

Return this document to:

Walden Pond Estates
Homeowners Association
PO Box 402
Monticello, IL 61856

This instrument prepared by:

Christopher Nelson
HOA Secretary
203 Giant City Rd.
Monticello, IL 61856

SECOND AMENDMENT TO

WALDEN POND ESTATES

PROTECTIVE COVENANTS – FIRST EDITION

This Amendment, made this 15th day of December 2011, WITNESSETH:

WHEREAS, the Protective Covenants – First Edition for “Walden Pond Estates” Subdivision, dated August 8, 1998, recorded October 6, 1998, Book 438, Page 621, Document Number 290544 in the Recorder’s Office of Piatt County, Illinois;

and, WHEREAS, Section III of said instrument authorizes the Amendment of the Covenants in whole or in part by an Instrument signed by 70% of the then owners of the building sites;

and, WHEREAS, over 70% of the owners of the said building sites provided signature in favor of said Amendment;

NOW THEREFORE, the said Protective Covenants above referenced are hereby amended and/or altered as follows:

- A) Section IV is hereby amended in Lines 2 and 3 to “not more than \$175 between January 1st and January 15th.”
- B) Section IV is hereby amended by adding the following: “The Board will develop an annual budget that will ensure meeting of minimum operating expenses of the Association, and shall anticipate future capital expenditures in the upcoming fiscal year and beyond.”

In witness whereof the undersigned has caused its name to be affixed hereto this 15th day of December, 2011.

Walden Pond Estates, Homeowners Association, Executive Board

BY: _____

Todd Lienhart, President

STATE OF ILLINOIS)
) SS.
COUNTY OF PIATT)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Todd Lienhart, personally known to me to be the current President of the **WALDEN POND ESTATES HOMEOWNERS ASSOCIATION, AN ILLINOIS CORPORATION**; and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persona and severally acknowledged that as such President signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ___ day of _____, 20__.

Notary Public

Return this document to:

Walden Pond Estates
Homeowners Association
PO Box 402
Monticello, IL 61856

This instrument prepared by:

Christopher Nelson
HOA President
203 Giant City Rd.
Monticello, IL 61856

366706

RECORDED ON:

12/19/2018 03:10:05 PM

RECORDING FEE 64.00

RHSP FEE 10.00

PIATT IL COUNTY RECORDER

JENNIFER HARPER, CLERK RECORDER

BY: STEPHANIE DEPUTY

THIRD AMENDMENT TO

WALDEN POND ESTATES

PROTECTIVE COVENANTS – FIRST EDITION

This Amendment, made this 19th day of December 2018, WITNESSETH:

WHEREAS, the Protective Covenants – First Edition for “Walden Pond Estates” Subdivision, dated August 8, 1998, recorded October 6, 1998, Book 438, Page 621, Document Number 290544 in the Recorder’s Office of Piatt County, Illinois;

and, WHEREAS, Section III of said instrument authorizes the Amendment of the Covenants in whole or in part by an Instrument signed by 70% of the then owners of the building sites;

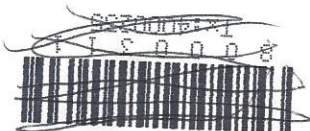
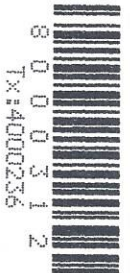
and, WHEREAS, over 70% of the owners of the said building sites provided signature in favor of said Amendment;

and, WHEREAS, a single vote is permitted in the circumstance in which an individual or entity holds ownership to more than one building site, as pursuant to the Bylaws of the Homeowners Association;

NOW THEREFORE, the said Protective Covenants above referenced are hereby amended and/or altered as follows:

- A) Section II.1 is hereby amended by adding the following: “Any rental property must be maintained and kept from becoming in a state of disrepair. Any costs incurred by the HOA to achieve this will be paid in full by the homeowner. Furthermore, unless otherwise previously arranged, any costs incurred by the renter will be reimbursed in full by the homeowner. All rental agreements must be kept on file with the HOA Secretary, which must include duration of rental period, rental cost, and up-to-date name, address, telephone number, and email address for the property owner.”

In witness whereof the undersigned has caused its name to be affixed hereto this 19th day of December, 2018.



