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KNOW ALL MEN BY THESE PRESENTS, that I, Vera L. Gross, being the sole owner of the following described real estate:

Lots One (1) thru Twenty-seven (27) in Gross's Gables, a Subdivision of a part of the Southeast Quarter of Section Twenty-four (24) in Township One (1) South, Range Nine (9) West, Adams County, Illinois

do hereby make and establish the following protective covenants, which shall cover all lots in said Gross's Gables 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 me, for a period of twenty-five years from the date hereof, at which time such covenants shall be extended automatically for successive periods of ten years unless a majority of the then owners of such lots, through a written instrument duly recorded in the Office of the Recorder of Deeds, shall amend or suspend such covenants.

In the event that I, or any person claiming by, through or under me, 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 Gross's Gables 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.

No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage. All structures shall be primarily of brick and stone construction.

No building shall be located nearer to the front lot line or nearer to the side street line than the building set back lines shown on the recorded plat.

No commercial business shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No dwelling shall be permitted on any lot which has less than 1200 square feet of living area, exclusive of garages or porches.

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 not 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 animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, horses or other household pets (not to exceed three such pets per residence) may be kept, provided they are not kept, bred or maintained for any commercial purpose.

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.

Parking of trucks on the streets of said subdivision is prohibited other than for delivery or visitation.

Owners of each lot shall provide and use off-street parking for their vehicles.

IN WITNESS WHEREOF, the parties hereto have hereunto signed their names and affixed their seals this sixth day of March, 1969.

Vera L. Gross (SEAL)  
Vera L. Gross

Subscribed and sworn to before me this 6th day of March,  
A. D. 1969.

Walter C. McLaughlin  
Notary Public

