

LINCOLNSHIRE FIELDS NORTHEAST
A Subdivision in Champaign County, Illinois
Protective Covenants

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

OWNERS' CERTIFICATE

LINCOLNSHIRE REALTY CO., a Delaware corporation, and WESTWOOD INVESTMENT CO., a Delaware corporation, both corporations being authorized to transact business in the State of Illinois, and being the legal owner's of portions of the following described real estate respectively:

Beginning at the Northeast corner of the Southeast Quarter of Section 21, Township 19 North, Range 8 East of the Third Principal Meridian; thence S 0°-12.3'E along the East Line of said Section 21, 46.00 feet; thence S 89°-58.7'W, 60.24 feet to the P.C. of a curve to the left having a radius of 399.35 feet; thence along said curve, 281.65 feet to the P.R.C. of a curve to the right having a radius of 190.00 feet; thence along said curve to the right, 94.53 feet; thence S 0°-01.3'E, 138.50 feet; thence S 89°-58.7'W, 390.00 feet; thence S 63°-29.5'W, 278.88 feet; thence S 74°-58.7'W, 258.87 feet; thence S 59°-58.7'W, 115.60 feet; thence S 44°-58.7'W, 212.10 feet; thence S 59°-58.7'W, 200.00feet; thence S 89°-58.7'W, 200.00 feet; thence N 15°-01.3'W, 200.00 feet; thence N 0°-01.3'W, 356.80 feet; thence N 30°-01.3'W, 150.00 feet; thence S 89°-58.7'W, 200.00 feet; thence S 44°-57.0'W, 254.60 feet; thence N 89°-58.5'W, 78.21 feet; thence N 0°-02.1'W, 345.14 feet; thence N 89°-58.7'E, 120.73 feet; thence N 31°-46.4'W, 17.79 feet to the North Line of the Southeast Quarter of said Section 21; thence S 89°-13.8'E, along the North Line of the Southeast Quarter of said Section 21, 394.97 feet; thence N 0°-24.3'W, 20.81 feet; thence N 89°-58.7'E, 1326.90 feet; thence S 0°-18.8'E, 39.18 feet to the North Line of the Southeast Quarter of said Section 21; thence S 89°-13.8'E along the North Line of the Southeast Quarter of said Section 21, 130.00 feet; thence S 1°-43.4'W, 139.78 feet; thence S 89°-43.1'E, 93.38 feet to the P.T. of a curve to the left having a radius of 130.00 feet; thence along said curve to the left, 209.95 feet to the North Line of the Southeast Quarter of said Section 21; thence S 89°13.8'E along the North Line of the Southeast Quarter of Said Section 21, 312.72 feet to the place of beginning, said tract containing 27.97 acres, more or less, situated in Champaign County, Illinois, and have caused the same to be surveyed by Charles S. Danner, Registered Illinois Land Surveyor Number 1470, and have subdivided said real estate into lots, streets and utility easements as indicated on the annexed plat, bearing the Certificate of the said Charles S. Danner under date of March 4, 1966, said subdivision to be known as LINCOLNSHIRE FIELDS NORTHEAST, a Subdivision in Champaign County, Illinois.

DEFINITIONS

For the purpose of this declaration, certain words and terms are hereby defined.

Accessory Building: Separate building or buildings located on the same building site and which are incidental to the main building or to the main

use of the premises.

Building Area: That portion of a building site within which the construction and maintenance of main buildings is permitted.

Building Site: A portion of the subdivision consisting of at least Ninety-five per cent (95%) of one entire lot as platted.

Dwelling: The main building on a building site to be designed for and used exclusively for a residence and to be occupied exclusively by a single family.

Ground Floor Area: That portion of a dwelling which is built over a basement or foundation above surrounding grade but not over any other portion of the dwelling.

AREA OF APPLICATION

The covenants below, in their entirety, shall apply to Lots 101 through 128 inclusive, and Lots 135 through 156 inclusive.

COVENANTS

1. Allowable Structures: No structure shall be erected, altered, placed or, permitted to remain on any building site other than one detached single family dwelling, a private garage for not more than three (3) cars, and other accessory buildings incidental to residential use of the premises.

