

Wand Spring Sub

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that we, Seigfried Halfpap and Theresa Halfpap, being the sole owners of the following described real estate:

Lots One (1) through Four (4), inclusive, of Wand Spring Subdivision, a subdivision of a part of the Southeast Quarter of the Southeast Quarter of Section Sixteen (16), and a part of the Southwest Quarter of the Southwest Quarter of Section Fifteen (15), and a part of the Northeast Quarter of the Northeast Quarter of Section Twenty-one (21), and a part of the Northwest Quarter of the Northwest Quarter of Section Twenty-two (22), all in Township Two (2) South of the Base Line, and in Range Eight (8) West of the Fourth Principal Meridian, situated in the County of Adams, in the State of Illinois,

do hereby make and establish the following Protective Covenants:

1. All lots shall be used as residential lots.
2. 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.
3. No animals may be kept or raised on any of said lots for commercial purposes, provided, however, that any form of animal may be kept or raised on any of said lots as a pet, provided the owner of said pet gives said pet adequate care and treatment.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, and no house trailer or so-called double trailer, whether on a foundation or not, shall be placed on any lot any time.
5. All buildings constructed or to be erected on said lots shall conform to the building lines and easements lines as shown on the plat of said subdivision recorded in the Recorder's Office of Adams County, Illinois, in Book 13 of Plats at Page 347, except for buildings presently located on said lots, and no dwelling house or other building shall be placed or constructed closer than 10 feet to any side lot line, provided, however, that any building or buildings now located on any of said lots shall not be subject to the provisions of this paragraph.
6. Any dwelling house which may be built on any of said lots shall be under permanent roof, and the exterior shall be completely finished within one year from the date the 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 is to remain unfinished or in neglect of repair.

The erection of fences and hedges shall be limited to forty-eight inches in height and said fences shall be of open construction and be of neat appearance. All outbuildings shall conform in construction and appearance with the dwelling house.

7. Invalidaion of any one of these Covenants by judgment or Court order shall in nowise affect any of the other Provisions which shall remain in full force and effect.

8. These Covenants are to run with the land and shall be binding on all persons or parties claiming under them until January 1, 1975, at which time such covenants shall be automatically extended for periods of ten years, unless at any time, by a vote of the majority of the lots hereinabove described, each lot having one vote, it is agreed to change said Covenants in whole or in part.

Seigfried Halfpap
Theresa Halfpap

STATE OF ILLINOIS)
COUNTY OF ADAMS) SS.

I, Sandra Toney, a Notary Public, in and for said County in the State aforesaid, do hereby certify that Seigfried Halfpap and Theresa Halfpap, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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 1st day of March, 1970.

Sandra Toney
Notary Public

