

2000 060319

FILE RETURN TO: VLADIMIR GASTEVICH
ONE PROFESSIONAL CENTER
SUITE 304
CROWN POINT, IN 46307

MORRIS W. CARTER
RECORDER

**SEVENTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
WILDWOOD COURT CONDOMINIUMS**

This Seventh Amendment is made this day by *ATG HOMES, LLC* (herein the "Owner").

WHEREAS, Owner did cause the Declaration Of Condominium of Wildwood Court Condominiums to be recorded on August 4, 1999, as Document Nos. 99065123 and 99065124, in the Office of the Recorder of Lake County, Indiana, and Owner did cause the First Amendment to the Declaration of Condominium of Wildwood Court Condominiums to be recorded on August 12, 1999 as Document No. 99067718, and Owner did cause the Second Amendment to the Declaration of Condominium of Wildwood Court Condominiums to be recorded on October 5, 1999 as Document No. 99082018, and Owner did cause the Third Amendment to the Declaration of Condominium of Wildwood Court Condominiums to be recorded on October 13, 1999 as Document No. 99084406, and Owner did cause the Fourth Amendment to the Declaration of Condominium of Wildwood Court Condominiums to be recorded on November 18, 1999 as Document No. 99095392, and Owner did cause the Fifth Amendment to the Declaration of Condominium of Wildwood Court Condominiums to be recorded on March 28, 2000 as Document No. 2000021113, and Owner did cause the Sixth Amendment to the Declaration of Condominium of Wildwood Court Condominiums to be recorded on May 30, 2000 as Document No. 2000037555 (herein collectively the "Declaration"); and

WHEREAS, Owner desires to amend the Declaration to expand the condominium to add to the encumbrance of the Declaration, the real estate described as follows:

Lots 2, 5 and 6 in Wildwood Court Condominiums, an addition to the Town of Highland, as shown in Plat Book 86, page 60, in the Office of the Recorder of Lake County, Indiana

(herein "Lot 2" and/or "Lot 5" and/or "Lot 6", respectively), and to comply with the requirements of Indiana Code 32-1-6-13; and

WHEREAS, it is intended that the capitalized words and phrases used herein shall have the same meaning as those set forth in the Declaration.

AUG 21 2000

01416

PETER BENJAMIN
LAKE COUNTY AUDITOR

HOLD FOR MERIDIAN TITLE CORP

4-
#227

NOW, THEREFORE, the Owner hereby amends the Declaration as follows:

1. Lot 2, Lot 5 and Lot 6 are hereby added to the encumbrance of the Declaration pursuant to Article XX.E. of the Declaration. Each Lot will be used for the construction of a Building containing eight (8) Units. Attached to and part of the first floor of each Building is a Garage consisting of eight (8) garage parking areas. The patios and balconies are Limited Common Areas for the exclusive use of the Occupants of the Unit to which such patio or balcony is attached. The garage parking areas are Limited Common Areas for the exclusive use of the Occupants of the designated Units.

2. As used herein, the term "First Floor Unit Area" shall mean the portion of the first floor of the Building adjacent to but exclusive of the Garage.

3. The Owner hereby declares that the Building located on Lot 2 is hereby designated as Building 2. The Owner hereby further declares that:

a. The Unit located on the first floor in the southwest corner of the First Floor Unit Area of Building 2 is hereby designated Unit 1-A.

b. The Unit located on the first floor in the northwest corner of the First Floor Unit Area of Building 2 is hereby designated Unit 1-B.

c. The Unit located on the first floor in the northeast corner of the First Floor Unit Area of Building 2 is hereby designated Unit 1-C.

d. The Unit located on the first floor in the southeast corner of the First Floor Unit Area of Building 2 is hereby designated Unit 1-D.

e. The Unit located on the second floor in the southwest corner of the second floor of Building 2 is hereby designated Unit 2-A.

f. The Unit located on the second floor in the northwest corner of the second floor of Building 2 is hereby designated Unit 2-B.

g. The Unit located on the second floor in the northeast corner of the second floor of Building 2 is hereby designated Unit 2-C.

h. The Unit located on the second floor in the southeast corner of the second floor of Building 2 is hereby designated Unit 2-D.

The Units in Building 2 have been assigned the tax key numbers shown on Schedule A.

