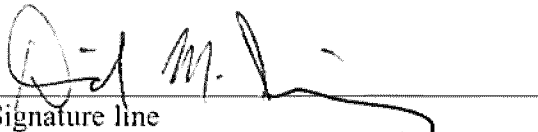
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

DAVID M. SWIERCZ  
Printed Name

Property Address: 21699 HIGLEY LN.,  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:


I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

TERENCE J. BEISSER  
Printed Name

Property Address: 21721 HIGLEY LANE  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

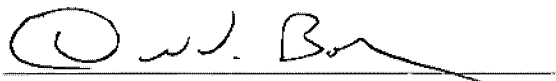
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.



Signature line

DIRK VANBEECK

Printed Name

Property Address: 21704 Higley Ln  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

*P. Day 11-17-25*

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

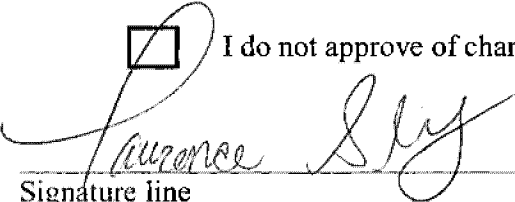
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

LAWRENCE SHOBY  
Printed Name

Property Address: 21698 HIGLEY LN  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

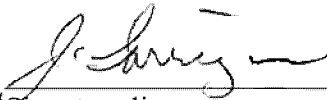
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
\_\_\_\_\_  
Signature line

JAMES GARRIGAN  
\_\_\_\_\_  
Printed Name

Property Address: 21730 HIGLEY LN  
\_\_\_\_\_  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Darlene Pajauskas  
Signature line

Darlene Pajauskas  
Printed Name

Property Address: 21726 Higley Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration-** These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration-** the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration-** the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration-** revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

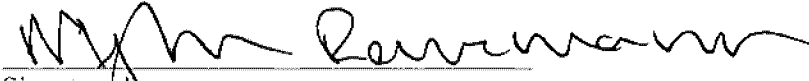
I approve of changing this provision.


I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

  
Printed Name

Property Address: 21722 Hyley Lane  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Diane Steinhauser  
Signature line

DIANE STEINHAUSER  
Printed Name

Property Address: 21718 HIGLEY LANE  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:


I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

  
Printed Name

Property Address: 21756 Higley Ave  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:


I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
\_\_\_\_\_  
Signature line

BARBARA GIOMETTI  
Printed Name

Property Address: 21752 Higley Ln.  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**



I approve of changing this provision.



I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**



I approve of changing this provision.



I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**



I approve of changing this provision.



I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**



I approve of changing this provision.



I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**



I approve of changing this provision.



I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Signature line

Printed Name

Property Address:

21748 Higley Ln  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

Ballot – Page 2

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
\_\_\_\_\_  
Signature line

Rosemary Holmes  
\_\_\_\_\_  
Printed Name

Property Address: 51744 Higley Lane  
Frankfort, IL 60123

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

2  
 I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

2  
 I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Frances Sims  
Signature line

FRANCES SIMS  
Printed Name

Property Address: 10164 FRANKFORT MAIN  
Frankfort, IL. 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

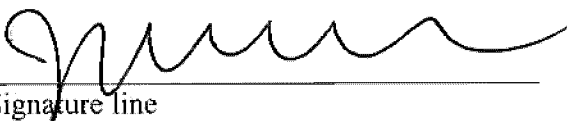
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
\_\_\_\_\_  
Signature line

JOHN NEVEL  
\_\_\_\_\_  
Printed Name

Property Address: 10179 FRANKFORT MANOR  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

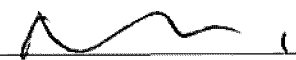
I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.



  
\_\_\_\_\_  
Signature line

CHARLES P. BEVTI  
\_\_\_\_\_  
Printed Name

Property Address: 10163 FRANKFORT MANU  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:



I approve of changing this provision.



I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:



I approve of changing this provision.



I do not approve of changing this provision.


12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:



I approve of changing these provisions.



I do not approve of changing these provisions.

  
\_\_\_\_\_  
Signature line

William Smith  
Printed Name

Property Address: 10171 Frankfort Main  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

- I approve of changing this provision.
- I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

- I approve of changing this provision.
- I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

- I approve of changing these provisions.
- I do not approve of changing these provisions.

*Matthew Knapke*  
Signature line

Matthew Knapke  
Printed Name

Property Address: 10172 Frankfort main  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to be charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

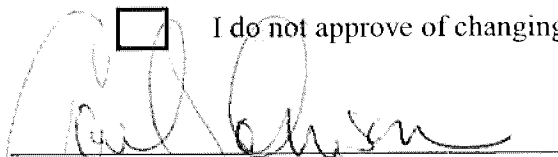
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

Gail Johnson  
Printed Name

Property Address: 10187 Frankfort Main  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

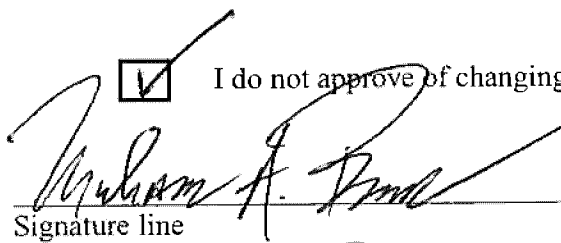
- I approve of changing this provision.
- I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

- I approve of changing this provision.
- I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

- I approve of changing these provisions.
- I do not approve of changing these provisions.

