



Adams County Clerk/Recorder  
Book: 706 Page: 13195

Receipt #: 200207871  
Pages Recorded: 3

Recording Fee: \$25.00  
Rental Housing Support Program  
State Surcharge Pd 12/18/2006  
\$10.00

AMMENDMENT OF  
COVENANTS, CONDITIONS,  
EASEMENTS AND  
RESTRICTIONS FOR WYNDHAM  
ESTATES FIRST ADDITION, A  
SUBDIVISION

Date Recorded: 12/18/2006 3:26:35 PM



THIS AMMENDMENT, is made as of this <sup>18th</sup> ~~1st~~ Day of <sup>December</sup> ~~January~~, 2006 by Fleming Stone Development, Inc., General Partner for Wyndham Estates, LTD, a limited partnership, and other lot owners making up 4/5 of the ownership of Wyndham Estates First Addition, hereinafter referred to as Amenders.

Adams County Abstract

WITNESSETH THAT:

WHEREAS, the Amenders are the owners of at least 4/5 of the lands contained in the area known as Wyndham Estates First Addition, a Subdivision" (hereinafter called "Wyndham Estates First Addition" or "Subdivision"), as shown and described on the plat thereof recorded on 16 November 2004, in Book 704 of Plats, at page 14135, as Document No. 200414135, in the Office of the Recorder of Deeds in and for the County of Adams, State of Illinois (herein called the "Plat"); and

WHEREAS, Wyndham Estates First Addition, consists of the following described real estate:

Lots Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40), Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47), Forty-eight (48), Forty-nine (49), Fifty (50), Fifty-one (51), Fifty-two (52), Fifty-three (53), and Fifty-four (54) of Wyndham Estates First Addition, a Subdivision of part of the Northwest  $\frac{1}{4}$ , Section 8, Township 2 South, Range 8 West of the 4<sup>th</sup> Principal Meridian, Adams County, Illinois,

WHEREAS, Amenders desires to change for mutual and beneficial restrictions, covenants, conditions, easements, liens and charges hereinafter referred to as the "Amendment" for the benefit and the compliment of all of the lots in the Subdivision and the future owners thereof;

NOW, THEREFORE, the Amenders hereby declares that the real property located within the Subdivision shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the following Amendment, all of which are amended and agreed to be in furtherance of a common plan for improvement of the Subdivision, established by the Amenders for the purpose of enhancing and protecting the value, desirability and attractiveness of the Subdivision as a whole and each lot and parcel situated thereon. All of these Restrictions shall run with the land and shall be binding upon the Declarant and upon all parties having or acquiring any right, title or interest in and to the real property or any part or parts thereto (such persons being sometimes hereinafter referred to as "Owners").

Paragraph 3 section A shall be change to read as follows:

3 RESTRICTIONS CONCERNING SIZE AND PLACEMENT OF DWELLING AND OTHER STRUCTURES AND THE MAINTENANCE THEREOF:

A. MINIMUM LIVING SPACE AREAS: No Dwelling shall be constructed on any lot in the Subdivision exceeding the height hereafter stated having less than the minimum square footages of living space, exclusive of porches (whether or not enclosed by screens or otherwise), breezeways, terraces, garages, car ports and other buildings.

No Dwelling shall be permitted on any lot in the Subdivision at a market price less than the prevailing per square footage market price.

Each one-story dwelling shall contain floor space excluding porches, breezeways, garages and basement, if any, of at least 1,800 square feet, except lots 49, 50, 51, and 52, which shall contain floor space of at least 1,400 square feet. All other dwellings shall contain floor space, excluding porches, breezeways, garage, and basement, if any, of at least 2,200 square feet.

No dwelling shall exceed two and one-half (2 ½) stories in height.

A garage shall be provided which contains at least five hundred (500) square feet.