

75/581
No. 6597 Filed this 16th day of November A.D., 1965 at 1:27 o'clock P.M.

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that we, George W. Baltzer and Verna M. Baltzer, husband and wife, being the owners of the herein-after described real estate do hereby make and establish the following Protective Covenants which shall cover the following described real estate, all situated in the County of Adams and State of Illinois, to-wit:

Lots One (1) through Twenty-six (26) in Woodale, an Addition to the City of Quincy, being a Sub-division of part of Lot Seven (7) of Lawrence and Flach's Subdivision of the Northwest Quarter of Section Seven (7), in Township Two (2) South of the Base Line, in Range Eight (8) West of the Fourth Principal Meridian, situated in the County of Adams and State of Illinois.

These covenants shall take effect immediately upon the recording thereof and shall apply immediately to all of the above described real estate.

These covenants shall run with the land and shall be binding upon all the parties and persons claiming under them until January 1, 1996, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by agreement of the then owners of the above described real estate or the several lots and parcels thereof it is agreed to change said covenants in whole or in part. In determining the majority of the then owners, each and every owner of a lot or parcel of real estate shall have an equal right.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning any lot or parcel of said real estate to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant either to prevent him or them from so doing or to recover damages for such violation or violations.

The invalidation of any one of these covenants by judgment or order of any court of record shall in no wise affect any of the other provisions or covenants herein contained.

All platted lots shall be known as residential lots and all buildings constructed thereon are to be used for residential purposes only and there shall be no more than one residence built on each lot except that said lots may be redivided so as to increase the size of any lot or decrease the size of any lot, but no lot shall be decreased in size to less than the average square feet contained in said residential lots, except that said lots may be used for public schools, elementary and high schools, and educational institutions having a curriculum the same as ordinarily given in public schools and for purposes incidental thereto including the erection and maintenance of buildings and playground facilities.