Walden Pond Estates, Homeowners Association, Executive Board

BY: *Chris Nelson*

Christopher Nelson, President

STATE OF ILLINOIS)
) SS.
COUNTY OF PIATT)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Christopher Nelson, personally known to me to be the current President of the **WALDEN POND ESTATES HOMEOWNERS ASSOCIATION, AN ILLINOIS CORPORATION**; and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persona and severally acknowledged that as such President signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of December, 2018.



Heather Lawhead

Notary Public

Return this document to:
Walden Pond Estates
Homeowners Association
PO Box 402
Monticello, IL 61856

This instrument prepared by:
Christopher Nelson
HOA President
203 Giant City Rd.
Monticello, IL 61856

366707
RECORDED ON:
12/19/2018 03:10:06 PM
RECORDING FEE 64.00
RHSP FEE 10.00
PIATT IL COUNTY RECORDER
JENNIFER HARPER, CLERK RECORDER
BY: STEPHANIE DEPUTY

FOURTH AMENDMENT TO
WALDEN POND ESTATES

PROTECTIVE COVENANTS – FIRST EDITION

This Amendment, made this 19th day of December 2018, WITNESSETH:

WHEREAS, the Protective Covenants – First Edition for “Walden Pond Estates” Subdivision, dated August 8, 1998, recorded October 6, 1998, Book 438, Page 621, Document Number 290544 in the Recorder’s Office of Piatt County, Illinois;

and, WHEREAS, Section III of said instrument authorizes the Amendment of the Covenants in whole or in part by an Instrument signed by 70% of the then owners of the building sites;

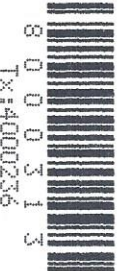
and, WHEREAS, over 70% of the owners of the said building sites provided signature in favor of said Amendment;

and, WHEREAS, a single vote is permitted in the circumstance in which an individual or entity holds ownership to more than one building site, as pursuant to the Bylaws of the Homeowners Association;

NOW THEREFORE, the said Protective Covenants above referenced are hereby amended and/or altered as follows:

- A) Section II.8 is hereby removed in its entirety.
- B) As such, pursuant to existing language in Section II.11, accessory building construction plans will be submitted to the Architectural Control Committee. In so doing, and in agreement with Section II.11, the HOA Executive Board and Architectural Control Committee will develop a list of guidelines by which accessory building construction may proceed if the Architectural Control Committee has deemed that proposal for such construction has met those guidelines.

In witness whereof the undersigned has caused its name to be affixed hereto this 19th day of December, 2018.



Walden Pond Estates, Homeowners Association, Executive Board

BY: *Chris*

Christopher Nelson, President

STATE OF ILLINOIS)
) SS.
COUNTY OF PIATT)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Christopher Nelson, personally known to me to be the current President of the **WALDEN POND ESTATES HOMEOWNERS ASSOCIATION, AN ILLINOIS CORPORATION**; and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persona and severally acknowledged that as such President signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of December, 2018.



 Heather Lawhead

Notary Public

Return this document to:
Walden Pond Estates
Homeowners Association
PO Box 402
Monticello, IL 61856

This instrument prepared by:
Christopher Nelson
HOA President
203 Giant City Rd.
Monticello, IL 61856

366708
RECORDED ON:
12/19/2018 03:12:07 PM
RECORDING FEE 64.00
RHSP FEE 10.00
PIATT IL COUNTY RECORDER
JENNIFER HARPER, CLERK RECORDER
BY: STEPHANIE DEPUTY

FIFTH AMENDMENT TO
WALDEN POND ESTATES

PROTECTIVE COVENANTS – FIRST EDITION

This Amendment, made this 19th day of December 2018, WITNESSETH:

WHEREAS, the Protective Covenants – First Edition for “Walden Pond Estates” Subdivision, dated August 8, 1998, recorded October 6, 1998, Book 438, Page 621, Document Number 290544 in the Recorder’s Office of Piatt County, Illinois;

and, WHEREAS, Section III of said instrument authorizes the Amendment of the Covenants in whole or in part by an Instrument signed by 70% of the then owners of the building sites;

