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 Page 1 of 37
 Fees: \$62.00
 IL Rental Housing Fund: \$0.00
 Lake County IL Recorder
 Mary Ellen Vanderverter Recorder

File **6986578**

BY-LAWS

CALIFORNIA SUBDIVISION IMPROVEMENT ASSOCIATION

42140 N. 3rd Avenue

Antioch, IL 60002

Adopted April 24, 2013

SCANNED AS PRESENTED

Recorded with Lake County, IL

Mary Ellen Vanderverter
 Lake County Recorder

Recorder of Deeds – April 29, 2013

- | | |
|-----------------|-------------------------------------|
| Dan Stanton | -President |
| Randy Beyers | -Treasurer |
| Bridget Mazzio | -Secretary |
| Brian Parpan | -Custodian |
| Mike Radzevich | -1 st Ave. Block Captain |
| Keith Larsen | -2 nd Ave. Block Captain |
| Donald Fechtner | -3 rd Ave. Block Captain |
| Tim Cahill | -4 th Ave. Block Captain |
| Dee Gall | -5 th Ave. Block Captain |
| Carmen Panico | -6 th Ave. Block Captain |
| Bobbie Manning | -7 th Ave. Block Captain |

Mail TO!

CALIFORNIA SUB IMPROVEMENT
 ASSN
 42140 N 3RD AVE
 ANTIOCH, IL 60002

BY-LAWS OF
CALIFORNIA
SUBDIVISION
IMPROVEMENT
ASSOCIATION

For Use By Recorder's Office Only

California Ice and Coal Company's Lake Marie Subdivision of part of the south 1/2 section 12, township 46 north, range 9, east of the third principal meridian, according to the plat thereof recorded October 30, 1923 as document 231690, in book "M" of Plats, page 36, in Lake County, Illinois.

BY-LAWS OF
CALIFORNIA SUBDIVISION IMPROVEMENT ASSOCIATION

ARTICLE I

NAME

This "Association" shall be known as California Subdivision Improvement Association.

OFFICES

The Association shall maintain in the State of Illinois a registered office and a registered agent, at such office and may have other offices within the Subdivision. The Subdivision office shall be the clubhouse located at 42140 N. 3rd Ave, and where the mailbox is located. The official mailing address is 42140 N. 3rd Ave, Antioch, IL 60002.

OBJECT

This Association is organized not-for-profit, but for the maintenance and upkeep of the streets, parks, beaches, boat landings, and common areas of California Ice and Coal Company's Lake Marie Subdivision ("Subdivision") and to promote good fellowship and the protection of the community.

This Association is organized in accordance with and to carry out the provisions of the Articles of Incorporation dated 10/18/49 and the Agreement entered into between all property owners of said California Ice and Coal Company's Lake Marie Subdivision, dated this 9th day of September 1949 as document #679084. See Appendix.

No member may profit from our not-for-profit lakefront or property.

ARTICLE II

SECTION 1. QUALIFICATION OF MEMBERS

All lot owners of California Ice and Coal Company's Lake Marie Subdivision are members.

SECTION 2. CLASSES OF MEMBERS

The Association shall have one class of members.

SECTION 3. MEMBERSHIP

A single membership shall be issued to all persons who jointly have ownership in any lot, home, or business in the California Subdivision Improvement Association.

The single membership shall include all owners of any lot, home, or business whether owned jointly, individually, in trust, by corporation, or by any other means.

If a member has any ownership as described above in any additional lots, homes, or businesses in the Association, that lot, home, or business shall default to the existing member's single membership.

Under no circumstances shall a member have or be included in more than one membership in the Association no matter how many lots, homes, or businesses are owned.

SECTION 4. VOTING RIGHTS

Each single membership will be entitled to cast one vote on each matter submitted to a vote of the membership. No cumulative voting will be allowed.

SECTION 5. ANNUAL MAINTENANCE FEES

The Board may determine from time to time the amount of annual maintenance fees payable to the Association. Annual maintenance fees shall be due January 1st of each year. Fees must be paid in full to be an eligible member.

An annual maintenance fee will be assessed per membership and on any additional homes or businesses owned by the same membership.

