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DECLARATION OF CONDOMINIUM OWNERSHIP
THE CONDOMINIUMS OF TWIN OAKS

Prepared by and return to:

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DECLARATION OF CONDOMINIUM OWNERSHIP

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**DECLARATION OF CONDOMINIUM OWNERSHIP
THE CONDOMINIUMS OF TWIN OAKS**

THIS DECLARATION made and entered into this 21st day of November, 2007, by Ashley Development, L.L.C., an Illinois limited liability company, as ("Declarant").

WITNESSETH:

WHEREAS, the Declarant is the record owner of the real estate described on Exhibit "A" ("real estate").

WHEREAS, Declarant intends to and does hereby submit the real estate together with all buildings, fixtures and improvements thereon, and all rights and privileges belonging or in anyway pertaining thereto, to the provisions of the Act; and

WHEREAS, Declarant desires to establish certain rights and easements in, over and upon said real estate for the benefit of itself and all future owners of any part of said real estate, and any unit or units thereof or therein contained, and to provide for the harmonious, beneficial and proper use and conduct of the real estate and all units; and

WHEREAS, Declarant desires and intends that the several owners, unit owners, mortgagees, occupants and any other persons hereafter acquiring any interest in said Property shall, at all times enjoy the benefits of, and shall hold their interests subject to the Act and subject to the rights, easements, privileges and restrictions hereinafter set forth.

NOW, THEREFORE, the Declarant hereby declares as follows:

1. DEFINITIONS. As used herein, unless the context otherwise requires:

(a) "Act" means the "Condominium Property Act" of the State of Illinois as amended from time to time.

(b) The following words and terms whenever used herein shall have the same meaning as provided for such words and terms in Section 2 of the Act: "Declaration", "Parcel", "Property", "Person", "Unit Owner", "Majority", "Plat", "Record", "Condominium Instruments", "Common Expenses", "Reserves", "Unit Owners' Association" or "Association", "Purchaser", "Developer", and "Building".

