



**Schrempf, Kelly
& Napp, Ltd.**
- ATTORNEYS AT LAW -

307 Henry Street, Suite 415
Alton, Illinois 62002
Phone 618.465.2311
Fax 618.465.2318

James E. Schrempf
Matthew W. Kelly*
Allan L. Napp*
Bryan J. Schrempf*

*Also Licensed to
Practice in Missouri**

November 7, 2022

Dave & Gloria McGaughey
6200 Pierce Lane
Godfrey, Illinois 62035

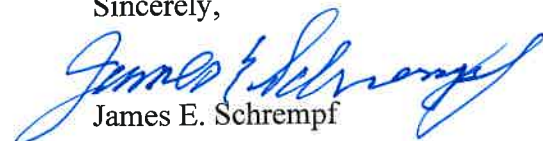
Re: Ramona Place

Dear Mr. & Mrs. McGaughey:

Enclosed you will find a copy of the recorded Second Amendment to Restrictions of Ramona Place subdivision. The Second Amendment is a complete restatement of the existing restrictions of Ramona Place subdivision. The Second Amendment was adopted at the duly called meeting of the owners of the subdivision that occurred on or about August 29, 2022. As you can see, the Second Amendment was approved by more than two thirds of the owners of the lots comprising Ramona Place subdivision. The Second Amendment is now in full force and effect.

Also enclosed is a copy of the By-laws that were passed and approved on or about the August 29, 2022, meeting.

Sincerely,



James E. Schrempf

**BY-LAWS
OF RAMONA PLACE ASSOCIATION**

ARTICLE I

The Association is charged with the responsibility of promoting and surveying the residential character of the subdivision, and the non-residential use of Lots 1 through 6 of the remaining lots in the subdivision.

ARTICLE II

Meetings, Membership, Voting, etc.

Section 1. All persons, firms or corporations owning, or purchasing under contract or bond for deed, any lot or tract within Ramona Place shall be, by virtue of such ownership or purchase, members in the Ramona Place Association. The owner/owners of each lot whose current assessments for subdivision betterment are paid shall be members of the Ramona Place Association entitled to vote as hereinafter provided.

Section 2. Annual Meeting. An annual meeting of the Association shall be held on or before of September 1 of each year for the purpose of electing trustees and for the transaction of other business as may come before the meeting.

Section 3. Special Meetings. Special meetings by the Association may be called by the president of the trustees or by a majority of the trustees. Special meetings may also be called by petition of eight different owners of eight or more lots in the subdivision whose current assessments have been paid.

Section 4. Place of Meetings. The trustees may designate the place of meeting for any annual meeting or for any special meeting called by the trustees. If no designation is made, or if a special meeting be otherwise called, the place of meeting shall be at the Godfrey Township Hall.

Section 5. Notice of Meeting. Written notice stating the place, date, and hour of meeting, and in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than seven days nor more than thirty days before the date of the meeting, either personally or by mail, by or at the direction of the president or secretary-treasurer, or the officer or persons calling the meeting, to each lot owner entitled to vote at such meeting.

Section 6. Quorum. A quorum shall consist of one or more representatives from twelve lot owners who assessments have been paid. No official business shall be transacted, unless a quorum is present. Robert's Rules of Orders, Revised, shall be the parliamentary guides unless suspended by a two-thirds vote.

Section 7. Voting. Each lot owner/owners whose current assessments have been paid shall be entitled to one vote per lot upon each matter submitted to vote at a meeting of the Association.

Voting on any questions or in election may be by voice vote unless the presiding officer shall order or any lot owner shall demand that voting be by ballot. Official action shall require a majority vote providing a quorum is present.

ARTICLE III

Trustees

Section 1. General Powers. The business of the Association shall be administered by a board of trustees who shall be residents of the subdivision and whose assessments have been paid. The trustees shall have the right to levy and collect an annual assessment on each lot, a sum not to exceed the reasonable costs to be incurred in any one year for the maintenance, care, street lighting, and upkeep of grounds or for the general betterment of the subdivision. The Trustees shall not incur any such costs which would result in the annual assessment on each lot to exceed \$100.00 per year unless a special expenditure required is approved by a majority of the members in the Ramona Place Association at a meeting of the members properly called and noticed. Any such annual assessment or any special assessment voted by the Association remaining unpaid on due shall be a lien on said lots from and after the date that a notice thereof shall be filed in the Recorder's Office of Madison County, Illinois, by or at the request of said trustees that the amount due and the lot number for which the same is unpaid.