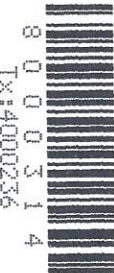
and, WHEREAS, over 70% of the owners of the said building sites provided signature in favor of said Amendment;

and, WHEREAS, a single vote is permitted in the circumstance in which an individual or entity holds ownership to more than one building site, as pursuant to the Bylaws of the Homeowners Association;

NOW THEREFORE, the said Protective Covenants above referenced are hereby amended and/or altered as follows:

- A) Section II.11 is hereby amended by removing the following sentence: “The Architectural Control Committee is comprised of James and Madolyn Walden.”
- B) Section II.11 is also hereby amended by removing the following sentence: “All submitted to James Walden, 1786 Walden Drive, PO Box 56, Monticello IL 61856 or such other place as he may designate from time to time.”

In witness whereof the undersigned has caused its name to be affixed hereto this 19th day of December, 2018.



Walden Pond Estates, Homeowners Association, Executive Board

BY: *Chris*

Christopher Nelson, President

STATE OF ILLINOIS)
) SS.
COUNTY OF PIATT)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Christopher Nelson, personally known to me to be the current President of the **WALDEN POND ESTATES HOMEOWNERS ASSOCIATION, AN ILLINOIS CORPORATION**; and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persona and severally acknowledged that as such President signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of December, 2018



Heather Lawhead

Notary Public

Return this document to:
Walden Pond Estates
Homeowners Association
PO Box 402
Monticello, IL 61856

This instrument prepared by:
Christopher Nelson
HOA President
203 Giant City Rd.
Monticello, IL 61856

366709
RECORDED ON:
12/19/2018 03:14:08 PM
RECORDING FEE 64.00
RHSP FEE 10.00
PIATT IL COUNTY RECORDER
JENNIFER HARPER, CLERK RECORDER
BY: STEPHANIE DEPUTY

SIXTH AMENDMENT TO

WALDEN POND ESTATES

PROTECTIVE COVENANTS – FIRST EDITION

This Amendment, made this 19th day of December 2018, WITNESSETH:

WHEREAS, the Protective Covenants – First Edition for “Walden Pond Estates” Subdivision, dated August 8, 1998, recorded October 6, 1998, Book 438, Page 621, Document Number 290544 in the Recorder’s Office of Piatt County, Illinois;

and, WHEREAS, Section III of said instrument authorizes the Amendment of the Covenants in whole or in part by an Instrument signed by 70% of the then owners of the building sites;

and, WHEREAS, over 70% of the owners of the said building sites provided signature in favor of said Amendment;

and, WHEREAS, a single vote is permitted in the circumstance in which an individual or entity holds ownership to more than one building site, as pursuant to the Bylaws of the Homeowners Association;

NOW THEREFORE, the said Protective Covenants above referenced are hereby amended and/or altered as follows:

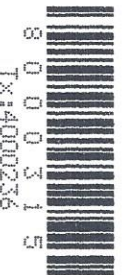
A) Section II.21 is hereby removed.

In witness whereof the undersigned has caused its name to be affixed hereto this 19th day of December, 2018.

Walden Pond Estates, Homeowners Association, Executive Board

BY: 

Christopher Nelson, President



STATE OF ILLINOIS)
) SS.
COUNTY OF PIATT)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Christopher Nelson, personally known to me to be the current President of the **WALDEN POND ESTATES HOMEOWNERS ASSOCIATION, AN ILLINOIS CORPORATION**; and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persona and severally acknowledged that as such President signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of December, 2018.



Heather Lawhead

Notary Public

Return this document to:

Walden Pond Estates
Homeowners Association
PO Box 402
Monticello, IL 61856

This instrument prepared by:

Christopher Nelson
HOA President
203 Giant City Rd.
Monticello, IL 61856

366710
RECORDED ON:
12/19/2018 03:15:09 PM
RECORDING FEE 64.00
RHSP FEE 10.00
PIATT IL COUNTY RECORDER
JENNIFER HARPER, CLERK RECORDER
BY: STEPHANIE DEPUTY

SEVENTH AMENDMENT TO

WALDEN POND ESTATES

PROTECTIVE COVENANTS – FIRST EDITION

This Amendment, made this 19th day of December 2018, WITNESSETH:

