

Crystal Heights  
1st Add

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS That we, Richard H. Mays, Alan M. Mays and Ray F. Hendricka, Partners, d/b/a Heritage Real Estate, being the owners of the hereinafter 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:

Lots 1 thru 19 in Crystal Heights First Addition a Subdivision of a part of the Northwest Quarter of Section 28 in Township 1 South of the Base Line, in Range 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 hereof 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 for a period of twenty (20) years from the date hereof, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by agreement of a majority 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.

All dwellings, garages and other buildings constructed on said lots shall be completed and have at least two coats of paint within one year from date of beginning construction.

No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line and no more than four feet in height.

No dwelling shall contain floor space, excluding porches, breezeways, garages and basement, if any, of less than 768 square feet.

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum set back lines shown on the recorded plat. No dwelling shall be located nearer than five feet to an interior lot line.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Easements reserved on the recorded plat for any purpose whatsoever shall remain as permanent easements to the benefit of all parties owning lots or parcels of land in said above described tract of real estate and no permanent building or structures shall be erected on said premises.

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

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

No sign of any kind except signs advertising property for sale shall be displayed to the public view on any lot except one professional sign of not more than one square foot.

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

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 in number may be kept provided that 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.

No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of State of Illinois Department of Public Health. Approval of such system as installed shall be obtained from such authority.

IN WITNESS WHEREOF, the said Richard H. Mays, Alan M. Mays, and Ray F. Hendricks, Partners d/b/a Heritage Real Estate and owners of the said tract, have caused these presents to be executed and their seal thereto affixed this 2<sup>nd</sup> day of September, A.D. 1975.

Richard H. Mays (SEAL)  
Richard H. Mays

Alan M. Mays (SEAL)  
Alan M. Mays

Ray F. Hendricks (SEAL)  
Ray F. Hendricks d/b/a  
Heritage Real Estate

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF ADAMS )

I, Anne M. Mays, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard H. Mays, Alan M. Mays, and Ray F. Hendricks d/b/a Heritage Real Estate, who are personally known to me to be the same persons whose names are subscribed the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument including the release and waiver of the right of Homestead, as their free and voluntary act, for the uses and purposes therein set forth.

Given Under My hand and Notarial Seal, this 2<sup>nd</sup> day of September 1975.



Anne M. Mays  
Notary Public

Prepared By:  
Mays & Walden