Section 2. Number, Tenure and Qualifications. The number of trustees of the Association shall be three. Each trustee shall hold office for three years with one trustee's term expiring each year. Trustees shall be residents of the Ramona Place Subdivision and shall have paid all current assessments. Trustees may server more than one consecutive term. Trustees shall assume office immediately after being elected.

Section 3. Meetings of Trustees. Meetings of the trustees may be called by the president or a majority of the board.

Section 4. Quorum. A majority of the trustees shall constitute a quorum for transaction of business.

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Section 5. Vacancies, was amended by unanimous vote a the annual meeting on August 27, 1985 and changed to read as follows:

Section 5. Vacancies. Any vacancy occurring on the board of trustees may be filled by appointment by the two remaining trustees, and such appointment shall be in effect until the next annual meeting of the Association at whish time a trustee shall be elected to serve the remainder of the unexpired term. If two or more vacancies occur at the same time, a special meeting of the Association shall be called to fill the vacancies.

ARTICLE IV

Officers of Board of Trustees

Section 1. Number. The officers of the trustees shall be a president, vice-president, and a secretary-treasurer.

Section 2. Election. The election of officers of the board of trustees shall be annually at the first meeting of the trustees after the annual meeting of the subdivision.

Section 3. Removal. Any officer of the board of trustee may be removed by majority vote of the trustees whenever in its judgment the best interests of the Association would be served thereby.

Section 4. President. The President shall be the principal executive officer of the Association. He shall preside at all meetings of the trustees and at the annual and special meetings of the Association.

Section 5. Vice-President. The Vice-President shall assist the President in the discharge of his duties and shall preside at all meetings of the trustees and of the Association in the absence of the President.

Section 6. Secretary-Treasurer. The Secretary-Treasurer shall (a) record the minutes of the meetings of the board of trustees and of the Association; (b) see that all notices are duly given in accordance with the provision of these by-laws; (c) be custodian of the records; (d) carry on correspondence of the Association; (e) have charge and custody of all funds and securities of the Association, and be responsible for the receipt and disbursement therefore; (f) have charge and be responsible for the maintenance of adequate books of accounts; (g) and, perform all duties incident to the office of the Secretary-Treasurer.

Section 7. Salaries. Trustees and officers shall serve without remuneration.

Article V

Section 1. Contracts. The board of trustees may authorize an officer of officers to enter into contract or execute and deliver any instrument in the name of and on behalf of the Association.

Section 2. Loans. No loans shall be contracted on behalf of the Association and no evidence of indebtedness shall be issued in its name unless authorized by a resolution of the Association.

Section 3. Checks, Drafts, etc. All checks, drafts or other orders for payment of money shall be signed by an officer after having been approved by the board of trustees.

Section 4. Deposits. All funds of the Association shall be deposited in such depositories as the board of trustees may select.

ARTICLE VI

Amendments

Section 1. These by-laws of the Ramona Place Subdivision Association may be amended at any meeting of the Association seven days after written notice to all members announcing the purposes and proposed changes in the by-laws. The amendment would require a confirming vote of sixty percent of the members present provided a quorum is present.

These by-laws were passed by the Ramona Place Association at its annual meeting on August 3, 1983 on a motion made by David Bear, seconded by Richard Wuellner. The vote was by show of hands with 18 yea votes and 1 nay votes.



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11/22/2022
STATE OF ILLINOIS
MADISON COUNTY
10/17/2022 11:59 AM
DEBRA D. KING-MENDOZA
CLERK & RECORDER
REC FEE: 51.00
CD STAMP FEE:
ST STAMP FEE:
FF FEE:
RHEPP FEE: 9.00
OF PAGES: 1

60.00 clc

0634

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT:

**SECOND AMENDMENT TO
RESTRICTIONS**

DATE OF DOCUMENT:

August 29, 2022

DOCUMENT PREPARED BY & RETURN TO:

James E. Schrempf
Schrempf Kelly & Napp Ltd.
307 Henry, Suite 415
Alton, Illinois 62002
618-465-2311

NAME OF SUBDIVISION:

Ramona Place

LEGAL DESCRIPTION:

A subdivision part of the Southeast Quarter (SE ¼) of Section 27; and part of the Southwest Quarter (SW ¼) of Section 26 both in Township 6 North, Range 10 West of the 3rd P.M., as the same appears from plat thereof recorded in Plat Book 16 Page 37 in the Office of the Recorder of Deeds of Madison County, Illinois

ORIGINAL RECORDING:

Book 3235; Page 1391

ws

SECOND AMENDMENT TO RESTRICTIONS

We, the undersigned, comprising more than two-thirds of the owners of the lots in RAMONA PLACE, do hereby amend the Plan of Restrictions for RAMONA PLACE, a subdivision part of the Southeast Quarter (SE ¼) of Section 27; and part of the Southwest Quarter (SW ¼) of Section 26 both in Township 6 North, Range 10 West of the 3rd P.M., as the same appears from plat thereof recorded in Plat Book 16 Page 37 in the Office of the Recorder of Deeds of Madison County, Illinois, said Plan of Restrictions contained within, being a part of said plat of subdivision; together with the "Amendment to Restrictions" as approved by a vote comprising more than two thirds of the owners of the lots in Ramona Place at a properly called meeting occurring on or about December 1, 1982 and as recorded in the Office of the Recorder of Deeds of Madison County, Illinois in Book 3235 at Pages 1391 through 1394 on December 15, 1982. The amendments hereby adopted constituting changes or deletions from and limitations to said Plan of Restrictions, as amended. This Amendments to Restrictions hereby constitutes a complete re-statement of said Ramona Place Restrictions to provide as follows:

RAMONA PLACE RESTRICTIONS

1. The sewer constructed under the land contained within said Ramona Place subdivision is to be used only by the owners of lots or tracts within said subdivision, and only for the purpose of serving lots or tracts within said subdivision. Said sewer is to be a sanitary sewer, used for sanitary sewer purposes only, and shall not be permitted to be used for removal of storm water.

2. All property within Ramona Place subdivision continues to be and is hereby restricted to residential purposes only, except that Lots 1 through 6, inclusive, may be used for limited business purposes, as hereinafter defined, upon the following conditions, to wit:
 - (a) No such lot shall be used for nonresidential purposes whatever, except business or professional offices, day care or nursery schools, barber or beauty shops, private parking lots, (providing that no vehicles shall be permitted to remain thereon with engines idling or continuously running, and further providing that no vehicles shall be stored or salvaged upon such lot), may be permitted.
 - (b) No such lot shall be used for the sale of package liquors or alcoholic beverages.
 - (c) No such lot shall be used for the sale of prepared foods, including hot or cold beverages, ice cream or similar products.
 - (d) No such lot, however used, shall service its patrons, customers or clients by means of a "drive-through" service facility.
 - (e) No such lot shall be used to wash cars, trucks, trailers or others vehicles or for the "detailing" of cars, trucks or vehicles of any sort.
 - (f) No such lot shall be used for the dispensing of gasoline, fuel oil, propane or natural gas or as a recharging station for electrical vehicles of any sort. Nothing

herein shall prevent a lot owner from installing equipment to electrically charge a vehicle owned by the lot owner, his family members, or a vehicle owned by the business of the lot owner conducted on said lot.

(g) No such lot shall be used for the repair or servicing of any vehicles, or for the sale of vehicles or vehicle parts, including tires, as a business.

(h) No such lot shall be used for manufacturing or industrial purposes. A warehouse or distribution facility represents a manufacturing or industrial purpose.

It is the intent of the Ramona Place Restrictions to allow the owners of Lots 1 through 6 inclusive, because those lots front Godfrey Road, be used for limited business purposes so long as the limited business purposes do not generate significant or frequent traffic entering and exiting those lots. In addition, the businesses permitted are intended to be quiet, clean, nonpolluting, and as much as possible, in keeping with the residential character of Ramona Place. In keeping with that intent, the following additional restrictions have been in force and effect since 1982 and are hereby continued unchanged as expressed in subsections (h) and (i) hereinafter set forth.

(i) No such lot shall be used for any purpose except residential purposes unless all of the person, firms or corporations holding or claiming any interest therein, shall have first conveyed to the Trustees of RAMONA PLACE for which provision is hereinafter made, a scenic easement upon and across the uniform and even Westerly most 10 feet of such lot, and shall have developed the same in accordance with the resolution of such Trustees, as an aesthetically acceptable buffer strip to the end that non-residential development upon such premises shall not interfere with residential use upon the remaining lots in the subdivision, nor cause a diminution in the value of such remaining lots for residential purposes.

(j) No such lot shall be used for any purpose except residential purposes until all persons, firms or corporation holding or claiming any interest therein, and desiring to develop the same for non-residential uses and purposes shall have submitted to the Trustees of RAMONA PLACE, full and complete architectural plans and specifications concerning the proposed construction and use. , The plans hereby required shall include a site plan and complete elevations, and such other and further plans, specifications and details as the Trustee may require. No construction or excavation work shall begin until the Trustees approve the plans and specifications in writing signed at least 2 of the Trustees. The owner of the lot shall not permit any mechanics liens to encumber the lot as a result of the new construction.