WHEREAS, the Protective Covenants – First Edition for “Walden Pond Estates” Subdivision, dated August 8, 1998, recorded October 6, 1998, Book 438, Page 621, Document Number 290544 in the Recorder’s Office of Piatt County, Illinois;

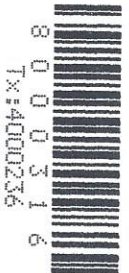
and, WHEREAS, Section III of said instrument authorizes the Amendment of the Covenants in whole or in part by an Instrument signed by 70% of the then owners of the building sites;

and, WHEREAS, over 70% of the owners of the said building sites provided signature in favor of said Amendment;

and, WHEREAS, a single vote is permitted in the circumstance in which an individual or entity holds ownership to more than one building site, as pursuant to the Bylaws of the Homeowners Association;

NOW THEREFORE, the said Protective Covenants above referenced are hereby amended and/or altered as follows:

- A) To incorporate agreed upon changes and additional language, Section II.33 is hereby rewritten as follows: “Upon occupancy, the owner, within 90-days, agrees to plant a minimum of one (1) two-inch diameter tree in the front yard. The Landscape Committee has published recommendations and guidance on the HOA website to assist homeowners in selecting trees and shrubs. The cost of said trees shall be borne by the property owner. The size of the full-grown tree shall not impede the use of the sidewalk. Additionally, the fruit of the tree shall fall on the homeowner’s property.”



In witness whereof the undersigned has caused its name to be affixed hereto this 19th day of December, 2018.

Walden Pond Estates, Homeowners Association, Executive Board

BY: *Christopher Nelson*

Christopher Nelson, President

STATE OF ILLINOIS)
) SS.
COUNTY OF PIATT)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Christopher Nelson, personally known to me to be the current President of the **WALDEN POND ESTATES HOMEOWNERS ASSOCIATION, AN ILLINOIS CORPORATION**; and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persona and severally acknowledged that as such President signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of December, 2018.



Heather Lawhead

Notary Public

Return this document to:

Walden Pond Estates
Homeowners Association
PO Box 402
Monticello, IL 61856

This instrument prepared by:

Christopher Nelson
HOA President
203 Giant City Rd.
Monticello, IL 61856

366711
RECORDED ON:
12/19/2018 03:16:10 PM
RECORDING FEE 64.00
RHSP FEE 10.00
PIATT IL COUNTY RECORDER
JENNIFER HARPER, CLERK RECORDER
BY: STEPHANIE DEPUTY

EIGHTH AMENDMENT TO

WALDEN POND ESTATES

PROTECTIVE COVENANTS – FIRST EDITION

This Amendment, made this 19th day of December 2018, WITNESSETH:

WHEREAS, the Protective Covenants – First Edition for “Walden Pond Estates” Subdivision, dated August 8, 1998, recorded October 6, 1998, Book 438, Page 621, Document Number 290544 in the Recorder’s Office of Piatt County, Illinois;

and, WHEREAS, Section III of said instrument authorizes the Amendment of the Covenants in whole or in part by an Instrument signed by 70% of the then owners of the building sites;

and, WHEREAS, over 70% of the owners of the said building sites provided signature in favor of said Amendment;

and, WHEREAS, a single vote is permitted in the circumstance in which an individual or entity holds ownership to more than one building site, as pursuant to the Bylaws of the Homeowners Association;

NOW THEREFORE, the said Protective Covenants above referenced are hereby amended and/or altered as follows:

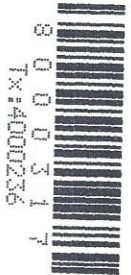
- A) Section II.35 is hereby removed

In witness whereof the undersigned has caused its name to be affixed hereto this 19th day of December, 2018.

Walden Pond Estates, Homeowners Association, Executive Board

BY: Christopher Nelson

Christopher Nelson, President



STATE OF ILLINOIS)
) SS.
COUNTY OF PIATT)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Christopher Nelson, personally known to me to be the current President of the **WALDEN POND ESTATES HOMEOWNERS ASSOCIATION, AN ILLINOIS CORPORATION**; and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persona and severally acknowledged that as such President signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of December, 2018.



Heather Lawhead

Notary Public