SECTION 6. FAILURE TO PAY MAINTENANCE FEES /ASSESSMENTS

The Board may, by affirmative vote of two-thirds (2/3's) vote of all the Board of Directors at a board meeting, terminate the privileges of any member who shall be in default in the payment of maintenance fees and/or assessments. The Board shall cause written notice of a delinquency in payment of dues and/or assessments as of March 1st to be mailed or personally delivered to the delinquent member, which notice shall afford the member seven (7) days in which to pay said maintenance fees and/or assessments, if said maintenance fees and/or assessments are not paid within seven (7) days from date of personal service or mailing of the notice, the member's right to vote, use Association property (real, personal, or mixed), be a director or officer or committee member or block captain shall be suspended. No watercraft, piers, shore stations, etc. should be erected until payment of maintenance fees are received for each lot along with proper insurance.

SECTION 7. LATE PENALTIES

The Board will impose late charges upon members who have failed to pay maintenance fees. A fee of 10% of the annual maintenance fees (not compounded), or to the extent allowable by law, will be applied to the outstanding balance each month for maintenance fees not paid as of March 1st.

SECTION 8. SPECIAL MAINTENANCE FEES

The Board shall have the authority to levy special maintenance fees or assessments as the Board from time to time, determines to be necessary, against the membership. When it is necessary to levy special maintenance fees for a project or expenses not included in the annual budget, memberships shall be notified in writing and shall vote the issue. Special maintenance fees will be charged equally to every membership that is charged annual maintenance fees. The Board may approve emergency expenses only when immediate action is necessary during a natural disaster or to protect lives, and the association or its members.

SECTION 9. TERMINATION OF MEMBERSHIP

Membership in this Association is terminated when a member ceases to have an ownership interest in real estate in the Subdivision.

SECTION 10. TRANSFER OF MEMBERSHIP

Membership in this Association is not transferable or assignable.

SECTION 11. REINSTATEMENT

The Board of Directors by affirmative vote of two-thirds of all the Board of Directors reinstates member's full privileges.

SECTION 12. NO MEMBERSHIP CERTIFICATES

No membership certificates of the Association shall be issued or required.

ARTICLE III

SECTION 1. BOARD OF DIRECTORS

The Board of Directors of the Association shall be a President, Vice President, Custodian, Treasurer, Secretary, and seven (7) block captains. Any two offices may be held by the same person except the offices of President and Treasurer, who may not hold more than one office.

SECTION 2. QUALIFICATIONS OF THE OFFICERS

A member with full privileges may run for office on the Board.

SECTION 3. ELECTION & TERM OF OFFICE

The officers of the Association shall be elected annually by the membership at the regular annual meeting. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as possible. Vacancies may be filled at any meeting of the Board of Directors. The President will nominate the member to fill the vacancy and the Board of Directors will vote. Majority vote of the Board of Directors present will fill the vacancy. Each officer shall hold office until his successor shall have been duly elected and qualified or until the officer's death or resignation, or until the officer has been removed in the manner hereinafter provided. All officers shall be chosen separately at the annual meeting of each year and by secret ballot to be mailed or personally delivered with notice of meeting to each membership entitled to vote. The five offices of President, Vice President, Custodian, Treasurer, and Secretary will be elected by the eligible members of all blocks as a whole. The majority of all votes cast shall be necessary to make a choice. In the case of a tie, an additional election for that position only, shall be held within 15 days. If it is a tie again the Board, by majority vote, may make the decision after the candidates present their case to the board. Block Captains are elected only by eligible members of that block. As follows:

1 st Avenue	Lots 1 – 36
2 nd Avenue	Lots 37 – 73
3 rd Avenue	Lots 74 – 108
4 th Avenue	Lots 109 – 140
5 th Avenue	Lots 141 – 168
6 th Avenue	Lots 169 – 198
7 th Avenue	Lots 199 – 234

SECTION 4. REMOVAL

Any officer elected by the membership, or appointed by the Board may be removed by the majority of eligible memberships by petition or by majority vote of eligible members present at a special meeting.

SECTION 5. BOARD OF DIRECTORS

Board of Directors shall have general supervision of the financial affairs of the Association, shall have the power to pass and enforce such rules and regulations as they deem necessary for the protection of the parks, boat landings, common areas, and roads. They only, shall have power to give out contracts for work for the upkeep and improvements of all parks, boat landings, common areas, and roads, and shall approve all expenses paid out by the Treasurer. They shall perform such other duties, as described in as the Articles, Amendments, and By-Laws. All Directors, in the absence of the Treasurer, shall accept monies from lot owners, in payment of assessments and shall turn over to the Treasurer. A quorum is necessary to transact business. The Vice President is a non-voting member until they assume the responsibility of acting President.

