

No. 181576 Filed this 20th day of January, 1956 at 8:40 o'clock A.M.

Know all men by these presents, that we, Carl L. Kuhn and Marjorie G. Kuhn, husband and wife, being the owners of the hereinafter described real estate, do hereby make and establish the following Restrictive Covenants, which shall govern and apply to the following described real estate:

Lots One (1) through Twenty-six (26), both inclusive, of Riverside Terrace, a Subdivision of part of the Southeast Quarter of Section Twenty-three (23), in Township One (1) South of the Base Line, Range Nine (9) West of the Fourth Principal Meridian, situated in the County of Adams and State of Illinois.

If the parties hereto, or either of them, or any heir of their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Not to erect any building other than a single detached dwelling house, either with or without garage, and other necessary outbuildings, upon the said lot or land hereby conveyed or any part thereof; provided that no outdoor privy shall be constructed on the premises.

Not to erect or suffer to be erected upon the said land, or any portion thereof, any dwelling house, containing less than 750 square feet of usable first floor space, or any dwelling house with an exterior other than frame, aluminum siding, brick or stucco or with roof other than composition, wood or slate shingle, and outbuilding to match such construction.

Not to use any building to be erected upon the said land or any part thereof for any other purpose than that of a private dwelling house only.

Not to make, sell or keep for sale, upon the said land, or any portion thereof, any spirituous or intoxicating liquors, and not to do or suffer thereon anything which shall be a nuisance to the person or persons from time to time owning or occupying any other portion of the land subject to restrictions herein contained.

Not to subdivide any of said lots or to use any less than a full lot for the construction of a dwelling, and not to build any dwelling house with its foremost portion closer than 25 feet from the street line.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets (not to exceed two such pets per residence) may be kept provided they are not kept, bred or maintained for any commercial purpose.

Any septic tank installed upon any of said lots shall have the approval of the Adams County Board of Health, or such agency as shall, from time to time, have jurisdiction over such matters.

The said conditions and covenants, and each of them, are hereby expressly made an essential part of this instrument and shall be and remain of perpetual efficacy and obligations as respects to the said premises, and each portion thereof.

These covenants shall take effect immediately, shall apply to all of said real estate, and shall run with the land and shall be binding upon all parties and all persons claiming under them until December 31, 1980, at which time said covenants shall be extended automatically for successive periods of five (5) years unless altered at the end of any five year period by vote of a majority of the lot owners in said subdivision; each lot shall be entitled to one vote, provided that

The owners of any four or more contiguous lots may abandon these covenants at any time by filing their election to abandon these covenants with the Recorder of Deeds of Adams County, Illinois.

In Witness Whereof, the parties hereto have hereunto signed their names and affixed their seals, this 19th day of January, 1956.

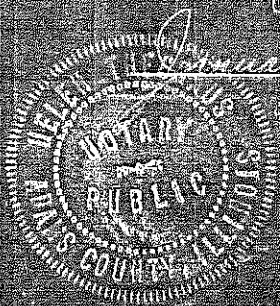
Carl L. Kuhn (SEAL)
Carl L. Kuhn

Marjorie C. Kuhn (SEAL)
Marjorie C. Kuhn

State of Illinois)
County of Adams) SS.

I, Helen Therkens, a Notary Public in and for said County in the State aforesaid, do hereby certify that Carl L. Kuhn and Marjorie C. Kuhn, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument, as their free and voluntary act, for the use and purpose set forth.

Given under my Hand and notarial seal, this 19th day of January, 1956.



Helen Therkens
Notary Public