

FILED

Oct 23 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

ASSIGNMENT OF DECLARANT RIGHTS AND POWERS UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERTREE ESTATES

THIS ASSIGNMENT OF DECLARANT RIGHTS AND POWERS UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERTREE ESTATES (this "Assignment") is made as of the 7th day of October, 2024 (the "Effective Date"), by **SUMMERTREE DEVELOPMENT, LLC**, an Indiana limited liability company ("Assignor"), assigns, conveys and grants all of Declarant Rights and powers to **PROVIDENCE SUMMERTREE, LLC**, an Indiana limited liability company ("Assignee").

WITNESSETH:

WHEREAS, Assignor, as Declarant, recorded a certain Declaration of Covenants, Conditions and Restrictions for Summertree Estates on July 19, 2007, as Document No. 2007 058785, as amended by Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Summertree Estates recorded on June 30, 2015, as Document No. 2015 040418, as amended by Amendment No. 2 to Declaration of Covenants, Conditions and Restrictions for Summertree Estates recorded on November 8, 2019, as Document No. 2019 076932 and as amended by Amendment No. 3 to Declaration of Covenants, Conditions and Restrictions for Summertree Estates recorded on November 2, 2020, as Document No. 2020 079935, in the Office of the Recorder of Lake County, Indiana (collectively, the "Declaration"); and

WHEREAS, the Declaration provides that the Declarant Rights and powers may be assigned and transferred to a successor or assign.

NOW, THEREFORE, Assignor hereby assigns, transfers and conveys the Declarant Rights and all other rights and powers of Declarant under and pursuant to the Declaration to the Assignee, and the Assignee hereby accepts such assignment. Assignor retains all duties and obligations to develop Summertree Estates and perform all of the construction of the public and private infrastructure and the Common Area in Summertree Estates, and Assignor retains all developer responsibilities to any municipality and governmental entity. Finally, all obligations of Declarant incurred prior to the Effective Date shall be retained by Assignor.

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has executed this instrument on this 7th day of October, 2024, by its duly authorized officer named below.

DECLARANT:

ASSIGNEE:

SUMMERTREE DEVELOPMENT, LLC

PROVIDENCE SUMMERTREE, LLC

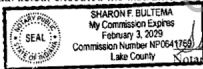
By: Sharon VanDyke
Name: Sharon VanDyke
Title: President

By: [Signature]
Name: John P. Carroll
Title: PRESIDENT/MANAGER

STATE OF INDIANA)

COUNTY OF LAKE) SS:

On the 7th day of October, 2024, before me, the undersigned, personally appeared Sharon VanDyke as President of SUMMERTREE DEVELOPMENT, LLC, personally known to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as an officer, that by his signature on the instrument, the individual, or the person upon behalf of whom the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.



Sharon F. Bultema
Notary Public

My Commission Expires: Feb. 3, 2029

STATE OF INDIANA ILLINOIS)

COUNTY OF DUPAGE) SS:

On the 7th day of OCTOBER 2024, before me, the undersigned, personally appeared John P. Carroll as PRESIDENT/MANAGER of PROVIDENCE SUMMERTREE, LLC, personally known to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as an officer, that by his signature on the instrument, the individual, or the person upon behalf of whom the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.



[Signature]
Notary Public

My Commission Expires:

NOT AN OFFICIAL DOCUMENT

Affirmation

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. */s/ Greg A. Bower*

This instrument was prepared by and after recording return to:

Greg A. Bower, Koransky, Bower & Poracky, P.C.

425 Joliet Street, Suite 425, Dyer, IN 46311

Property of Lake County Recorder