2. Architectural Control:

a. Committee Membership: The Architectural Control Committee is composed of:

ROBERT R. SHAPLAND
JOHN C. O'BRYNE, and
JAMES H. GALLIVAN

A majority of the committee may designate a representative to make its report. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. At any time, the then record owners of a majority of the lots in LINCOLNSHIRE FIELDS NORTH EAST shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

b. Powers: It is the purpose of Architectural Control to promote the residential development of LINCOLNSHIRE FIELDS NORTHEAST and to enhance property values; therefore, the Architectural Control Committee shall have the right and power to reject approval of plans submitted if they do not benefit and enhance the residential development of the area; such approval, however, shall not be unreasonably withheld.

The Architectural Committee shall have the power to reduce side yard requirements by not more than twenty per cent (20%) of the required side-yard and to reduce front and rear-yard requirements by not more than ten per

cent (10%) of the applicable required front or rear yard.

c. Procedures:

(1) Building Plats, etc.: No building, dwelling, fence or other structure or excavation shall be erected, constructed, altered or maintained upon, under or above or moved upon any part of said subdivision unless the plans and specifications thereof, showing the proposed construction, nature, kind, shape, height, material and color scheme thereof, and building elevations, and a plot plan showing lot lines, boundaries of the building site, distance from the boundaries of the building site to the buildings and the grading plan of the building site shall have been submitted to and approved by the Architectural Committee, and until a copy of such plans and specifications, plot plan and grading plan as finally approved is deposited for permanent record with the Architectural Committee.

(2) Approval by Architectural Committee: The Architectural Committee shall, upon request, and after satisfactory completion of improvements, issue its certificate of completion. If the committee fails to approve or reject any plan or matter requiring approval within thirty (30) days after plans or specifications have been submitted to it, or in any event if no suit to enjoin construction has been commenced prior to the completion thereof, approval shall be conclusively presumed and the related covenants shall be deemed to have been fully complied with.

(3) Right of Inspection: During any construction or alteration required to be approved by the Architectural Committee, any member of the Architectural Committee, or any agent of such committee, shall have the right to enter upon and inspect, during reasonable hours, any building site embraced within said subdivision, and the improvements thereon, for the purpose of ascertaining whether or not the provisions herein set forth have been and are being fully complied with and shall not be deemed guilty of trespass by reason thereof.

(4) Waiver of Liability: The approval by the Architectural Committee of any plans and specifications, plot plan, grading, or any other plan or matter requiring approval as herein provided, shall not be deemed to be a waiver by the said committee of its right to withhold approval as to similar other features or elements embodied therein when subsequently submitted for approval in connection with the same building site or any other building site. Neither the said committee nor any member thereof, nor the present owner of said real estate, shall be in any way responsible or liable for any loss or damage, for any error or defect which may or may not be shown on any plans and specifications or on any plot or grading plan, or planting or other plan, or any building or structure or work done in accordance with any other matter, whether or not the same has been approved by the said committee or any member thereof, or the present owner of said real estate.

(5) Constructive Evidence of Action by Architectural Committee: Any title company or person certifying, guaranteeing, or insuring title to any building site, lot or parcel in such subdivision, or any lien thereon or interest therein, shall be fully justified in relying upon the contents of the certificate signed by any member of the Architectural Committee and such certificate shall fully protect any purchaser or encumbrancer in good faith in acting thereon.

3. Minimum Dwelling - Quality and Size: It is the intent and purpose of

these covenants to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded. The ground floor area above surrounding grade of the main structure, exclusive of open porches, shall be not less than 1800 square feet, including attached enclosed garage, for a dwelling of less than two stories; in the event the main structure is a two story dwelling, the ground floor area, including attached garage, shall not be less than 1000 square feet, exclusive of open porches, and the total required floor area shall be not less than 2000 square feet, including attached enclosed garage and exclusive of open porches.

4. Building Location: No building shall be located on any lot nearer than twenty-five (25) feet to the front street right-of-way line; where a larger setback is shown on the recorded plat, the larger plat setback shall control. No part of a dwelling shall be located nearer to a side lot line than a distance equal to 10% of the width of the lot at that point, except that a five foot side yard shall be acceptable for permitted accessory buildings located forty (40) feet or more back from the minimum building setback line.

As a general rule, no dwelling shall be located on any interior lot nearer than thirty (30) feet to the rear lot line; however, where a different rear building setback line is shown upon the recorded plat such plat designation shall control.

Setbacks shall be measured from the applicable property line to the nearest building foundation.

