

No. 180563 Filed this 23rd day of December, A.D. 1955 at 2:47 o'clock P.M.

DECLARATION OF RESTRICTIONS  
PERTAINING TO  
W. C. HOLZGRAFE SUBDIVISION

THIS DECLARATION made this 22nd day of December, A. D. 1955, by Wilmer C. Holzgrafe and Sylvia E. Holzgrafe, his wife; and Theodore Gamble and Alberta Gamble, his wife,

W I T N E S S E T H:

That said Wilmer C. Holzgrafe and Sylvia E. Holzgrafe, his wife; and Theodore Gamble and Alberta Gamble, his wife, and each and all of them as owners of the following described real estate:

W. C. Holzgrafe Subdivision, which is a part of the North One-half (1/2) of the Southeast Quarter of Section Twelve (12), Township Two (2) South of the Base Line, Range Nine (9) West of the Fourth Principal Meridian, situated in the County of Adams, in the State of Illinois

and herewith declare and covenant with all subsequent owners of lots in said Subdivision, and grantees, lessees, assignees, devisees and heirs and all parties claiming by or through or under them that the following restrictions shall run with the land and shall apply to all lots in this Subdivision, except as hereinafter specified and each subsequent owner by his or her acquisition or acceptance of title to any one or more of said lots, covenants:

1. That no building or part thereof or any structure shall be erected nearer to the front or curb line of any lot than forty (40) feet, with the exception of lots 1, 2 and 3 whereon no building or part thereof or any structure may be erected nearer than thirty (30) feet to the front or curb line thereof.

2. That no building or other structure of part thereof shall be erected closer to any side lot line than a distance represented by ten (10) percent of the width of any such lot.

3. That each lot in this subdivision shall be restricted to a one family residence only, and not more than one main building shall be erected on any one lot in this subdivision. No building shall be erected on any lot that exceeds one story in height except that so-called "split level" one family residence of suitable design shall be permissible, and story and one-half

cape cod residences of suitable design shall be permissible provided the same shall have no dormer projecting from the roof on the street side.

4. That every residence shall have a garage either attached or unattached or a carport of suitable design.

5. That no dwelling shall contain floor space, excluding porches, breezeways, garages and basement, if any, of less than an amount of square feet represented by at least ten (10) percent of the area of the lot upon which it is located.

6. That the exterior side walls of every dwelling built in this subdivision shall be of standard material with at least one-third (1/3) of the exterior surface being either masonry (brick or genuine stone) and the remainder of the exterior surface shall be either bevelled siding, wood shingles, or the equivalent thereof, and that any and all types of roll covering, imitation brick or imitation siding of any type is prohibited.

7. That no fence shall be erected on any lot in excess of a height of four and one-half (4½) feet.

8. That all fuel tanks and exterior tanks of every kind shall be buried underground.

9. That no lot shall be re-subdivided nor shall a fractional part of any lot be sold whereby the remaining frontage is less than seventy (70) feet.

10. That on every lot whereon a dwelling is erected, no part of such lot may be sold separately which is less than ten (10) feet from any structure.

11. That no one will be permitted to live on any lot in a temporary building or tent erected or placed thereon, now in any partially erected residence.

12. That the owner of each and every lot shall give all necessary easements to and for the installation and maintenance of any and all public utilities as recorded on the plat of this subdivision.

13. That no provision shall be made on any lot for the raising or keeping of poultry or rabbits, or for the housing

-3-

of horses, cows, swine, sheep, goats or other livestock; nor shall any lot be used for commercial agricultural purposes.

14. That the owner of each and every lot shall keep all weeds cut thereon, rubbish cleared and disposed of, dead trees removed to the end that each and every lot shall be maintained in a presentable condition.

15. That all rubbish and garbage containers on each and every lot shall be concealed from public view.

16. That no residence or dwelling or any portion of any lot shall be used as a boarding house, rooming house, club house, roadhouse, or for any sign or billboard; nor shall any residence or dwelling or any portion of any lot be used for the purpose of any noxious or offensive trade or activity; nor shall anything be done in or on any building or premises which may be or hereafter become a nuisance to owners or inhabitants of lots in this subdivision.

17. That the restrictions established by this declaration may be changed by a duly recorded instrument properly signed and acknowledged by the then owners of eighty per cent (80%) or more of all lots in the Subdivision.

18. All the foregoing provisions and restrictions shall continue to remain in full force and effect at all times until January 1, 1980, and thereafter if continued as provided in the foregoing paragraph 17.

IN WITNESS WHEREOF, this Declaration has been executed in triplicate by the parties hereto under their respective hands and seals all as of the day and year first above written.

Wm. P. Hobbs (SEAL)

John C. Hobbs (SEAL)

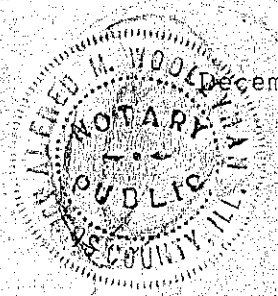
Theodore E. Gamble (SEAL)

Alberta Gamble (SEAL)

STATE OF ILLINOIS }  
COUNTY OF ADAMS } SS

I, Alfred M. Wooleyhan, a Notary Public in and for said County and State, do hereby certify that Wilmer C. Holzgrafe and Sylvia E. Holzgrafe, his wife; and Theodore Gamble and Alberta Gamble, his wife; who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22 day of December, A. D. 1955.



*Alfred M. Wooleyhan*  
Notary Public