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KENDALL COUNTY, IL

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**AMENDMENT NO. 1 TO THE DECLARATION OF
COVENANTS AND RESTRICTIONS FOR GROVE ESTATES SUBDIVISION**

This document prepared by and mailed to:

John F. Philipchuck, Esq.
Dommermuth, Brestal, Cobine & West, Ltd.
123 Water Street, P.O. Box 565
Naperville, IL 60566-0565
Telephone: (630) 355-5800

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This Amendment to the Declaration of Covenants and Restrictions for Grove Estates Subdivision is made this 8th day of November, 2011, by Grove Venture, LLC, an Illinois limited liability company, (hereinafter referred to as "Covenantor").

WITNESSETH:

WHEREAS, the Covenantor is or was the owner of the real property commonly known as Grove Estates Subdivision and legally described in Article I, Section 1 of the Declaration, recorded in Kendall County on January 23, 2007, as Document No. 200700002739 and which legal description is incorporated herein by reference, (hereinafter referred to as "Development Tract");

WHEREAS, the Covenantor reserved the ability to amend the Declaration in Article XI, Section 3 of the Declaration.

NOW THEREFORE, Grove Venture, LLC, as Covenantor hereby amends the Declaration as follows:

1. All references to Grove Ventures, LLC shall be amended to read Grove Venture LLC.
2. Article VII, Section 2, (a) shall be amended to read as follows: All one story dwelling units shall contain at least 2,500 square feet of finished living area, not including walkout or lookout basements, patio or garage.
3. Article VII, Section 2, (b) shall be amended to read as follows: All two story dwelling units shall contain at least 3,000 square feet of finished living area, not including the walkout or lookout basements, patio or garage.
4. Article XI, Section 3, second paragraph shall be amended to read as follows: The Covenantor shall have the right to amend this Declaration without complying with Article XI, Section 1, of the Declaration. This right shall cease upon the election of the initial homeowner Board of Directors.

IN WITNESS WHEREOF, Grove Venture, LLC has caused this Amendment No. 1 to the Declaration of Covenants and Restrictions for Grove Estates Subdivision to be executed by its legally authorized members/managers, whose signatures are hereunto subscribed, on the day first above written.

Grove Venture, LLC, an Illinois
Limited Liability Company

By: *Camille O. Hoffmann*
Camille O. Hoffmann, Member/Manager

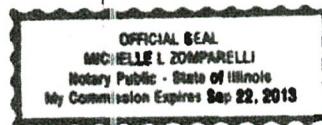
By: *Joseph D. Hartman*
Joseph D. Hartman, Member/Manager

STATE OF ILLINOIS }
COUNTY OF KENDALL } ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that CAMILLE O. HOFFMANN and JOSEPH D. HARTMAN, personally known to me to be members and managers of the GROVE VENTURE, LLC, an Illinois Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge that as such member/manager, they signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of November, 2011.

Michelle L. Zamparelli
Notary Public



LEGAL DESCRIPTION DEVELOPMENT TRACT

LOTS 1 THROUGH 60 IN CLUSIVE IN GROVE EST ATEs, ACCORDING TO THE
PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT 200600032 193,
IN KENDALL COUNTY, ILLINOIS

Unofficial

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