

No. 27212 Filed this 12th, day of November A.D., 1968 at 3:15 o'clock P.M.  
PROTECTIVE COVENANTS - ELLINGTON MEADOWS SUBDIVISION - FIRST ADDITION

-1-

KNOW ALL MEN BY THESE PRESENTS that we, Robert J. Hoebing and  
Marjorie E. Hoebing, 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 Northwest Quarter of the Southeast Quarter  
of Section Twenty-eight (28) in Township One (1) South  
of the Base Line, Range Eight (8) West of the Fourth  
Principal Meridian, Adams County, Illinois, being more  
particularly bounded and described as follows, to-wit:  
Commencing at the Southwest corner of said Northwest  
Quarter of the Southeast Quarter, thence North 00° 08'  
East along the West line of said quarter quarter Section;  
said West line being also the East line of Ellington  
Meadows a Subdivision of part of the Northeast Quarter  
of the Southwest Quarter of said Section Twenty-eight  
(28) a distance of 855.57 feet to the Southeast corner  
of Lot Number One (1) in Block Number Three (3) of said  
Ellington Meadows, thence South 89° 00' East 242 feet,  
thence South 00° 08' West 855.57 feet to a point on the  
South line of said Northwest Quarter of the Southeast  
Quarter, thence North 89° 00' West along said South line  
242 feet to the point of beginning, containing 4.75 acres;

said real estate having been subdivided into Ellington Meadows Sub-  
division - First Addition, as shown in a Plat recorded in the Recorder's  
Office of Adams County, Illinois, in Book 13 of Plats on Page 297  
containing eight (8) lots numbered one (1) to eight (8), both in-  
clusive, 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.

-2-

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.

-3-

All buildings constructed on said lots shall be single family

(1)

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.

-4-

All lots shall remain as shown on the plat recorded in the office of the Recorder of Deeds of Adams County, Illinois, in Book 13 of Plats at Page 297 and none of said lots shall be divided or reduced in size.

-5-

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.

-6-

No animals may be kept or raised on any lot with the exception of household pets. 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. Said household pets shall not exceed two (2) of each kind in number.

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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 13 of Plats at Page 297 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.

-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 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.

-10-

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, 1979. Said covenants as herein contained shall be automatically extended for successive periods of five years there-