4. The Owner hereby declares that the garage parking areas in the Garage attached to the first floor of Building 2 shall have the same Unit designations as shown on the Garage attached to the first floor of Building No. 1 (as shown on Sheet 2 of 2 of Exhibit "A" to the Declaration), the same being, from north to south "1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C and 2-D".

5. The Owner hereby declares that the Building located on Lot 5 is hereby designated as Building 5. The Owner hereby further declares that:

a. The Unit located on the first floor in the southeast corner of the First Floor Unit Area of Building 5 is hereby designated Unit 1-A.

b. The Unit located on the first floor in the southwest corner of the First Floor Unit Area of Building 5 is hereby designated Unit 1-B.

c. The Unit located on the first floor in the northwest corner of the First Floor Unit Area of Building 5 is hereby designated Unit 1-C.

d. The Unit located on the first floor in the northeast corner of the First Floor Unit Area of Building 5 is hereby designated Unit 1-D.

e. The Unit located on the second floor in the southeast corner of the second floor of Building 5 is hereby designated Unit 2-A.

f. The Unit located on the second floor in the southwest corner of the second floor of Building 5 is hereby designated Unit 2-B.

g. The Unit located on the second floor in the northwest corner of the second floor of Building 5 is hereby designated Unit 2-C.

h. The Unit located on the second floor in the northeast corner of the second floor of Building 5 is hereby designated Unit 2-D.

The Units in Building 5 have been assigned the tax key numbers shown on Schedule A.

6. The Owner hereby declares that the garage parking areas in the Garage attached to the first floor of Building 5 shall have the same Unit designations as shown on the Garage attached to the first floor of Building No. 1 (as shown on Sheet 2 of 2 of Exhibit "A" to the Declaration), the same being, from west to east "1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C and 2-D".

7. The Owner hereby declares that the Building located on Lot 6 is hereby designated as Building 6. The Owner hereby further declares that:

a. The Unit located on the first floor in the southeast corner of the First Floor Unit Area of Building 6 is hereby designated Unit 1-A.

b. The Unit located on the first floor in the southwest corner of the First Floor Unit Area of Building 6 is hereby designated Unit 1-B.

c. The Unit located on the first floor in the northwest corner of the First Floor Unit Area of Building 6 is hereby designated Unit 1-C.

d. The Unit located on the first floor in the northeast corner of the First Floor Unit Area of Building 6 is hereby designated Unit 1-D.

e. The Unit located on the second floor in the southeast corner of the second floor of Building 6 is hereby designated Unit 2-A.

f. The Unit located on the second floor in the southwest corner of the second floor of Building 6 is hereby designated Unit 2-B.

g. The Unit located on the second floor in the northwest corner of the second floor of Building 6 is hereby designated Unit 2-C.

h. The Unit located on the second floor in the northeast corner of the second floor of Building 6 is hereby designated Unit 2-D.

The Units in Building 6 have been assigned the tax key numbers shown on Schedule A.

8. The Owner hereby declares that the garage parking areas in the Garage attached to the first floor of Building 6 shall have the same Unit designations as shown on the Garage attached to the first floor of Building No. 1 (as shown on Sheet 2 of 2 of Exhibit "A" to the Declaration), the same being, from west to east "1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C and 2-D".

9. Exhibit "A" to the Declaration is hereby amended by adding thereto the following:

a. The Engineer's And Surveyor's Certificate with respect to Lot 2, Lot 5 and Lot 6, which is attached hereto as Exhibit "1"; and