3. Not more than one residence shall be constructed upon any particular lot.
4. In the construction of residences on the various lots or tracts of ground contained within said subdivision a uniform building line shall be maintained as indicated on the plat.





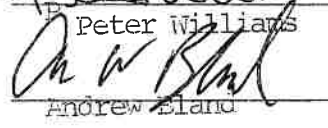



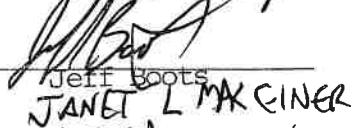


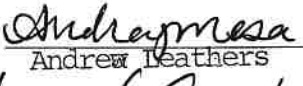





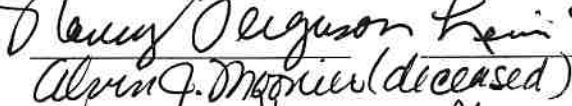
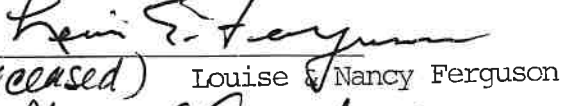
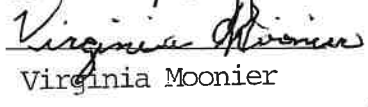


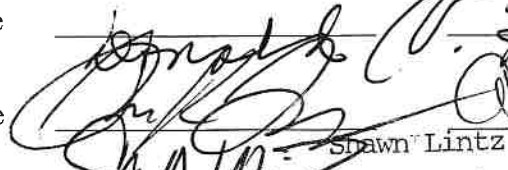
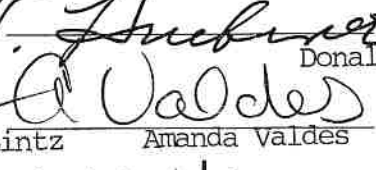

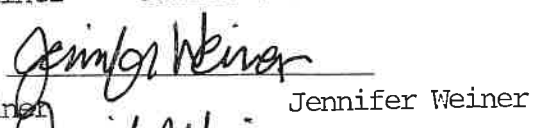
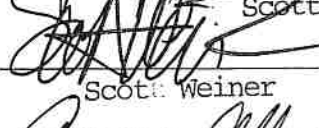




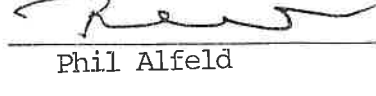
5. Any of the foregoing conditions or restrictions may at any time be changed or removed by the owners of two-thirds (2/3) of the lots in said subdivision joining in a written instrument declaring any change in said restrictions desired to be made.

6. All conveyances, or other instruments affecting the title to any lot, tract, or parcel of land within said subdivision shall be subject to all of the foregoing conditions and restrictions, whether such conditions and restrictions can be contained within the deed or other instrument or not.

7. All persons, firms or corporations owning, or purchasing under contract or bond for deed, any lot or tract within RAMONA PLACE shall be, by virtue of such ownership or purchase, members of the RAMONA PLACE ASSOCIATION, an Association, which Association shall meet at least annually, during the month of August of each year, for the purposes of electing three trustees, who shall be residents of the subdivision, and for the purpose of creating and amending such by-laws as shall be necessary, incidental or convenient to the promotion and perseveration of the residential character of the subdivision. Said trustee shall be charged with the responsibility of supervising such limited non-residential use of Lots 1 through 6 of RAMONA PLACE as shall be consistent with the residential use of the remaining lots in the subdivision, and shall, in the conduct of such duties as may be imposed hereunder, or under such by-laws as may be promulgated by the RAMONA PLACE ASSOCIATION, and on behalf of all of the owners of lots in said subdivision, preserve the residential character of RAMONA PLACE SUBDIVISION.

Approved as evidenced by the signatures of not less than two thirds of the lot owners of Ramona place subdivision this 29th day of August 2022.

