

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Helen Marie McNay, being the owner of the following described real estate:

Lots One (1) through Ten (10) in Northern Estates, a subdivision of a part of Lots Two (2) and Three (3) in Von Goerres Subdivision, a subdivision of part of the Northwest Quarter of Section Twenty-five (25) in Township One (1) South of the Base Line, Range Nine (9) West of the Fourth Principal Meridian, situated in the City of Quincy, County of Adams and State of Illinois,

does hereby make and establish the following Protective Covenants, which shall cover all lots in said Northern Estates Subdivision, and each and every part thereof, which covenants shall run with the land and shall be binding upon the parties hereto, and shall be binding upon each and every person, firm and corporation claiming by, through or under them for a period of twenty (20) years from the date hereof, at which time such covenants shall be extended automatically for successive periods of five (5) years unless duly recorded in the Office of the Recorder of Deeds, shall amend or suspend such covenants.

In the event that Helen Marie McNay, or any person claiming by, through or under her, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person, firm or corporation owning any real estate in said Northern Estates Subdivision to prosecute any proceedings at law or in equity against the person, firm or corporation violating or attempting to violate any such covenant and either to prevent him, her or it from so doing or to recover damages or other dues 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.

All lots shall be used for residential purposes only. No structure shall be erected, altered, placed, or permitted to remain on any lot other than one (1) detached, single-family dwelling and an attached garage. The attached garage must be large enough for at least one car but must be no larger than is needed for three cars.

No dwelling shall contain living space, excluding porches, breezeways, garages and basements, if any, of less than 1,600 square feet.

The exterior side walls of every dwelling built in the subdivision shall be of standard material with at least sixty percent (60%) 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 any type of imitation siding is prohibited. No prefabricated homes or mobile homes are permitted.

All residences must have concrete driveways. Sidewalks, if any, must also be concrete. No gravel or stone driveways or sidewalks will be permitted.

No building foundation or exterior wall shall be erected closer than a distance of thirty (30) feet from any side lot line.

Fences may be constructed within this subdivision, but the same shall not exceed six feet in height and shall not extend nearer the street than the front line of any dwelling or the side line of any dwelling situated on any lot, the side of which is adjacent to a street.

No lot shall be re-subdivided nor shall a fractional part of any lot be sold whereby the remaining frontage, or the frontage of the portion sold, is less than 110 feet.

No one will be permitted to live on any lot in the subdivision in a temporary building or tent erected or placed thereon, nor in any partially erected residence.

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 purposes.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All lots shall be mowed and weeds cut prior to, during and after construction.

No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Easements are reserved as shown on the recorded plat for utility location, construction, establishment, maintenance and operation and no permanent building or structure shall be erected on said easements.

No sign of any kind shall be displayed to the public view on any lot except one sign no more than five square feet advertising the property for sale or rent and except signs used by a builder to advertise the property during the construction and sales period.

No commercial trucks or boats shall be kept, parked or stored within this subdivision unless same is kept, parked or stored inside a garage. This prohibition includes trailers.

A swimming pool may be located on a lot, but such pool must be below the existing ground level and must be fenced to prevent access by small children. Any swimming pool must be located in the rear yard of a residence.

No lot owner will be permitted to conduct any business activities from his residence.

IN WITNESS WHEREOF, Helen Marie McNay has caused her name to be signed this 15 day of MAY, 1980.

Helen Marie McNay
Helen Marie McNay

State of Illinois)
County of Adams) ss.

I, William G. Keller Jr., a Notary Public in and for said County, in the State aforesaid, do hereby certify that Helen Marie McNay, personally known to me to be the same person whose name is subscribed in the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed and delivered the same instrument as her free and voluntary act for the use and purposes therein set forth.

Given under my hand and Notarial seal this 15 day of MAY, 1980.

William G. Keller Jr.
Notary Public