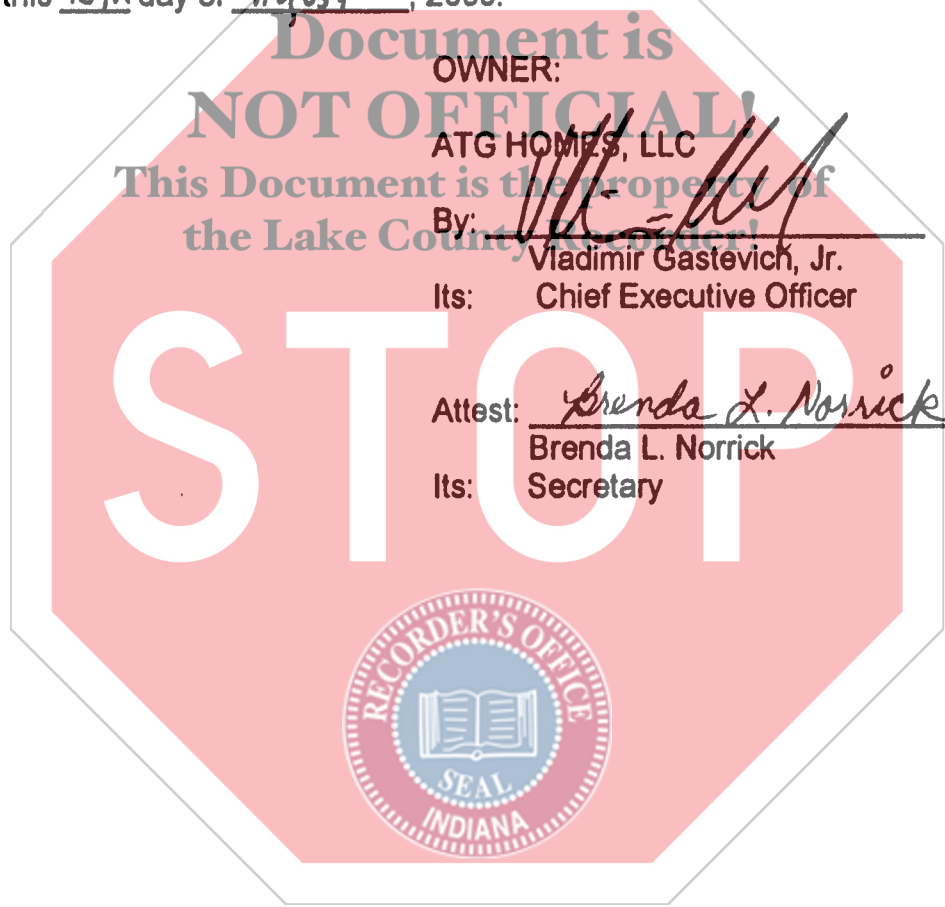
b. The Site Plan with respect to Lot 6, which is attached hereto as Exhibit "2".

c. The Site Plan with respect to Lot 5, which is attached hereto as Exhibit "3".

d. The Site Plan with respect to Lot 2, which is attached hereto as Exhibit "4".

10. All other terms and conditions of the Declaration not expressly modified herein shall remain the same.

IN WITNESS WHEREOF, the Owner has caused this instrument to be executed this 15th day of August, 2000.



OWNER:

ATG HOMES, LLC

By: [Signature]

Vladimir Gastevich, Jr.

Its: Chief Executive Officer

Attest: [Signature]

