

Ellington Meadows

No. 14471 Filed this 19th day of December, A.D. 1966 at 3:57 o'clock P.M.

PROTECTIVE COVENANTS - ELLINGTON MEADOWS SUBDIVISION

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KNOW ALL MEN BY THESE PRESENTS that we, John H. Willer and Antoinette Willer, husband and wife, and Walter H. Zehnle and Esther W. Zehnle, 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 North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-eight (28) in Township One (1) South of the Base Line and in Range Eight (8) West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly bounded and described as follows, to-wit: Beginning at the North East Corner of said North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-eight (28), running thence South  $00^{\circ}08'$  West along the East line of said North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty (28), 1314.84 feet, thence North  $89^{\circ}00'$  West 586.42 feet, thence North  $12^{\circ}07'$  East 250.80 feet, thence North  $07^{\circ}43'$  East 297.23 feet, thence North  $03^{\circ}44'$  East 302.05 feet, thence North  $02^{\circ}05'$  East 473.13 feet to a point on the North line of said North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty Eight (28), thence South  $88^{\circ}50'$  East along said North line 460 feet to the point of beginning, said tract containing 15.14 acres, more or less

said real estate having been subdivided into Ellington Meadows Subdivision, as shown in a Plat recorded in the Recorder's Office of Adams County, Illinois in Book /3 of Plats on Page /09, containing Twenty-three (23) Lots, Numbered Lots One (1) through Nine (9) inclusive of Block One (1), Lots One (1) through Eight (8) inclusive of Block Two (2), and Lots One (1) through Six (6) inclusive of Block Three (3), do make and establish the following Protective Covenants which shall cover and apply to the said above described real estate and which shall be effective immediately.

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All lots shall be used as residential lots and any buildings erected upon the said lots shall not be used for any purpose other than for that of a private dwelling house and garage or other necessary outbuilding.

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All buildings constructed on said lots shall be single family dwellings which do not exceed one and one-half stories in height and shall contain on the ground or first floor of the interior of such dwellings a minimum of Eight Hundred Fifty (850) square feet.

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All lots shall remain as shown on the plat recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book /3 of Plats at Page /09 and none of said lots shall be divided or reduced in size.

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

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No animals may be kept or raised on any lot with the exception of household pets except on lots Four (4), Five (5) and Six (6) of Block Three (3) on which a horse or pony may be kept. Household pets shall be confined to dogs, cats and birds. No animals of any type whatsoever may be kept for commercial purposes on any of the lots.

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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 the plat of the said subdivision recorded in the Recorder's Office of Adams County, Illinois, in Book /3 of Plats at Page /09 and no dwelling house or other building shall be placed or constructed closer than five (5) feet to any side lot line.



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No temporary structure erected on the said lots may be used for residential purposes excepting a garage or basement which has been adequately constructed and which conforms with the rules, ordinances and regulations of Adams County, Illinois, the City of Quincy and the Statutes of the State of Illinois. Said garage or basement may be used for residential purposes by the owner of said lots for a period not to exceed two (2) years from the date construction of the said garage or basement is commenced.

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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 two (2) years from the date construction of the 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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No noxious or offensive trade or activity shall be maintained or pursued on or upon any lot nor shall anything be done thereon which may become a nuisance in the said neighborhood.

-11-

Easements as shown on the said plat recorded in the Recorder's Office of Adams County, Illinois, for utilities and building 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, 1977. 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 Ellington Meadows Sub-division.

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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.

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IN WITNESS WHEREOF we have hereunto set our hands and affixed our seals this 19<sup>th</sup> day of December, A.D. 1966.

John H. Willer (SEAL)

Antoinette Willer (SEAL)

Walter H. Zehnle (SEAL)

Esther W. Zehnle (SEAL)

State of Illinois )

) ss.

County of Adams )

I, Charles A. Scholz, a Notary Public in and for said County in the State aforesaid, do hereby certify that John H. Willer and Antoinette Willer, husband and wife, and Walter H. Zehnle and Esther W. Zehnle, 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 19<sup>th</sup> day of December, A.D. 1966.

Charles A. Scholz  
Notary Public