SECTION 6. PRESIDENT

The President shall be the principal executive officer of the Association. Subject to the direction and control of the Board, the President shall be in charge of the business and affairs of the Association; the President shall see that the resolutions and directive of the board of directors are carried into effect except in those instances in which that responsibility is assigned to some other person by duties incident to the office of President and such other duties as may be prescribed by the Board. The President shall preside at all meetings of the members and of the Board. Except in those instances in which the authority to execute is expressly delegated to another officer or a different mode of execution is expressly prescribed by the Board or these by-laws, the President may execute for the Association any contracts, deeds, mortgages, bonds or other instruments which the Board has authorized to be executed, and the President may accomplish such execution either under or without the seal of the Association and either individually or with the Treasurer, according to the requirements of the form of the instrument.

SECTION 7. VICE PRESIDENT

Shares completely in the duties of President in their absence.

SECTION 8. TREASURER

The Treasurer shall secure and store all of the minutes by the Secretary of all proceedings of the Board and committees, corporate records (including check books, bank books, etc.) and of the seal of the corporation. The Treasurer shall collect all maintenance fees and receive any monies due the Association, and keep an accurate report, thereof, from any and all sources. The Treasurer shall, at all times, maintain an accurate account of each lot owner and furnish the Board with a list of all delinquencies by the 15th of the month, following each quarter of the calendar year. Treasurer shall keep full accounts of all transactions and make a report each annual meeting. Treasurer shall not pay out any sum except when authorized by the Board. A surety bond of not less than \$25,000 shall be bound with the premium to be paid by the Association. The Treasurer shall be the principal accounting and financial officer of the Association. Treasurer shall: (a) have charge of and be responsible for the maintenance of adequate books of account for the Association; (b) and be responsible therefore, and for the receipt and disbursement thereof and perform all duties incident to the office and such other duties as from time to time may be assigned by the President or by the Board.

SECTION 9. CUSTODIAN

The Custodian shall have custody of all of the personal property of the Association, and shall be responsible for upkeep of all association property. Any member upon approval of the Board or assigned committee may request services that are to be supervised by the Custodian. The Custodian secures any contracts needed, which the Board has authorized to be executed. The Custodian shall keep an inventory of all stock and personal property in the Custodian's possession.

SECTION 10. SECRETARY

The Secretary shall record the minutes of the meetings of the members and of the Board in one or more books provided for that purpose; see that all notices are duly given in accordance with the provision of these by-laws or as required by law keep a register of the post office address of each member which shall be furnished to the Secretary by such member. Secretary shall conduct all official correspondence for the Association.

SECTION 11. BLOCK CAPTAINS

It shall be the duty of the Block Captain to handle all complaints and business of his/her block. The Block Captain shall have the authority to assignments or reassignments of all boat pier space equally for the block and report any problem they cannot manage to the Board. It shall be the duty and responsibility of the Block Captain to inform and enforce all rules and regulations of the Association and by-laws. The Block Captain shall be responsible for the collections, delivery of maintenance fees and certificates of insurance to the Treasurer and to report any unpaid maintenance fees. The Block Captain shall have updated records of all transactions from the Treasurer. Any dispute that cannot be resolved by the Block Captains shall be resolved by the Board. The Block Captains shall try to keep harmony and create good will among residents of the subdivision. The Block Captain is responsible for obtaining current mailing address information for members on their block to provide to the Secretary.

SECTION 12. COMMITTEES

When deemed necessary, the Board may appoint a committee to gather information, seek bids, and conduct projects and/or activities according to these by-laws. The committee shall consist of members in good standing. Committee members shall have no power to authorize contracts or make final decisions. All committees serve at the discretion of the Board.

SECTION 13. ELECTION COMMITTEE

Annually an election committee will be formed consisting of three (3) or more members in good standing for the purpose of conducting the annual election of the Board of Directors. Committee shall ascertain and report the number of votes represented at the meeting based upon their determination of the validity; count all votes and report the results; and do such other acts as are proper to conduct the election and voting with impartiality and fairness to all the members. Each report of the committee shall be in writing and signed by a majority of them. The report of the committee on the number of votes represented at the meeting and the results of the voting shall be prima facie evidence thereof.