Brenda L. Norrick

Its: Secretary

SCHEDULE A

TAX KEY NUMBER ASSIGNMENTS

BUILDING 2

TAX KEY NUMBER

Unit 1-A

Unit 1-B

Unit 1-C

Unit 1-D

Unit 2-A

Unit 2-B

Unit 2-C

Unit 2-D

BUILDING 5

TAX KEY NUMBER

Unit 1-A

Unit 1-B

Unit 1-C

Unit 1-D

Unit 2-A

Unit 2-B

Unit 2-C

Unit 2-D

BUILDING 6

TAX KEY NUMBER

Unit 1-A

Unit 1-B

Unit 1-C

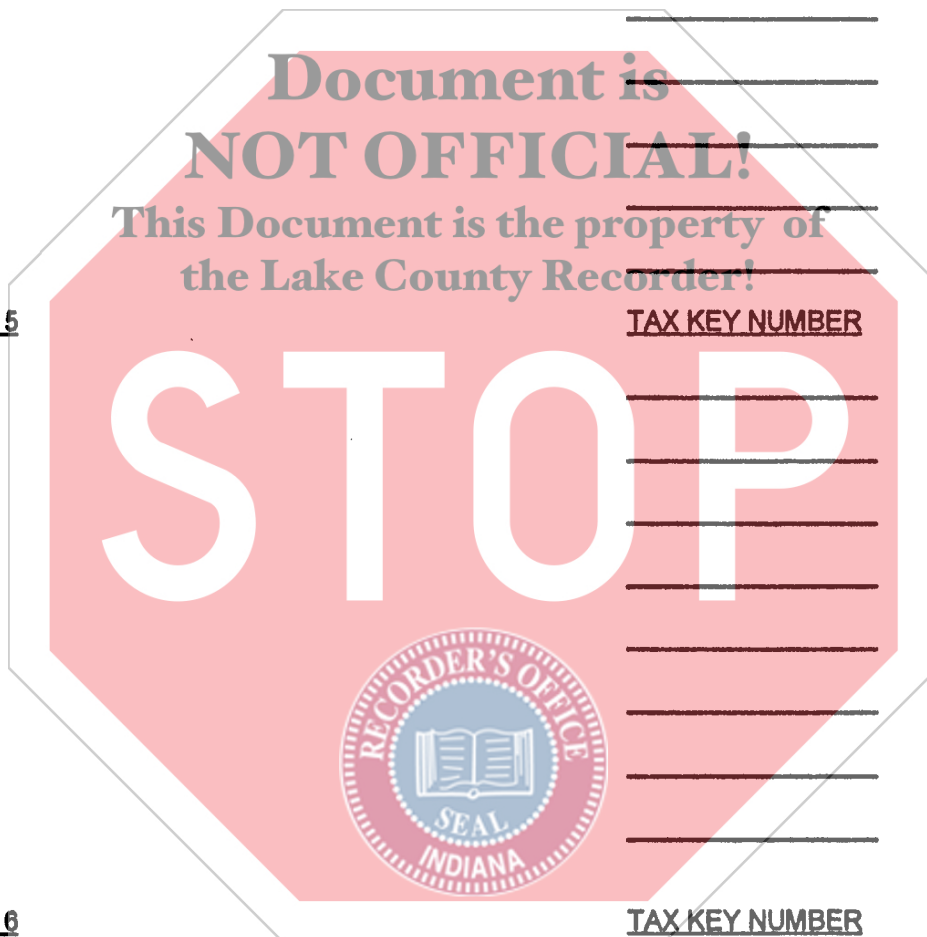
Unit 1-D

Unit 2-A

Unit 2-B

Unit 2-C

Unit 2-D



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

ENGINEER'S AND SURVEYOR'S CERTIFICATE

I, Gary P. Torrenza, do hereby certify that:

1. I am a Professional Engineer licensed in the State of Indiana, being Registration No. 18376, and also a Land Surveyor licensed in the State of Indiana, being Registration No. S0514.
2. The Site Plan for the Building on Lot 6, attached hereto as Exhibit "2", is a true, correct and accurate survey of Lot 6, and a true, correct and accurate representation of the location of said Building as built.
3. The Site Plan for the Building on Lot 5, attached hereto as Exhibit "3", is a true, correct and accurate survey of Lot 5, and a true, correct and accurate representation of the location of said Building as built.
4. The Site Plan for the Building on Lot 2, attached hereto as Exhibit "4", is a true, correct and accurate survey of Lot 2, and a true, correct and accurate representation of the location of said Building as built.
5. The layout and dimensions of the Units in the Building on Lot 2, Lot 5 and Lot 6, as built, and of the garage parking areas in the Garage attached to the first floor of the Building on Lot 2, Lot 5 and Lot 6, respectively, as built, are the same as the layout and dimensions of the Units and the garage parking areas depicted on the Plans for Building No. 1, referenced in the Declaration as Exhibit "A".
6. As used herein, the term "First Floor Unit Area" shall mean the portion of the first floor of the Building adjacent to but exclusive of the Garage.
7. The Building located on Lot 2 has been designated as Building 2.
8. The Unit located on the first floor in the southwest corner of the First Floor Unit Area of Building 2 has been designated Unit 1-A; the Unit located on the first floor in the northwest corner of the First Floor Unit Area of Building 2 has been designated Unit 1-B; the Unit located on the first floor in the northeast corner of the First Floor Unit Area of Building 2 has been designated Unit 1-C; the Unit located on the first floor in the southeast corner of the First Floor Unit Area of Building 2 has been designated Unit 1-D; the Unit located on the second

"Exhibit 1"

floor in the southwest corner of the second floor of Building 2 has been designated Unit 2-A; the Unit located on the second floor in the northwest corner of the second floor of Building 2 has been designated Unit 2-B; the Unit located on the second floor in the northeast corner of the second floor of Building 2 has been designated Unit 2-C; and the Unit located on the second floor in the southeast corner of the second floor of Building 2 has been designated Unit 2-D.

9. The garage parking areas in the Garage attached to the first floor of Building 2 have been designated, from north to south "1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C, and 2-D".

