

Lueders Eastview Sub
Camp Point

COVENANTS

KNOW ALL MEN BY THESE PRESENTS that Kent Lueders and Betty Lueders, his wife, and Dan Lueders and Diane Lueders, his wife, of Lueders Plumbing and Heating, a partnership, of Camp Point, Illinois, being the owners of the real estate described as:

Lots 1,2,3,4,5,6,7,8,15,16,17,18,19,20,21,22,23 and 24 in Lueders' Eastview Subdivision of the Town, now Village, of Camp Point, being a part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 1 North, Range 6 West of the 4th Principal Meridian, situated in Adams County, Illinois,

do hereby make and establish the following Protective Covenants which shall cover all lots in said described real estate and each and every part thereof, which covenants shall run with the land and shall be binding upon the parties hereto and shall be binding upon each and every person, firm and corporation claiming by, through or under the said Kent Lueders, Betty Lueders, Dan Lueders and Diane Lueders until JAN. 1, 1983, at which time such covenants shall be extended automatically for successive periods of ten years unless a majority of the owners of such lots through a written instrument duly recorded in the office of the Recorder of Deeds shall amend or suspend such covenants.

In the event that the said Kent Lueders, Betty Lueders, Dan Lueders or Diane Lueders, or any person claiming by, through or under them, shall violate or attempt to violate any of the covenants hereincontained, it shall be lawful for any other person, firm or corporation owning any real estate in said above described property to prosecute any proceeding at law or in equity against the person, firm or corporation violating or attempting to violate any such covenant, and either to prevent him, her or it from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

No structures shall be erected, altered, placed or permitted to remain on any residential building plot, other than one detached single family dwelling,

one garage for not more than two cars, and an out building of not more than 120 square feet shall be erected on the premises.

No building shall be erected nearer than 25 feet to the front property line and nearer than 10 feet to a side street line.

No residential structure shall be erected on a lot of less than 7000 square feet or width of less than 75 feet at the front building set back line.

No trailer, basement, tent, shack, barn, garage or out building shall be used as a residence, either temporary or permanent.

No building shall be erected on any of said lots which the ground floor area of the main structure exclusive of first story open porches and garages, shall be less than 800 square feet.

Easements are reserved as shown on the recorded plat for utility locations, construction, establishment, maintenancy and operation and no permanent building or structure shall be erected on said easements.

All garages are to conform in character and design to the main structure located on the premises.

Only one sign open to the public view will be allowed on the premises. Said sign shall not be larger than 5 square feet. Additional signs will be allowed only if they are used in advertising the premises for sale or rent or by the builder during construction.

No oil drilling, oil development, operation, oil refining, quarrying or mining operation 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 dogs, cats or other household pets with a limit of two per residence may be kept, provided they are not kept for commercial purposes.

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste of any kind. Garbage and other debris shall not be kept

except in sanitary containers. Storage containers and other equipment for the storage of disposal of such material must be kept in a clean condition.

No abandoned or unlicensed cars shall be allowed on the premises. No auto work or sales shall be allowed on the premises for a period of over four hours on any one day.

IN WITNESS WHEREOF, the following have set their hand and seal, this

16th day of June, 1973.

Kent Lueders

Betty C. Lueders

Daniel L. Lueders

Diane G. Lueders

STATE OF ILLINOIS)
) SS.
COUNTY OF ADAMS)

I, William R. Stowell, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kent Lueders, Betty C. Lueders, Daniel Lueders and Diane G. Lueders, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed same, appeared before me this day in person and acknowledged that they signed 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 16th day of June, 1973.

William R. Stowell
Notary Public