ARTICLE IV

SECTION 1. ANNUAL MEETING

An annual meeting of the members shall be held on the second Sunday of August of each year for the purpose of electing Directors & Officers and for the transaction of such other business as may come before the meeting. The order of business at such meeting and so far as possible at all other meetings shall be:

- A. Calling to Order and Proof of Quorum
- B. Proof of notice of meeting
- C. Reading and Action on any Unapproved minutes
- D. Reports of officers and committees
- E. Unfinished business
- F. New Business
- G. Open Discussion
- H. Adjournment

SECTION 2. SPECIAL MEETINGS

Special meetings may be called by the majority of the Board of Directors.

SECTION 3. PLACE OF MEETINGS

The Board may designate any place as the place of meeting for any annual meeting or for any special meeting called by the Board. If no designation is made or if a special meeting be otherwise called the place of meeting shall be the clubhouse located at 42140 N. 3rd Ave.

SECTION 4. NOTICE OF MEETINGS

Written notice stating the place, date, and hour of annual or special meeting of members shall be, delivered, or personally delivered to each member no less than five (5) nor more than twenty (20) days before the date of such meeting. The purpose for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed delivered when deposited in the United States mail addressed to the member at the member's address as it appears on the records of the Association with postage thereon prepaid. Notice of all meetings will be posted on the community board located outside the clubhouse.

SECTION 5. INFORMAL ACTION BY MEMBERS

Any action required to be taken at a meeting of the members of the Association, or any other action which may be taken at a meeting of membership, may be taken without a formal meeting if a consent in writing, waiving notice, and setting forth the action so taken, shall be signed by two-thirds (2/3's) of all members entitled to vote with respect to the subject matter thereof.

SECTION 6. MEETINGS OF THE BOARD OF DIRECTORS

Meeting of the Board of Directors shall be held at least once a month, during the months of May to October, at such time as the Board all agrees on. Additional meetings may be called by the majority of the Board of Directors. Any and all meetings must be open to all members of this Association.

All business of the Board must be conducted at the open meeting, except business involving pending lawsuit or violation of rules & regulations, which the Board may conduct in Executive Session. All meetings may be recorded.

SECTION 7. QUORUM

A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the board, provided that if less than a majority of the Board are present at said meeting, a majority of the Board present may adjourn the meeting to another time without further notice.

SECTION 8. MANNER OF ACTING

The action of a majority of the Board present at a meeting, at which a quorum is present, shall be the act of the Board of Directors.

ARTICLE V

SECTION 1. CONTRACTS

The Board of Directors may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by these by-laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances. Prior to final execution of contract, all vendors must provide all legal documentation including, but not limited to insurance, licenses, bonds, etc.

SECTION 2. REGULATION OF REAL PROPERTY

The lending, leasing, and/or selling of any real property or rights in title to the Association requires two-thirds (2/3's) majority vote of all members whether in good standing or not.

SECTION 3. CHECKS, DRAFTS, ETC.

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 the President and Treasurer of the Association.

SECTION 4. DEPOSITS

All funds of the Association shall be deposited on a regular basis into the Association's financial account as the Board of Directors may select.

SECTION 5. GIFTS

The Board of Directors 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.

SECTION 6. BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, board of directors, and committees having any of the authority of the board of directors. The Board shall pass an annual budget. The Association's Treasurer shall keep a record giving the names and addresses of the members entitled to vote. All books and records may be inspected by any member in good standing within 15 days of formal written request to the Board.

SECTION 7. FISCAL YEAR

The fiscal year of the Association shall begin the first (1st) day of January of each year.

ARTICLE VI

SECTION 1. INSURANCE

The Association will provide insurance for the liability and property damage associated with the shoreline, beach, boat launch, clubhouse, and common areas for the use of its members. The general liability coverage will have limits of no less than \$1,000,000 per occurrence/\$2,000,000 aggregate. The property coverage will have limits in place to replace the clubhouse and any other personal property in the event of a loss. The directors & officers' coverage will have limits of no less than \$1,000,000 per claim/aggregate with a deductible/retention of no more than \$10,000.