10. The Units on the first floor of Building 2 have an elevation of 616.43 feet, and the Units on the second floor of Building 2 have an elevation of 626.18 feet.

11. The Building located on Lot 5 has been designated as Building 5.

12. The Unit located on the first floor in the southeast corner of the First Floor Unit Area of Building 5 has been designated Unit 1-A; the Unit located on the first floor in the southwest corner of the First Floor Unit Area of Building 5 has been designated Unit 1-B; the Unit located on the first floor in the northwest corner of the First Floor Unit Area of Building 5 has been designated Unit 1-C; the Unit located on the first floor in the northeast corner of the First Floor Unit Area of Building 5 has been designated Unit 1-D; the Unit located on the second floor in the southeast corner of the second floor of Building 5 has been designated Unit 2-A; the Unit located on the second floor in the southwest corner of the second floor of Building 5 has been designated Unit 2-B; the Unit located on the second floor in the northwest corner of the second floor of Building 5 has been designated Unit 2-C; and the Unit located on the second floor in the northeast corner of the second floor of Building 5 has been designated Unit 2-D.

13. The garage parking areas in the Garage attached to the first floor of Building 5 have been designated, from west to east "1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C, and 2-D".

14. The Units on the first floor of Building 5 have an elevation of 616.00 feet, and the Units on the second floor of Building 5 have an elevation of 625.78 feet.

15. The Building located on Lot 6 has been designated as Building 6.

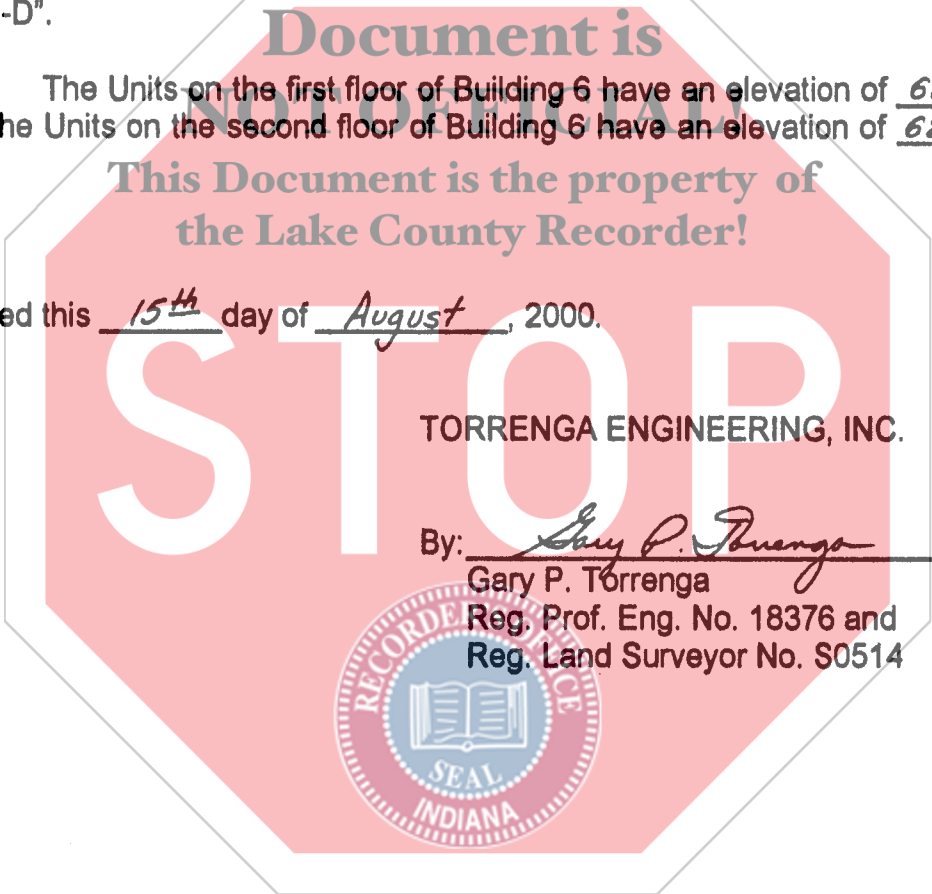
16. The Unit located on the first floor in the southeast corner of the First Floor Unit Area of Building 6 has been designated Unit 1-A; the Unit located on the first floor in the southwest corner of the First Floor Unit Area of Building 6 has been designated Unit 1-B; the Unit located on the first floor in the northwest corner of the First Floor Unit Area of Building 6 has been designated Unit 1-C;

