

East Deer Ridge  
Sub.

No. 12737 Filed this 13th day of September A.D., 1966 at 2:27 o'clock P.M.

PROTECTIVE COVENANTS - EAST DEER RIDGE SUBDIVISION

-1-

KNOW ALL MEN BY THESE PRESENTS that we, Joseph P. Frericks and Mildred J. Frericks, 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 Northeast 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 one inch iron pipe on the East line of said Northeast Quarter which is South 02° 50' East 660 feet from a stone at the Northeast corner of said Section 20, witnessed by a one inch iron pipe South 02° 50' East 25 feet, thence from said true point of beginning South 02° 50' East along the East line of said Northeast Quarter 401.36 feet to a one inch iron pipe marking the Northeast corner of Lot #9 of Deer Ridge Subdivision, a subdivision of part of said Northeast Quarter, thence South 89° 16' West along the Northerly line of said lot #9 a distance of 616 feet to a one inch iron pipe marking a corner of said lot #9, thence North 02° 50' West 691 feet to a one inch iron pipe, thence North 89° 15' East 286 feet to a one inch iron pipe, thence South 02° 50' East 289.64 feet to a one inch iron pipe, thence North 89° 16' East 330 feet to the true point of beginning,

and also that part of Lot #9 of Deer Ridge Subdivision, a subdivision of part of the Northeast Quarter of Section 20 in Township 2 South of the Base Line, Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, being a triangular parcel of land lying in the most Northerly part of said Lot #9, more particularly bounded and described as follows: Commencing at the Northeast corner of said Northeast Quarter of Section 20, thence South 89° 16' West along the North line of said Northeast Quarter 616 feet, thence South 02° 50' East 750.16 feet to the true point of beginning,

thence from the true point of beginning (said point being also the most northerly corner of said Lot #9) South 02° 50' East along the lot line of said Lot #9 a distance of 221.20 feet to a one-inch iron pipe, thence South 89° 16' West 98.09 feet to a one inch iron pipe on the Easterly right-of-way line of Deer Ridge Road, a road in said Deer Ridge Subdivision, thence North 21° 25' East along said Easterly right-of-way line 238.66 feet to a one-inch iron pipe and the true point of beginning, containing 0.243 acres,

said real estate having been subdivided into East Deer Ridge 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 93, containing 7 lots numbered 1 to 7, 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 7 inclusive in said East Deer Ridge 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.

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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 any time and no garage or other outbuilding erected on said tract shall be at any time 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.

-9-

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 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, 1981. 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 East Deer Ridge 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 9<sup>th</sup> day of September, A.D. 1966.

Joseph P. Frericks (SEAL)  
Mildred C. Frericks (SEAL)

State of Illinois )  
                          ) ss  
County of Adams )

I, Charles A. Scholtz, a Notary Public in and for said Adams County, Illinois, do hereby certify that Joseph P. Frericks and Mildred J. Frericks, husband and wife, who are personally known to me to be the same persons whose names are subscribed to 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 as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my Hand and Notarial Seal this 9<sup>th</sup> day of September, A.D. 1966.



Charles A. Scholtz  
Notary Public