

1905000

Plot Of

OLDE RIVER RIDGE

WINNEBAGO COUNTY }
STATE OF ILLINOIS }

Filed for Record on

NOV 30 1990

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Number 90381581

*Engelhardt & Partners*Being A Subdivision Of Part Of The South
Half Of Section 24, Township 45 North,
Range 1 East Of The Third Principal
MeridianWinnebago County, Illinois
August 1989SUBDIVISION RESTRICTIONS AND CONDITIONS

1. No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and must have an attached private garage for not less than 19' x 22' in size. No car ports, trailers, mobile homes, tents, shacks, barns, or other out buildings are permitted. No lot shall be used for commercial enterprise or business for profit other than for the building of homes and selling of homes in the subdivision.

2. No building shall be erected, placed, or altered on any lot until the plans have been approved by RICHARD R. SIMONOVICH as to conformity and harmony of external design with existing structures. The approval or disapproval of the plans as required in this covenant shall be in writing. In the event RICHARD R. SIMONOVICH or his designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to him or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and this covenant shall be deemed to have been fully complied with.

3. The ground floor area of the main structure, exclusive of open porches, garages and basements, shall not in case of one-story dwellings be less than 1,400 square feet, and for two-story dwellings shall not be less than 1,800 square feet in the combined first floor area and second floor area, exclusive of open porches, garages and basements; the top floor of a split foyer dwelling, exclusive of open porches, garage and basements, shall not be less than 1,000 square feet.

4. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded Plat.

5. No dwelling and garage shall be occupied as a residence until the entire unit house and garage shall have been completed, including exterior painting, and is ready for occupancy.

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6. Until such time as a central sanitary sewer system shall have been constructed in the subdivision, a sanitary septic tank shall be installed for each dwelling erected in the subdivision, such septic tank shall be of a type and construction following the specifications and recommendations of the Illinois State Board of Health. No other sanitary provision or device shall be installed or permitted to remain in the subdivision.

7. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that one dog and one cat may be kept as a household pet, provided that they are not kept, bred, or maintained for any commercial purpose.

8. No noxious or offensive activities 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. No lot shall be used for storage of junk, trash, disabled cars, or race cars.

9. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lots, except for those improvements which a public authority or utility company is responsible.

10. No structure of a temporary character, trailer, basements, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. No mobile homes are allowed in said subdivision.

11. No vehicle shall be parked on any street in the Plat.

No vehicle designed for carrying more than ten (10) persons, those designed or used for living quarters, and those vehicles which are designed for pulling or carrying freight or cargo, as well as those motor vehicles designated for carrying not more than ten (10) persons and subsequently remodeled for use as hereinabove stated which have a gross weight in pounds including vehicle and maximum load in excess of 8,000 lbs. shall be prohibited from parking or storage overnight (or longer) on any part of this Plat.

12. No sign of any kind shall be displayed to the public view on any lot in the Plat except one professional sign advertising the property during the construction and sales period.

13. Fences may be erected to a maximum height of five (5) feet. No fence shall be constructed between the front of any dwelling and the street line. Barbed wire shall not be used in the construction of any such fence. Before the erection of any fence shall begin, approval must be given in writing by RICHARD R. SIMONOVICH or a duly authorized agent.

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14. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them from the date these covenants are recorded, for a period of twenty-five (25) years.

15. Any owner of property herein may enforce these covenants by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

16. Invalidation of any one of these covenants by judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

Prepared By

Richard R. Simonovich

*Return Mark Sgarbin Const.
3222 Sunnyside
St. Louis, Mo. 63111*

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