"Exhibit 1"

the Unit located on the first floor in the northeast corner of the First Floor Unit Area of Building 6 has been designated Unit 1-D; the Unit located on the second floor in the southeast corner of the second floor of Building 6 has been designated Unit 2-A; the Unit located on the second floor in the southwest corner of the second floor of Building 6 has been designated Unit 2-B; the Unit located on the second floor in the northwest corner of the second floor of Building 6 has been designated Unit 2-C; and the Unit located on the second floor in the northeast corner of the second floor of Building 6 has been designated Unit 2-D.

17. The garage parking areas in the Garage attached to the first floor of Building 6 have been designated, from west to east "1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C, and 2-D".

18. The Units on the first floor of Building 6 have an elevation of 616.00 feet, and the Units on the second floor of Building 6 have an elevation of 625.74 feet.



907 EDGE ROAD
MUNSTER, IN 46321

TORRENGA ENGINEERING, INC.

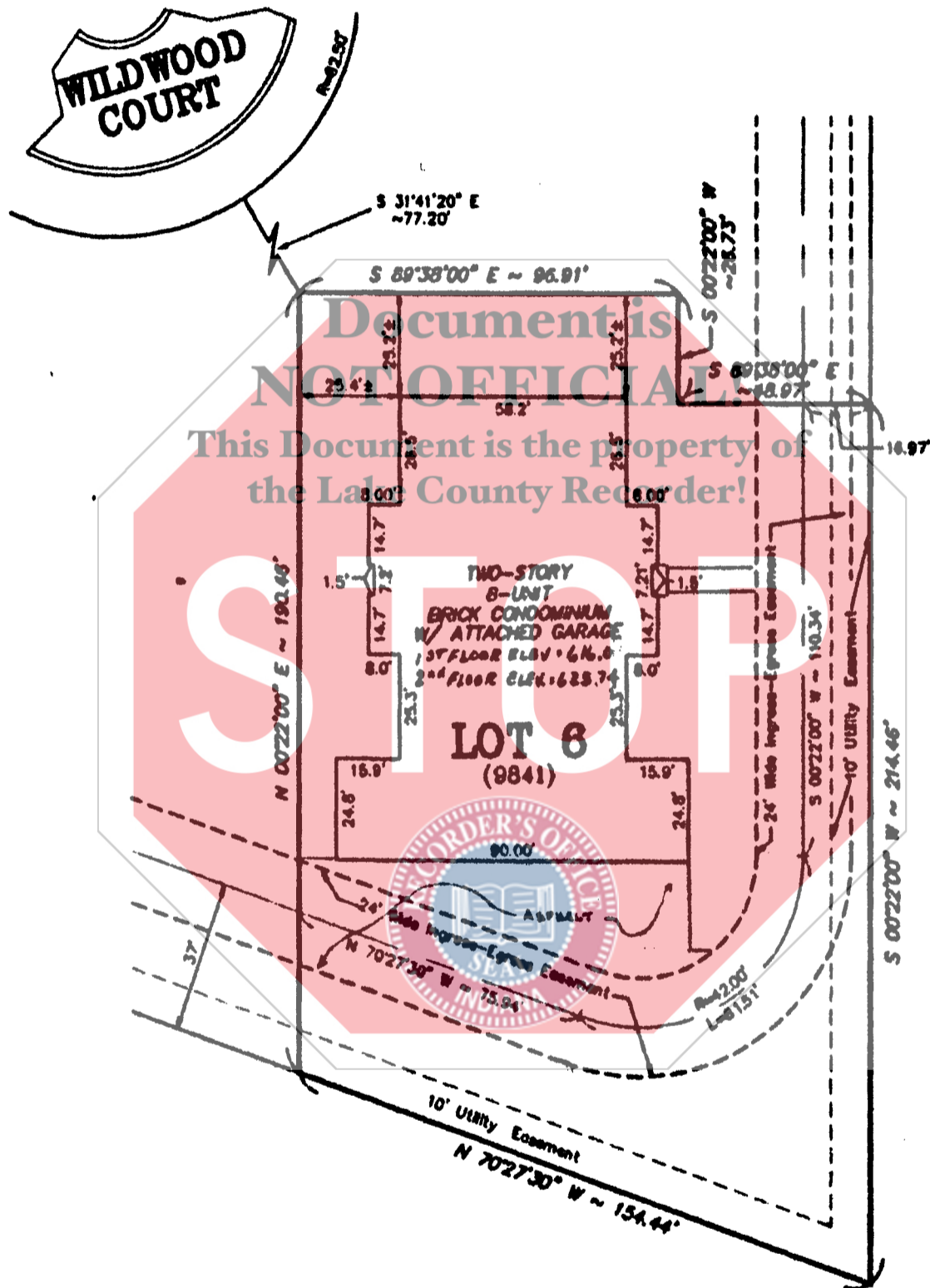
TEL: (219) 838-8888
FAX: (219) 838-1138

9841 Wildwood Court
Highland, Indiana

CIVIL ENGINEERING & LAND SURVEYING

WILDWOOD COURT CONDOMINIUMS SITE PLAN

DESCRIPTION: Lot 6, Wildwood Court Condominiums, a Planned Unit Development to the Town of Highland, Lake County, Indiana, as recorded in Plat Book 86, page 60 in the Office of the Recorder, Lake County, Indiana.



EXPLANATION: ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENT UPON THE PLAT.



SCALE: 1 IN. = 40 FT.
DATE: 07-31-2000
REVISED:

DRAWN: EM
JOB NO.: 784-06
CLIENT: AIG CORP.

EXHIBIT 2

FLD. BK. 34 PG. 73

FILE NO. 24791
[A] D\LOC9

907 RIDGE ROAD
MUNSTER, IN 46321

TORRENGA ENGINEERING, INC.