With respect to lots bordering upon the Golf Course, no structures or fences or plantings shall be erected in the rear setback area from the Golf Course except with the permission of the Architectural Committee. It is the intent of this covenant to provide a reasonable view of the Golf Course to owners all of lots bordering upon it; it is not intended to prohibit all structures, fences and plantings but merely to control the nature and extent of such development.

Where a building site consists of more than one lot, the above provisions shall be applicable to the boundary lines of the building site rather than the platted lot lines.

5. Dwellings per Building Site: Only one dwelling shall be constructed per building site; no replatting or subdividing of these lots shall be permitted, the effect of which would be to reduce the area or width below ninety-five per cent (95%) of the area and width as platted.

6. Easements: Easements for installation and maintenance of underground utilities and drainage facilities are reserved as noted on the recorded plat and also upon the front six (6) feet of all lots except Lots 101 through 104 and Lots 135 through 149. No structure shall be erected over areas reserved for easements which would interfere with the construction or maintenance of said utilities. All connections to utility services shall be made underground.

A temporary easement is reserved across the North ten (10) feet of the East 665.82 feet of the Southeast Quarter (SEQ) of Section 21 aforesaid for installation and maintenance of temporary overhead electric power.

Any required above-ground appurtenances to the underground utility

systems shall be located within six (6) feet of side lot lines.

7. Percentage of Lot Coverage: All buildings on a building site, including accessory buildings, shall not cover more than thirty per cent (30%) of the building site.

8. Permissible Building - Order of Construction: All buildings erected on any building site shall be constructed of material of good quality suitably adapted for use in the construction of residences, and no old building or buildings shall be placed on or moved to said premises. Accessory buildings shall not be erected, constructed or maintained prior to the erection or construction of the dwelling. The provisions herein shall not apply to temporary buildings and structures erected by builders in connection with the construction of any dwelling or accessory building and which are promptly removed upon completion of such dwelling or accessory building.

9. Non-occupancy and Diligence during Construction: The work of construction of any building or structure shall be prosecuted diligently and continuously from the time of commencement until the exterior construction shall be fully completed and the interior construction is substantially completed, and no such building or structure shall be occupied during the course of original exterior construction or until made to comply with the restrictions and conditions set forth herein. No excavation except as is necessary for the construction of improvements shall be permitted.

10. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

11. Signs: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder or Lincolnshire Realty Co. to advertise the property during the construction and sales period.

12. Oil and Mining Operations: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, and no oil wells, tanks, tunnels, mineral excavations or shafts shall be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

No person, firm or corporation shall strip, excavate or other remove soil for sale or for use other than on the premises from which the shall be taken, except in connection with the construction or alteration building on such premises and excavation or grading incidental thereto.

13. Livestock and Poultry: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that no more than two dogs, cats or other common household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

14. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and stored in a manner either inside a garage or other

building or below ground so as not to be visible from other property.

15. Storage: No building material of any kind or character shall be placed or stored upon a building site until the owner is ready to commence improvements in compliance with an approved architectural plan and then such materials shall be placed within the property lines of the building site upon which improvements are to be erected.

16. Street Sight Line Obstruction: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street property lines, or in the case of a rounded property corner from the intersection of the street property lines extended. Further, none of the above described obstructions shall be placed or permitted to remain in the triangular area formed by a street property line, either edge of any driveway, and a line connecting a point thirty (30) feet outward from the edge of the driveway and a point on the edge of the driveway ten (10) feet from the street property line.

17. Sewerage System: No individual sewage disposal systems shall be installed or maintained on any lot if a public sewerage system is available to serve the site.

18. Off-street Parking: All property owners shall provide either a garage or car-port for the number of automobiles in use by the owner or resident on the property. All property owners or residents in LINCOLNSHIRE FIELDS NORTHEAST owning or possessing trucks which they desire to park in the subdivision shall provide an enclosed garage for the storage of same when not in use.

19. Sidewalks and Driveways: Each property owner shall repair and maintain in good condition any sidewalk provided for his respective lot until such time as the responsibility for repair and maintenance has been accepted by public authorities. Driveways between the sidewalk and street shall be paved with concrete or asphalt.

19A. Tracts D and E: LINCOLNSHIRE REALTY CO. reserves to itself, its successors and assigns, an easement across Tracts D and E for drainage and for ingress and egress to and from the Golf Course.

20. Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood; weeds on vacant lots shall be cut between June 1 and June 15, and again between September 1 and September 15 in each year. If the lot owner fails to do so the Architectural Committee may cause weeds to be cut and a lien may be filed against the property for weed mowing, not to exceed \$25.00 annually.

21. Waiver: The failure of the Architectural Committee, any building site owner or the present owner of said subdivision to enforce any of the restrictions, conditions, covenants, reservations, liens or charges to which said property, or any part thereof, is subject, shall in no event be deemed a waiver of the right to do so thereafter or to enforce any other restriction, condition, covenant, reservation, lien or charge.

22. Dedication: Lincolnshire Realty Co. and Westwood Investment Co. hereby grant and dedicate for the use of the Public as streets, drives, and

sidewalks, all of the streets, drives and sidewalks shown on said plat, and each of said streets and drives shall be hereafter known by the respective names designated thereon, reserving, however, unto Lincolnshire Realty Co. and Westwood Investment Co., their successors and assigns, permanent easements as set forth above, and also across or under all streets, drives and sidewalks shown on said plat for the installation and maintenance of storm drains, sanitary sewers, tile, water and gas mains and electric and telephone lines; provided further that no person or member of the Public shall at any time in the future use any part of the streets, drives or sidewalks for the purpose of running any sewer or sanitary tile on, under or across said streets or drives without the written permission of Lincolnshire Realty Co., its successors and assigns, and with respect to Lakeshore Drive, the consent of Westwood Investment Co., its successors and assigns, shall likewise be required.

23. Term: Except as provided in Paragraph 25, these covenants are to run with the land and shall be binding upon all parties and all persons under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of lots in LINCOLNSHIRE FIELDS NORTHEAST has been recorded, agreeing to change said covenants in whole or in part.

24. Enforcement: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

25. Authority to Release Rights: The owners of legal title of record of eighty per cent (80%) of the building sites in LINCOLNSHIRE FIELDS NORTHEAST shall have the authority at any time to release all or from time to time any part of the restrictions, conditions, covenants, reservations, liens or charges herein set forth applicable to such area and upon the recording of such waiver or release, in the Recorder's Office of Champaign County, Illinois, such restrictions, conditions, covenants, reservations, liens or charges shall no longer be required under the provisions herein set forth.

26. Homeowner's Association: It is understood that a LINCOLNSHIRE FIELDS Homeowner's Association shall be formed and that the initial registration and membership fee shall be paid by Lincolnshire Realty Co. All lot owners in LINCOLNSHIRE FIELDS NORTHEAST agree to accept membership in said Association and to abide and be bound by the reasonable rules and regulations of said association and to maintain membership therein so long as such ownership is retained. Each owner shall be subject to assessment for annual dues to the association, not to exceed Twenty-five Dollars (\$25.00) unless a larger amount is approved by the owners of 80% of the lots.

27. Post lantern: Each lot owner shall upon actual occupancy of his lot install and maintain a gas or electric post lantern within ten (10) feet of the intersection of his driveway and street right-of-way. The lantern shall be illuminated during the hours of darkness and shall be equipped with an automatic control device for this purpose.

28. Construction: If it shall at any time be held that any of the restrictions, conditions, covenants, reservations, liens or charges herein provided, or any part thereof, is invalid or for any reason becomes unenforceable, no other restrictions, conditions, covenants, reservations,

liens or charges, or any part thereof, shall be thereby affected or impaired.

WESTWOOD INVESTMENT CO. joins in the execution of this Owners' Certificate solely for the purpose of joining in the dedication of Lakeshore Drive and utility easements therein located.

IN WITNESS WHEREOF, this instrument has been executed by the President and Secretary, respectively, of LINCOLNSHIRE REALTY CO., pursuant to authority granted to them by the Board of Directors of LINCOLNSHIRE REALTY CO. at a meeting held on January 4, 1966, in accordance with the By-Laws of said Corporation. Further, this instrument has been executed by WESTWOOD INVESTMENT CO. by its President and Secretary, respectively, pursuant to authority granted to them by the Board of Directors of said Corporation at a meeting held August 13, 1965.

DATED at Champaign, Illinois, this 13th day of January, 1966.



J. Michael Byrne
Its secretary

LINCOLNSHIRE REALTY CO.,
a Delaware corporation

By R. V. Chapland
Its president



R. V. Chapland
Its secretary

WESTWOOD INVESTMENT CO.,
a Delaware corporation

By R. V. Chapland
Its president