The members are responsible for insuring their piers that are placed on the Association lakefront and hold harmless the Association. Member shall indemnify, protect, and hold the Association harmless from any and all alleged claims, demands, causes of action, liability, loss, damage and/or injury (to property or persons, including death), and law suits arising from use of their pier. The indemnification includes payment of all penalties, fines, judgments, awards, decrees, attorney fees, and related costs or expenses. Certificate of insurance are to be provided to the Association with the annual maintenance fees.

SECTION 2. AMENDMENTS

The power to alter, amend, or repeal the by-laws or adopt new by-laws shall be vested in all members, whether in good standing or not, with a two-thirds (2/3's) majority unless otherwise provided in the articles of incorporation or the agreement dated September 9th, 1949. Such action may be taken at a regular or special meeting for which written notice of the purpose shall be given. The by-laws may contain any provisions for the regulation and management of the affairs of the Association consistent with the law, the articles of incorporation, the agreement dated September 9th, 1949, on permanent record with the recorder of deeds, and/or the general not for profit act of the State of Illinois or any other governing laws.

SECTION 3. SEAL

The corporate seal shall have inscribed thereon the name of the Association and the words California Ice & Coal of Lake Marie Est. 5/11/1925.

SECTION 4. WAIVER OF NOTICE

Whenever any notice is required to be given under the provisions of the General Not-For-Profit Corporation Act of Illinois or under the provisions of the articles of incorporation, the agreement dated September 9th, 1949, or the by-laws of the Association, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

Attendance at any meeting should constitute waiver of notice thereof unless the person at the meeting objects to the holding of the meeting because proper notice was not given.

ARTICLE VII

RULES AND REGULATIONS

SECTION 1. DOGS

Shall at all times be consistent with the Lake County, IL regulations regarding pets.

SECTION 2. LIVESTOCK

Shall at all times be consistent with the Lake County, IL regulations regarding livestock.

SECTION 3. PARKING

No licensed motor vehicles will be parked on subdivision roads. Parking is permitted at the clubhouse and designated areas as described by the Board.

SECTION 4. SPEED

Speed limit is 15 M.P.H.

SECTION 5. RECREATIONAL VEHICLES

Must be operated by a licensed driver or be accompanied by a licensed driver, per the Illinois Driver Regulations. Recreational vehicles include golf carts, ATV's, UTV's, and anything similar. Person's operating any of these vehicles must follow all state and local laws.

SECTION 6. PIERS & USE OF THE LAKEFRONT

A membership in good standing is assigned, by their Block Captain, approximately 15 feet along the lakefront to use to install one (1) pier. Pier must meet Fox Waterway and Lake County Building code, or any other legal entity requirements for the Chain O'Lakes as far as length, materials, labeling address etc. All piers are private and no trespassing. Member piers must be in good condition at all times. Piers that are dilapidated or unsafe will be given 30 days to make safe again. Safety shall be by the discretion of the Board. If after 30 days, the pier has not been restored to good condition, it will be removed at the expense of the member. The Association will not be responsible for any issues related to member's piers, as pier safety and insurance are the responsibility of the member and they hold the Association harmless.

Such member may improve their site per government regulations, which may include adding stone or sea wall; provided, however that such member shall pay for such improvements and will hold the association harmless from the claims of any unpaid workman or material supplier. It will be the members' responsibility to keep the grass cut. The Association's boat launch is available to the east of the cove between 4th and 5th Avenues.

A member shall not lend, lease, or rent pier space to anyone. A member, the member's family and friends may use the common areas and/or lake front at their own risk. The member shall immediately report any accident to the proper authorities, their Block Captain and/or the President.

SECTION 7. NUISANCE ORDINANCE

We abide by the Lake County, IL Public Nuisance Ordinance.

SECTION 8. OPEN FLAMES OR BURNING

We abide by the Antioch Fire Department Ordinance.

SECTION 9. VANDALISM & THEFT

Violators will be prosecuted.

ARTICLE VIII

SECTION 1. DISSOLUTION

A special meeting must be called for Dissolution. All members (even if not in good standing) shall have a vote on this matter. Two-thirds (2/3's) of all members are needed to dissolve the Association.

Upon dissolution of the Association, after payment in full of all debts and obligations, the funds remaining, if any, shall be distributed equitable to the members of record who were in good standing with the Association as of the date the Board of Directors adopt the resolution's to dissolve the Association.