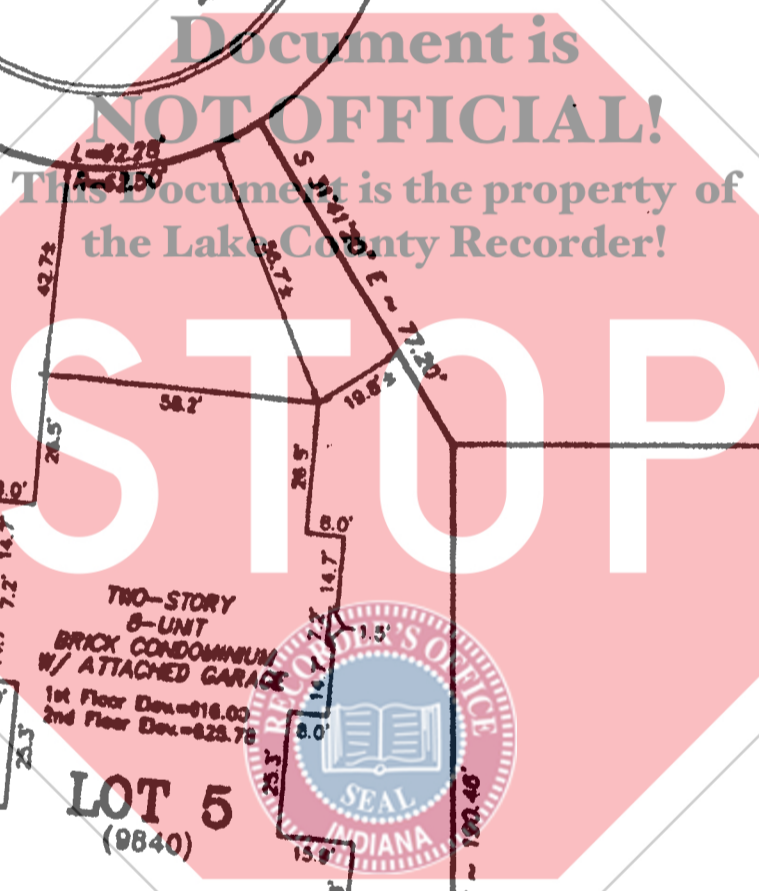
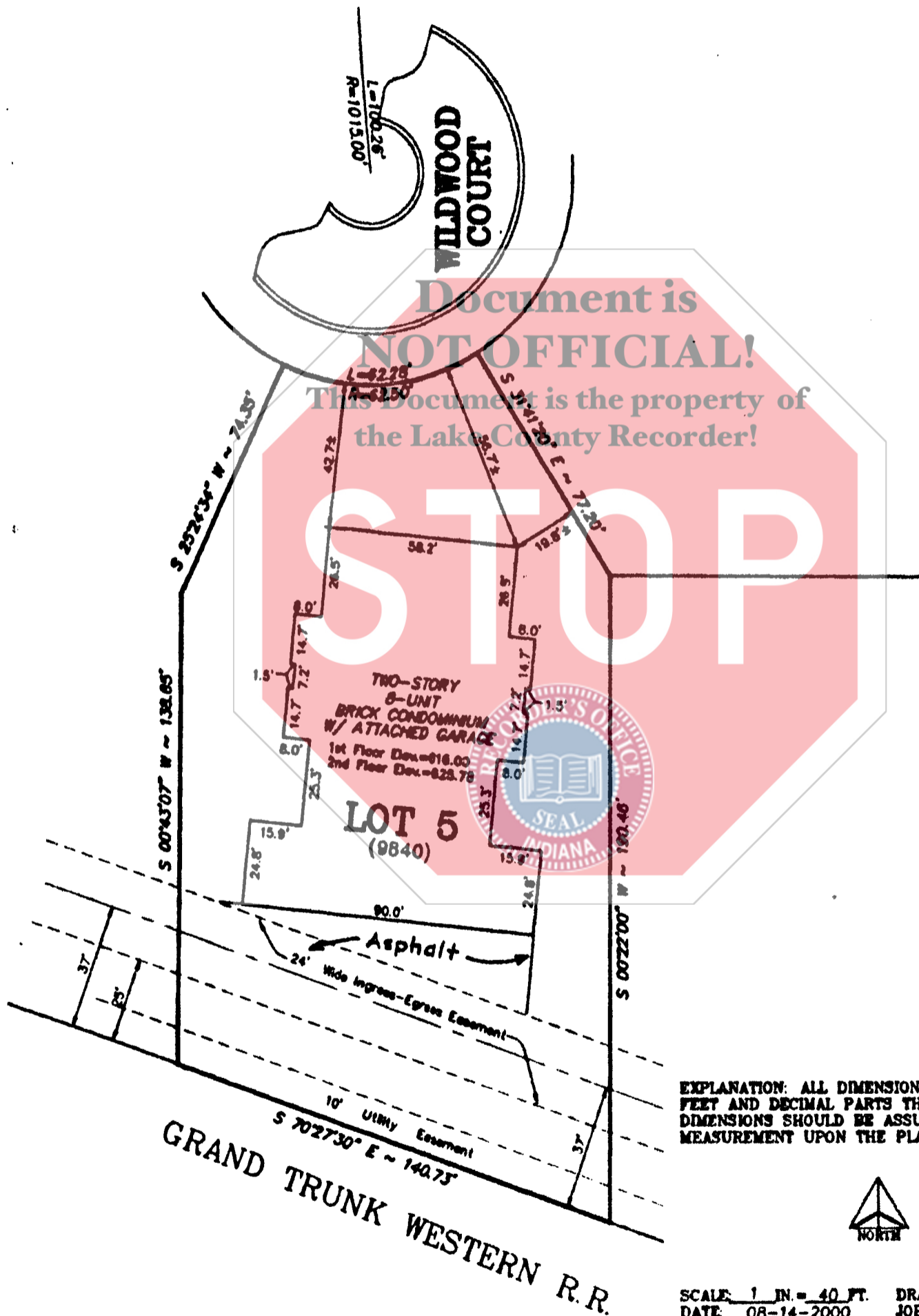
TEL: (219) 838-0918
FAX: (219) 838-1158

9840 Wildwood Court
Highland, Indiana

CIVIL ENGINEERING & LAND SURVEYING

WILDWOOD COURT CONDOMINIUMS SITE PLAN

DESCRIPTION: Lot 5, Wildwood Court Condominiums, a Planned Unit Development to the Town of Highland, Lake County, Indiana, as recorded in Plat Book 88, page 60 in the Office of the Recorder, Lake County, Indiana.



EXPLANATION: ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENT UPON THE PLAT.



SCALE: 1 IN. = 40 FT.
DATE: 08-14-2000
REVISED:

DRAWN: DCT
JOB NO: 754-00
CLIENT: AIG CORP.

EXHIBIT 3

FLD. BK. 24 PG. 74

FILE NO. 24790

(A) D:\LOCS