  
Signature line

Michael A. Buck  
Printed Name

Property Address: 10184 FRANKFORT MAIN  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

- I approve of changing this provision.
- I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

- I approve of changing this provision.
- I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

- I approve of changing these provisions.
- I do not approve of changing these provisions.

Linda Brncick  
Signature line

LINDA BRNCICK  
Printed Name

Property Address: 10213 Frankfort Main  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):

1. **Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration-** These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:

I approve of changing these provisions.

I do not approve of changing these provisions.

2. **Article III, Section 3.3 of the Declaration-** the provision regarding trailers, mobile homes, tents and shacks has been removed:

I approve of changing this provision.

I do not approve of changing this provision.

3. **Article III, Section 3.4 of the Declaration-** the revised provision provides more details regarding parking and vehicles at the property:

I approve of changing this provision.

I do not approve of changing this provision.

4. **Article III, Section 3.8 of the Declaration-** revises the provision regarding the type of pets that are subject to limitations:

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

Ballot – Page 2

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

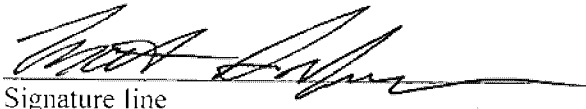
I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

  
Signature line

MATT ANDERSON  
Printed Name

Property Address: 10214 FRANKFORT MAIN  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Joseph V. Gurgone  
Signature line

Loretta A. Gurgone

Joseph V. Gurgone  
Printed Name

Loretta A. Gurgone

Property Address:

10222 Frankfort MAIN  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

**5. Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**6. Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

**7. Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

**8. Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

**9. Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference will increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

Andrew B. Bernhardt  
Signature line

ANDREW B. BERNHARDT  
Printed Name

Property Address: 10247 FRANKFORT MAIN  
Frankfort, IL 60423

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION  
BALLOT**

**The following discretionary amendments to the Amended and Restated Declaration require owner approval (please vote approve or disapprove for each one):**

**1. Article I, Sections 1.11, 1.18, 1.24, 1.27 and 1.28 of the Declaration- These definitions were amended to provide more clarity, mainly related to single-family homes and the Townhome Units. These defined terms are then used consistently throughout the documents:**

I approve of changing these provisions.

I do not approve of changing these provisions.

**2. Article III, Section 3.3 of the Declaration- the provision regarding trailers, mobile homes, tents and shacks has been removed:**

I approve of changing this provision.

I do not approve of changing this provision.

**3. Article III, Section 3.4 of the Declaration- the revised provision provides more details regarding parking and vehicles at the property:**

I approve of changing this provision.

I do not approve of changing this provision.

**4. Article III, Section 3.8 of the Declaration- revises the provision regarding the type of pets that are subject to limitations:**

I approve of changing this provision.

I do not approve of changing this provision.

5. **Article III, Section 3.19 of the Declaration- requires all owners to submit a certificate of insurance for their Home to the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

6. **Article III, Section 3.20 of the Declaration- provides for a restriction on the leasing of units:**

I approve of changing this provision.

I do not approve of changing this provision.

7. **Article V, Section 5.5(h)(i)(A) of the Declaration- revises and clarifies the maintenance responsibilities of the Association:**

I approve of changing this provision.

I do not approve of changing this provision.

8. **Article V, Section 5.5(h)(i)(B) of the Declaration- revises and clarifies the maintenance responsibilities of the owners:**

I approve of changing this provision.

I do not approve of changing this provision.

9. **Article V, Section 5.5(h)(v) of the Declaration- provides that the Board shall have the option, but not the requirement, to purchase property damage coverage for the exterior of the Townhome Units, with the costs for same to charged back to the Townhome Unit owners:**

I approve of changing this provision.

I do not approve of changing this provision.

10. Article VI, Section 6.3 of the Declaration- allows the Board to establish a higher annual assessment for the Single-Family Homes based upon proportionate costs for those Units, in an amount not to exceed 30% of the Townhome Unit assessment. The percentage difference may increase to 40% in 2030:

I approve of changing this provision.

I do not approve of changing this provision.

11. Article VI, Section 6.4(b) of the Declaration- allows the Board to charge a special assessment against only the Single-Family Homes or the Townhome Units, or both:

I approve of changing this provision.

I do not approve of changing this provision.

12. Article IX, Sections 9.3 and 9.6 of the Declaration- clarifies that the approval requirement for amendments to the Declaration shall be 66 Single-Family Homes and/ or Townhome Units:

I approve of changing these provisions.

I do not approve of changing these provisions.

David A. McGuire

Signature line

DAVID A. MCGUIRE

Printed Name

Property Address: 10221 FRANKFORT MAIN  
Frankfort, IL 60423