SECTION 2. BINDING

These by-laws, and any amendments thereto, shall be binding upon all current real estate owners, their real estate, their grantees, heirs, successors, assignees, personal representatives, and shall "run with the title and land" forever. The subject real estate are lots one (1) through two hundred thirty four (234), inclusive, in:

California Ice and Coal Company's Lake Marie Subdivision of part of the south 1/2 of section 12, township 46 north, range 9, east of the third principal meridian, according to the plat thereof recorded October 30th, 1923 as document 231690, in book "M" of Plats, page 36, in Lake County, Illinois.


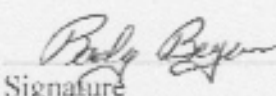
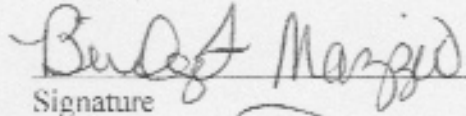

BY-LAWS

CALIFORNIA SUBDIVISION IMPROVEMENT ASSOCIATION

42140 N. 3rd Avenue

Antioch, IL 60002

Adopted April 24, 2013

Dan Stanton	President	 Signature
Randy Beyers	Treasurer	 Signature
Bridget Mazzio	Secretary	 Signature
Brian Parpan	Custodian	 Signature

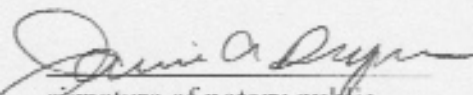
State of Illinois

County of Lake.

Signed (or subscribed or attested) before me on 4/27/2013 (date)

by Janie A. Drafke (name of person).

(seal)


signature of notary public



ARTICLES OF INCORPORATION
UNDER THE
GENERAL NOT FOR PROFIT CORPORATION ACT

(These Articles Must be Filed in Duplicate)

(DO NOT WRITE IN THIS SPACE)

Date Paid 10-18-49

Filing Fee \$ 10

Clerk [Signature]

To EDWARD J. BARRETT, Secretary of State, Springfield, Illinois.

We, the undersigned,

(Not less than three)

Name	Number	Street	Address City	State
Lester J. Hybarger	Route #3		Antioch, Illinois	
John F. Rybak	Route #3		Antioch, Illinois	
George Masopust	Route #3		Antioch, Illinois	

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

1. The name of the corporation is: California Subdivision Improvement Association of

2. The period of duration of the corporation is: Perpetual
(Please state "perpetual" or a definite number of years)

3. The address of its initial Registered Office in the State of Illinois is: Route #3 Street,

in the Town of Antioch (Town) County of Lake and

the name of its initial Registered Agent at said Address is: Lester J. Hybarger

4. The first Board of Directors shall be nine in number, their names and addresses being as follows:
(Not less than three)

Name	Number	Street	Address City	State
Lester J. Hybarger			Antioch, Illinois	
John F. Rybak			Antioch, Illinois	
Lucile Thornton			Antioch, Illinois	
James Walsh			Antioch, Illinois	
George Masopust			Antioch, Illinois	
Frank Muloo			Antioch, Illinois	
Frank Carlson			Antioch, Illinois	
Edward Stahl			Antioch, Illinois	
Hugh Owen			Antioch, Illinois	

5. The purpose or purposes for which the corporation is organized, are:

The maintenance and up-keep of the streets, parks, beaches and boat landings of the California Ice and Coal Company's, Lake Marie Subdivision, and to promote good fellowship and the protection of the community.

1566 27

PAID

OCT 18 1949

[Signature]
Secretary of State

THESE ARTICLES OF INCORPORATION AND THE BY-LAWS OF THE CORPORATION HEREBY FORMED SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF THE COURT IN THE COUNTY OF LAKE, STATE OF ILLINOIS, UNTIL THE SAME ARE REVOKED OR AMENDED BY THE BOARD OF DIRECTORS OF THE CORPORATION HEREBY FORMED.

