

No. 25121 Filed this 18th day of July A.D. 1968 at 9:46 o'clock A.M.

PROTECTIVE COVENANTS - DEER RIDGE-SOUTH SUBDIVISION

-1-

KNOW ALL MEN BY THESE PRESENTS that we, Orville H. Wiskirchen and Evelyn R. Wiskirchen, husband and wife, the owners of the following described real estate, situated in the County of Adams in the State of Illinois:

A part of the Southeast quarter of the Northeast quarter and part of the Northeast quarter of the Southeast quarter of Section 20 in Township 2 South of the Base Line, Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly bounded and described as follows to wit: Commencing at a stone marking the Southwest corner of said Southeast quarter of the Northeast quarter, thence North $01^{\circ} 15'$ West along the West line of said Southeast quarter of the Northeast quarter 335.90 feet to a one inch iron pipe marking the Southwest corner of Lot #16 of Deer Ridge Subdivision, thence North $89^{\circ} 16'$ East along the south line of said Deer Ridge Subdivision, 1359.45 feet to a one inch iron pipe on the East line of said Southeast quarter of the Northeast quarter, and the Southeast corner of said Deer Ridge Subdivision, thence South $02^{\circ} 50'$ East along said East line 364 feet to a one inch iron pipe marking the Southeast corner of said Southeast quarter of the Northeast quarter, thence South $01^{\circ} 21'$ West along the East line of said Northeast quarter of the Southeast quarter 636.97 feet to a one inch iron pipe, thence South $88^{\circ} 34'$ West 1331.68 feet to a one inch iron pipe on the West line of said Northeast quarter of the Southeast quarter, thence North $01^{\circ} 59'$ West along said West line, 680.97 feet to the point of beginning, containing 31.40 acres more or less.

said real estate having been subdivided into Deer Ridge-South Subdivision as shown in a plat recorded in the office of the Recorder of Deeds in and for Adams County, Illinois in Book 13 of Plats on page 255 containing 12 lots numbered 1 to 12, both inclusive, do hereby make and establish the following Protective Covenants which shall cover and apply to the said above described Real Estate including all of said lots 1 through 12 inclusive in said Deer Ridge-South Subdivision and which shall be effective immediately.

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All lots shall be used as residential lots and any building erected upon the said lots shall not be used for any purpose other than for private dwelling house and garage except as hereinafter provided.

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All buildings constructed on said lots shall be single family dwellings and shall contain no less than 980 square feet of floor space. The erection of fences and hedges shall be limited to 48 inches in height and said fences shall be of open construction and neat in appearance. No billboard shall be erected upon said premises.

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All garages or other outbuildings constructed on the said lots shall conform in construction and appearance and harmonize with the dwelling house constructed on such lot and shall be finished on the outside with painted siding or materials similar in appearance and construction to that of the main dwelling house.

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No junk yard or other trade or business giving off any noxious fumes or offensive odors shall be maintained on any of said lots and said lots shall not be used for any commercial purpose except that a resident of said subdivision may conduct a private business on the lot owned by him, provided that no intoxicating liquor or other alcoholic beverages shall be sold or consumed in connection with said business and said business shall not engage or employ any person other than said resident, and no sign shall be erected or maintained on said lot. No animals shall be kept on any of said lots other than household pets which shall not be more than two in number; and also, except for riding horses kept and maintained for the pleasure of the owners of such lots which horses shall not exceed two in number. Such animals shall not be kept for any commercial purposes.

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All buildings constructed or to be erected on said lots shall conform to the building lines and easement lines as shown on said plat of said subdivision so recorded in said Recorder's Office of Adams County, Illinois and no dwelling house or other buildings shall be placed or constructed closer than five (5) feet to any side lot line.

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No house trailer shall be parked or permitted to be parked upon any of the premises in said subdivision at anytime and no garage or other outbuilding erected on said tract shall be at anytime used as a residence, either temporary or permanent and no structure of a temporary character shall be used as a residence.

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All grass shall be mowed and weeds shall be cut at all times on the front two hundred feet of said lots.

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Any dwelling house which may be built on any of the said lots shall be under permanent roof and shall be completely painted within one (1) year from the date construction of said dwelling house is commenced. Construction of any garages or outbuildings must be completed within a reasonable time after said construction is commenced and no garage or outbuilding may be allowed to remain in an unfinished or neglected state of repair.

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Nothing shall be done in or on any of said lots aforesaid which may become a nuisance in the neighborhood.

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Easements as shown on said plat recorded in the Recorder's Office of Adams County, Illinois for utilities and buildings lines and other restrictions as shown on said plat shall remain for the permanent benefit of all parties owning lots in said above described subdivision and no permanent building and structure shall be erected on said easements or within said building lines.

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Said covenants shall run with the land and shall be binding upon all parties hereto and on all parties claiming by, through or under them until January 1, 1983. Said covenants as herein contained shall be automatically extended for successive periods of five years thereafter unless said covenants are changed by agreement of the majority of the then owners of the above described real estate. One vote shall be allotted to each of the lots in the said Deer Ridge-South Subdivision.

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Invalidation of any of the covenants herein contained by order of any Court of record shall not invalidate the other provisions of these protective covenants and the provisions not so invalidated shall remain in full force and effect.

-14-

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 real property situated in said addition or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and to either prevent him or them from so doing or to recover damages or other dues for such violation.

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In Witness Whereof we have hereunto set our hands and affixed our seals this 5th day of July, A.D. 1968.

Orville H. Wiskirchen (SEAL)

Ernest R. Wiskirchen (SEAL)

1) SS.

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Given Under My Hand and Notarial Seal this 17th day of July,
A.D. 1968.

Notary Public

