

07-12234

FILED  
PEORIA COUNTY  
STATE OF ILLINOIS

07 APR 24 15 58

*Handwritten signature*

RECORDER OF DEEDS

NOTICE OF FORMATION  
OF HOMEOWNERS  
ASSOCIATION-  
PEORIA COUNTY

PREPARED BY:

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BELL & KUPPLER LLP  
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Suite 200  
Peoria, Illinois 61614  
(309) 688-9400

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**NOTICE OF FORMATION OF HOMEOWNERS ASSOCIATION**

**This Notice of Formation of Homeowners Association**, effective the 14<sup>th</sup> day of March, 2007, is by and among all homeowners of Chadwick Estates.

**RECITALS**

**Whereas**, on August 27, 2004, a Declaration of Restrictions for Chadwick Estates was recorded in the office of the Peoria County Recorder of Deeds as Document No. 04-31777, with said document hereinafter referred to as the "Restrictions".

**Whereas**, the Restrictions provide for the formation of a homeowners association, hereinafter referred to as the "Association", upon the occurrence of certain events, specifically the sale by the Developer of a certain percentage of lots, notice of a meeting to form the Association, and the recording of the notice of the formation of the Association;

**Whereas**, an adequate number of lots have been sold to permit the formation of the Association;

**Whereas**, proper notice has been given to lot owners in the subdivision of a meeting to form the Association;

**Whereas**, a meeting was held to form the Association on March 14, 2007.

**Whereas**, this document has been recorded to complete the requirements for formation of the Association.

APR 24 2007

Date: \_\_\_\_\_  
Peoria County Recorder  
Rental Housing Support  
Program Fund Surcharge: \$10.00

1085

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**NOTICE**

Accordingly, notice is given of the following:

1. Chadwick Estates Homeowners Association, Inc. shall be deemed formed effective the date of recording of this Notice of Formation of Homeowners Association.
2. The Association shall be organized and operate as Chadwick Estates Homeowners Association, Inc., a not for profit corporation.
3. The Association shall have all of the powers, rights and duties detailed in the Restrictions, including, without limitation, the right to assess dues.
4. Polo Development Group, LLC, as the Developer detailed in the Restrictions, has assigned to the Association all of the rights and powers of Developer relating to Chadwick Estates as detailed in the Restrictions, including the right and authority to approve plans for new construction within Chadwick Estates.
5. Generally, Chadwick Estates Homeowners Association, Inc. may be contacted by contacting the directors or officers of the Corporation as disclosed by the annual corporate report.

**In witness whereof**, the undersigned has affixed his signature effective the date first written above.

Polo Development Group, LLC  
by Squire Development Company, Manager

By:   
Robert P. Fredricks, President

Index to: See attached

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## Chadwick Estates

<i>LOT #</i>	<i>ID. #</i>
Lot 1	13-10-453-001
Lot 2	13-10-453-002
Lot 3	13-10-453-003
Lot 4	13-10-453-004
Lot 5	13-10-453-005
Lot 6	13-10-453-006
Lot 7	13-10-453-007
Lot 8	13-10-453-008
Lot 9	13-10-453-009
Lot 10	13-10-453-010
Lot 11	13-10-453-011
Lot 12	13-10-453-012
Lot 13	13-10-454-023
Lot 14	13-10-454-022
Lot 15	13-10-454-021
Lot 16	13-10-454-020
Lot 17	13-10-454-019
Lot 18	13-10-454-018
Lot 19	13-10-454-017
Lot 20	13-10-454-016
Lot 21	13-10-454-015
Lot 22	13-10-454-014
Lot 23	13-10-454-013
Lot 24	13-10-454-012
Lot 25	13-10-454-011
Lot 26	13-10-454-001
Lot 27	13-10-454-002
Lot 28	13-10-454-003
Lot 29	13-10-454-004
Lot 30	13-10-454-005
Lot 31	13-10-454-006
Lot 32	13-10-454-007
Lot 33	13-10-454-008
Lot 34	13-10-454-009
Lot 35	13-10-454-010
Lot 36	13-10-454-028
Lot 37	13-10-454-027
Lot 38	13-10-454-026
Lot 39	13-10-454-025
Lot 40	13-10-454-024
Lot 41	13-15-203-001
Lot 42	13-15-203-002
Lot 43	13-15-203-003
Lot 44	13-15-203-004
Lot 45	13-15-203-005
Lot 46	13-15-203-006
Lot 47	13-10-454-029

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<i>LOT #</i>	<i>LD. #</i>
Lot 48	13-10-454-030
Lot 49	13-15-203-009
Lot 50	13-15-203-008
Lot 51	13-15-203-007
Lot 52	13-15-226-007
Lot 53	13-15-226-008
Lot 54	13-15-226-009
Lot 55	13-15-226-010
Lot 56	13-15-226-011
Lot 57	13-15-226-012
Lot 58	13-15-226-013
Lot 59	13-15-226-019
Lot 60	13-15-226-018
Lot 61	13-15-226-017
Lot 62	13-15-226-016
Lot 63	13-15-226-015
Lot 64	13-15-226-014
Lot 65	13-15-202-006
Lot 66	13-15-202-005
Lot 67	13-15-202-004
Lot 68	13-15-202-003
Lot 69	13-15-201-027
Lot 70	13-15-201-026
Lot 71	13-15-201-025
Lot 72	13-15-201-024
Lot 73	13-15-201-023
Lot 74	13-15-201-022
Lot 75	13-15-201-021
Lot 76	13-15-201-020
Lot 77	13-15-201-019
Lot 78	13-15-201-018
Lot 79	13-15-201-017
Lot 80	13-10-451-025
Lot 81	13-10-451-024
Lot 82	13-10-451-023

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<i>LOT #</i>	<i>I.D. #</i>
Lot 83	
Lot 84	13-10-451-022
Lot 85	13-10-451-021
Lot 86	13-10-451-020
Lot 87	13-10-451-019
Lot 88	13-10-451-018
Lot 89	13-10-451-017
Lot 90	13-10-451-016
Lot 91	13-10-452-004
Lot 92	13-10-452-005
Lot 93	13-10-452-006
Lot 94	13-10-452-007
Lot 95	13-10-452-008
Lot 96	13-15-204-001
Lot 97	13-15-204-002
Lot 98	13-15-204-003
Lot 99	13-15-204-004
Lot 100	13-15-204-005
Lot 101	13-15-204-006
Lot 102	13-15-204-011
Lot 103	13-15-204-010
Lot 104	13-15-204-009
Lot 105	13-15-204-008
Lot 106	13-15-204-007
Lot 107	13-10-451-015
Lot 108	13-10-451-014
Lot 109	13-10-451-013
Lot 110	13-10-452-001
Lot 111	13-10-452-002
Lot 111	13-10-452-003

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