IN THE CIRCUIT COURT
THIRD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

FILED
SEP 18 2026
CLERK OF CIRCUIT COURT #17
THIRD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

JAMES CARROLL,

Plaintiff,

v.

ARCHVIEW CONDOMINIUM OWNERS, INC.,

Defendant.

Case No. 2025MR000306

AGREED AND STIPULATED ORDER

This matter coming before the Court, the parties being in agreement and the Court being fully advised in the premises, THE COURT HEREBY FINDS:

By agreement and stipulation between the parties:

1. The piping at issue in the instant case constitutes a common element under the applicable Declaration and Bylaws (the "Declaration").

2. Unless otherwise provided for under the Declaration or the Condominium Rules and Procedures for Carroll Wood Hill Condominium (the "Rules and Procedures"), Archview Condominium Owners, Inc. (the "Association") is responsible for the repair and maintenance of common elements.

3. The Board of Managers of the Association (the "Board") is responsible for promulgating Rules and Procedures relating to the use of the common elements and facilities. Pursuant to Article 8 of the Declaration, no person shall use the common elements in any manner not in accordance with the Rules and Procedures promulgated by the Board.

4. Pursuant to Article 16 of the Declaration, no modification or amendment to the Declaration shall be valid unless such modification or amendment has the written assent of the

owners of all promissory notes secured by deeds of trust of record and by the owners of at least sixty percent (60%) of the units and until such modification or amendment is duly recorded in the Madison County Recorder of Deeds office.

AGREED TO AND STIPULATED BY:

/s/ Chad J. Richter
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Pro Se Plaintiff

SO ORDERED:

9-18-26
Date

Judge ~~Ronald Foster~~ ANDREW CARRUTHERS