

ARTICLE 1 **DEFINITIONS**

The following words when used in this Declaration or in any Supplementary Declaration (as defined herein) shall, unless the context shall prohibit, have the following meanings:

- 1.01 Access Area. The unenclosed sidewalks from time to time or at any time located or constructed upon the Lots and utilized for ingress, egress and access to, from and through the Property.
- 1.02 Additional Property. Intentionally Omitted.
- 1.03 Association. Hanover Estates Homeowners Association, Inc., an Illinois not-for-profit corporation, its successors and assigns.
- 1.04 Board. The Board of Directors of the Association.
- 1.05 Common Interest Property. Real Estate with respect to which, any person, by virtue of his or her ownership, of a partial interest, or Lot, in the property, is obligated to pay for maintenance, improvement, insurance premiums, or real estate taxes, or other real estate, described in a declaration, that is administered by an association.
- 1.06 Declarant. William J. McEnery, not individually, but as Trustee under Trust known as the William J. McEnery Revocable Trust dated April 22, 1993.
 - 1.07 Detention & Park. Lot/Outlot A, the Park, shall be conveyed to the Manhattan Park District. Lot/Outlot B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S and T the retention/detention areas, landscape areas, and common areas, shall be conveyed to the Association.
- 1.08 Developer. Manhattan Property Development , Inc., an Illinois corporation, its successors and assigns.
- 1.09 First Mortgagee. A bona fide lender holding a validly recorded mortgage or trust deed on a lot or the Maintenance Area which mortgage or trust deed was recorded prior in time to all other mortgages or trust deeds against said lot or Maintenance Area.
- 1.10 Lot. Any plot of land shown upon the Plat of Subdivision which is designated as a separate Lot thereon and which may be improved with a dwelling.
- 1.11 Maintenance Area. That portion of the Property designated herein, designated on the Plat of Subdivision, and/or designated in the Annexation Agreement, including but not limited to the following if applicable: (i) entrance monuments; (ii) ponds; (iii) detention/retention areas; (iv) storm water management facilities;

- (v) wetlands; (vi) swales, culverts, inlets, drainage pipes, appurtenant drainage lines and ditches; (vii) common area located within the landscape easements and landscaping and/or berms; (viii) paths, street lights, structures and other identification features of the Property, together with all improvements and facilities at any time located thereon.
- 1.12 Member. Every owner of a Lot.
- 1.13 Owner. The record owner, whether one or more persons, individuals or entities, of a fee-simple title to any Lot, including contract purchasers having such interest merely as security for the performance of any obligations.
- 1.14 Outlot. Any plot of land shown upon the Plat of Subdivision which is designated as a separate Outlot thereon and which may not be improved with a dwelling.
- 1.15 Plat of Subdivision. The Plat of Subdivision of Hanover Estates Subdivision, previously recorded in the Office of the Recorder of Deeds of Will County, Illinois affecting the Property or any portion thereof.
- 1.16 Property. The real estate described in Exhibit "A", attached hereto.
- 1.17 Storm Water Detention Facilities. The Storm Water Detention Facilities shall mean the storm water detention facilities located anywhere on the Property.