Lot 1	_____	_____
Lot 2	_____	_____
Lot 3 5204 Godfrey Road	_____	_____
Lot 4 5206 Godfrey Road	_____	_____
Lot 5	_____	_____
Lot 6	_____	_____

Lot 7 702 Ramona Place	 Shaun Hillis	 Amanda Hillis
Lot 8 704 Ramona Place	 Peter Williams	 Becky Williams
Lot 9 706 Ramona Place	 Andrew Blano	 Kathy Blano
Lot 10 708 Ramona Place	Kevin Windmiller	
Lot 11 710 Ramona Place	 Jennifer Ingram	 Jennifer Ingram
Lot 12 712 Ramona Place	 Jeff Boots JANET L MAXEINER Trustee	 Katie Boots Deceased
Lot 13 714 Ramona Place	 Scott Hendricks	
Lot 14 716 Ramona Place	 Andrew Leathers	 Chris Leathers
Lot 15 718 Ramona Place	 Sharon Campbell	 Jeffery Campbell
Lot 16 720 Ramona Place	 Nadine Terrell	 Robert Terrell
Lot 17 722 Ramona Place	 Louise & Nancy Ferguson Alvin F. Moonier (deceased)	 Louise & Nancy Ferguson
Lot 18 724 Ramona Place	 Virginia Moonier	 Sharon Campbell
Lot 19 726 Ramona Place	 Donald Huebener	
Lot 20 728 Ramona Place	 Shawn Lintz	 Amanda Valdes
Lot 21 730 Ramona Place	 Scott Weiner	 Jennifer Weiner
Lot 22 732 Ramona Place	 Scott Weiner	 Jennifer Weiner
Lot 23 736 Ramona Place	 Amy Alfeld	 Phil Alfeld
Lot 23 736 Ramona Place	 Amy Alfeld	 Phil Alfeld

Lot 24 801 Jackson Lane

Lot 25 733 Ramona Place

Tyler Browning *Rose Browning*
Tyler Browning Rose Browning

Lot 26 731 Ramona Place

Lot 27 729 Ramona Place

Ken Morrill *Carrie Morrill*
Ken Morrill Carrie Morrill

Lot 28 727 Ramona Place

Bill Lukasik *Susan M Lukasik*
Bill Lukasik Susan Lukasik

Lot 29 725 Ramona Place

Tiffany Parker
Tiffany Parker

Lot 30 723 Ramona Place

Debbie Allen
Debbie Allen

Lot 31 721 Ramona Place

Elizabeth Arnold
Elizabeth Arnold

Lot 32 719 Ramona Place

Lisa Rubin *John Rubin*
Lisa Rubin John Rubin

Lot 33 717 Ramona Place

Melina Nilges
Melina Nilges

Lot 34 715 Ramona Place

Blake Imming *Rachael Sullivan*
Blake Imming Rachael Sullivan

Lot 35 713 Ramona Place

Lydel Hopper *Kay Hopper*
Lydel Hopper Kay Hopper

Lot 36 711 Ramona Place

Jane Fleming
Jane Fleming

Lot 37 709 Ramona Place

Esther L. Moonier *Randall Moonier*
Esther Moonier Randall Moonier

Lot 38 707 Ramona Place

Adam Paulda
Adam Paulda

Lot 39 703 Ramona Place

Thomas Adney *Beth Adney*
Thomas Adney Beth Adney

CERTIFICATE

I, SHARON A CAMPBELL, hereby certify that the foregoing Second Amendment to Restrictions of Ramona Place Subdivision was signed in my presence and that the signatures thereon are the true and correct signations of the persons purporting to sign same.

Dated this 29 day of August, 2022

Sharon A Campbell

State of Illinois)
)
County of Madison)

Subscribed and sworn to before me this 29th day of August, 2022.

Tara N. Pickett
Notary Public

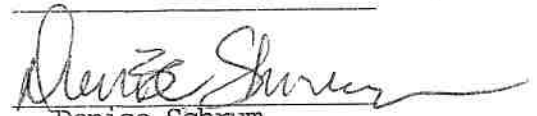


Lot 24 801 Jackson Lane

Lot 25 733 Ramona Place

Lot 26 731 Ramona Place


Richard Schrum


Denise Schrum

Lot 27 729 Ramona Place

Lot 28 727 Ramona Place

Lot 29 725 Ramona Place

Lot 30 723 Ramona Place

Lot 31 721 Ramona Place

Lot 32 719 Ramona Place

Lot 33 717 Ramona Place

Lot 34 715 Ramona Place

Lot 35 713 Ramona Place

Lot 36 711 Ramona Place

Lot 37 709 Ramona Place

Lot 38 707 Ramona Place

Lot 39 703 Ramona Place

County of Palm Beach)
)
State of Florida)

I, Jennifer N. Colon Rosa, hereby certify that Denise & Richard Schrum, personally appeared before me this date and signed the foregoing Second Amendment to Restrictions of Ramona Place Subdivision under Lot 26, 731 Ramona Place and that the signatures thereon are the true and correct signatures.

Dated this 16 day of August, 2022

Jennifer N. Colon Rosa
Notary Public