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

(Signatures Must Sign Below)

Lester J. Rybarger
John P. Rybak
George M. Masopust

Secretaries

ACKNOWLEDGMENT

STATE OF ILLINOIS,
County of Lake

I, Edward G. Jacobs, a Notary Public do hereby certify that on the 3rd day of September, 1947, Lester J. Rybarger, John P. Rybak and George Masopust,

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

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

PLACE
(NOTARIAL SEAL)
HERE

Edward G. Jacobs
Notary Public

315R 26-157

FORM NO. 2
ARTICLES OF INCORPORATION
under the
GENERAL NOT FOR PROFIT
CORPORATION ACT
of
California Subdivision
Incorporation Legislation

FILED

OCT 16 1947

Edwin J. Stender
Clerk of State

(These Articles Must Be Executed and Filed in
Duplicate)

Filing Fee \$10.00

(22377-1031-6-47)

1291 270

A G R E E M E N T

WHEREAS, by agreement recorded September 9th, 1949, as Document No. 679084, the undersigned or their predecessors in title, agreed to become members of the California Subdivision Improvement Association and to subject themselves to dues and assessments levied by said Association and to subject their lots to a lien if said dues and assessments were not paid when due.

AND WHEREAS, it is now desired to eliminate one provision in said Agreement, namely, "and such dues and assessments, if not paid when due, shall be a lien against the lot or lots in said Subdivision owned by the owner who shall be thus in arrears".

NOW, THEREFORE, we, the undersigned, being parties to the original Agreement, or their successors in title, do hereby agree that the provision in said original Agreement above quoted providing for a lien attaching in the event of unpaid dues and assessments, shall be stricken and annulled, and the same is hereby stricken and annulled as though the same never existed, but that the other provisions of said original Agreement, however, shall remain unchanged; and we do hereby, for ourselves and our heirs, successors and assigns, release to each other all of our right to enforce said lien for unpaid dues and assessments against our properties, and we do further authorize and direct said California Subdivision Improvement Association to release any such lien, or right to a lien, acquired by them under said original Agreement, and we do hereby declare that no lot or parcel of property in the California Ice and Coal Company's Lake Marie Subdivision shall be subject to any lien for non-payment of dues or assessments as aforesaid.

IN WITNESS WHEREOF, we the undersigned owners of the lots set opposite expressed have hereunto subscribed our names, this day of September, A. D. 1951.

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AGREEMENT

We, the undersigned, being owners of premises as shown opposite our names in the California Ice and Coal Company's Lake Marie Subdivision do hereby elect for ourselves, and our heirs, successors and assigns, to become members of the Association known as "California Subdivision Improvement Association", which may exist as an incorporated or unincorporated body, and as such member agree to be subject to dues and assessments from time to time in force per member, per lot, per annum as assessed by said association, and such dues and assessments if not paid when due shall be a lien against the lot or lots in said Subdivision owned by the member who shall be thus in arrears. Said Improvement Association shall hold title to all parks, drives, road ways, easements, avenues and beaches which are not dedicated to, or owned by the public, and said Association shall have general power and jurisdiction over all community matters, and its rules and regulations, adopted by a majority of its members present at any regular or special meeting of said Association duly called and held pursuant to the by-laws, rules and regulations then in force, shall be binding on all property owners who are parties to this agreement, and their heirs, successors and assigns; it being specifically understood that the parks, lakes, beaches, roads and easements shall be for the benefit of all owners and purchasers of lots in the California Ice and Coal Company's Lake Marie Subdivision and their families, and for no other purpose whatsoever.

Lot Number

- 1
- 2
- 3
- 4
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- 6
- 7
- 8
- 9

<u>Mr. Francis W. King</u>	<u>Mr. C. L. King</u>
<u>Mr. C. L. King</u>	<u>Mr. C. L. King</u>
<u>Mr. C. L. King</u>	<u>Mr. C. L. King</u>
<u>Mr. C. L. King</u>	<u>Mr. C. L. King</u>
_____	_____
_____	_____
_____	_____
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Continuation of Agreement regarding "California Subdivision Improvement Association"

Association:

Lot Number

10

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Ed & Lucille Thornton
Ed & Lucille Thornton

James J. Conrado
James J. Conrado

Anna Conrado
Anna Conrado

Barbara H. Hines
Blanche A. Hines

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Continuation of Agreement regarding California Subdivision Agreement

Associations:

Lot Number

29

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*Debra J. Hyman
Evelyn B. Hyman
Debra J. Hyman
Evelyn B. Hyman
Debra J. Hyman
Evelyn B. Hyman
Debra J. Hyman
Evelyn B. Hyman*

*William Freenberg Helen C. Greenberg
William Freenberg Helen C. Greenberg
Charles Soper Anne Soper
Charles Soper Anne Soper
Charles Soper
Charles Soper
Charles Soper
Charles Soper*

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Continuation of Agreement regarding California Subdivision Improvement

Association:

Lot Number	Joseph Bielawski	Julia Bielawski
47		
48		
49		
50		
51		
52		
53		
54	E. F. Polombla	
55	E. F. Polombla	
56	Thomas Hanson	Thomas Hanson
57	W. L. Gray	Elizabeth Gray
58	James W. ...	James W. ...
59	William ...	Elizabeth ...
60	John ...	Marie ...
61	John ...	Marie ...
62		
63		
64	Thomas ...	Blanche ...
65	Thomas ...	Blanche ...

