

# **Ironwood Homeowners Association Covenants**

## **ARTICLE I - DEFINITIONS:**

**Section 1.** "Association" shall mean and refer to the IRONWOOD COUNTRY CLUB HOMEOWNERS ASSOCIATION OF NORMAL, INC., an Illinois not-for-profit corporation, and its successors and assigns.

**Section 2.** "Common area" shall mean all real property in which the Association has an easement or ownership interest, or maintains, for the common use and enjoyment of the owners.

**Section 3.** "Declarant" shall mean County Club Developers, Inc. and its successors and assigns, provided such successors and assigns acquire more than one undeveloped lot from Declarant for the purpose of development.

**Section 4.** "Lot" shall mean any plot of land shown on the recorded subdivision map referred to above, with the exception of the common area.

**Section 5.** "Maintenance" shall mean the exercise of reasonable care to keep the entrance sign, berm, landscaping, and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear accepted. Maintenance of landscaping shall further mean the exercise of generally accepted garden management practices necessary to promote a healthy, weed free environment for optimum plant growth.

**Section 6.** "Member" shall mean every person or entity who holds membership in the Association.

**Section 7.** "Mortgage" shall mean a conventional mortgage or a deed in trust.

**Section 8.** "Mortgagee" shall mean a holder of a conventional mortgage or a beneficiary under or holder of a deed in trust.

**Section 9.** "Owner" shall mean the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the subdivision, or in the event of a contract sale, the contract purchase. The term owner shall not include those holding title merely as security for performance of an obligation.

**Section 10.** "Subdivision" shall mean the subdivided real property hereinbefore described and such additions thereto as may be brought within the jurisdiction of the Association as hereinafter provided.