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Description of Agreement regarding "California Subdivision Improvement

Association".

Lot Number

104		
105		
107		
108		
109		
110		
111		
112	Jerry Sinteras	
113	Jerry Sinteras	
114	John + Helen Malac	
115	John + Helen Malac	
116	John + Helen Malac	
117	James Maundy	
118	James Maundy	
119	James Maundy	
120		
121	Angela + Paul	Mary Liheseth
122	Frank J. Break	
123		
124		

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Continuation of Affidavit regarding California Notarization Exemption

Applicant's

Lot Number

120

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Jamie S Hollingsworth
Jamie S Hollingsworth

Rich H Lambert Sylvia Bamber
Rich H Lambert Sylvia Bamber

~~John S Lambert~~
~~Sylvia Bamber~~

great mesa Catherine Maria
great mesa Catherine Maria

John S Lambert Sylvia Bamber
John S Lambert Sylvia Bamber

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LISTING OF AGREEMENT REGARDING "CALIFORNIA EXHIBITION DEPARTMENT ASSOCIATION"

Lot Number		
144	Old Drake	Marie Drake
145	Old Drake	Marie Drake
146	Charlotte Johnson	
147	Charlotte Johnson	
148	William M. Johnson	Abigail S. Johnson
149	Frank Carlson	Delores Carlson
150	Joseph E. Hueston	Margaret Hueston
151	John A. Hybarger	Grace Hybarger
152	John A. Hybarger	Blaine Hybarger
153	John A. Hybarger	Margaret Hybarger
154	Samuel L. Hybarger	Mary Belle D. Hybarger
155	Leota J. Hybarger	Leota J. Hybarger
156	Leota J. Hybarger	Leota J. Hybarger
157	Arthur J. Mail	Agnes Mail
158	Arthur J. Mail	Agnes Mail
159	Joseph Mail	Christine Mail
160	Joseph Mail	Christine Mail
161	Joyce Novak	Marie Novak
162	Gene Kottke	Gene Kottke
163	Gene Kottke	Agnes R. Kottke
164	Christine Novak	

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Continuation of Agreement regarding "California Subdivision Improvement Association",

Lot Number

164 Joseph Meyer _____

165 Joseph Meyer _____

166 Charles Egan Anna Lopez _____

167 Charles Egan Anna Lopez _____

168 Charles Egan Anna Lopez _____

169 _____

170 _____

171 _____

172 Louis Duvell x _____

173 Louis Duvell x _____

174 Louis Duvell x _____

175 Louis Duvell x _____

176 Joseph D. Lighter August D. Lighter _____

177 _____

178 _____

179 _____

180 Theodor D. Dickey Row P. Dickey _____

181 James Bergitz x _____

182 James Bergitz x _____

183 _____

184 _____

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Qualification of agreement regarding "California Judicials Department Association".

Lot Number

100 Edward Stahl Lottie E. Stahl

100 Edward Stahl Lottie E. Stahl

106

107 Louis B. Haley Sylvia L. Dymally

108

109 Louis J. Nivola Lillian B. Nivola

110 Patsy Blue Mildred Blue

111 Patsy Blue Mildred Blue

112

113

114

115 William H. Hargy Howard Hargy

116

117

118

119

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122

123

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Continuation of Agreement regarding "Automatic Substitution Improvement

Activities".

Lot Number

201		
202	Russell Vestute	
203	Joseph Vestute	Victor Vestute
204	John B. Vestute	
205	Joseph Vestute	Clay Weimard
206		
207	Russell Kawell	Viola Kawell
208	Russell Kawell	Viola Kawell
209	Arthur Bortoloni	Roch Bortoloni
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221	Emil O. Kapiachka	
222	Emil O. Kapiachka	