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1999R4552

09-16-1999 10:33 AM

SANGAMON COUNTY
ILLINOIS

17.00
5 ROSIE

MARY ANN LAMM
SANGAMON COUNTY RECORDER

**DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
FOR COBBLESTONE ESTATES SUBDIVISION
FOURTEENTH ADDITION**

WHEREAS, Cobblestone Development Company, a joint venture, is the owner of Lots 209 through 221 inclusive in Cobblestone Estates Subdivision Fourteenth Addition, a subdivision of the following described property:

(See attached Exhibit "A" for legal description)

as set forth in the plat recorded in the office of the Recorder of Deeds, Sangamon County, Illinois on the 8th day of September, 1999, as Document No. 1999R44139;

AND WHEREAS Cobblestone Development Company wishes to submit the property described in Exhibit "A" comprising Cobblestone Estates Subdivision Fourteenth Addition to the provisions of the Declaration of Easements, Covenants and Restrictions for Cobblestone Estates Subdivision First Addition, which declaration was recorded October 21, 1993 as Document No. 93-46127 in the office of the Recorder of Deeds, Sangamon County, Illinois.

NOW, THEREFORE, Cobblestone Development Company, a joint venture, does hereby declare as follows:

1. That the property described in Exhibit "A" comprising Cobblestone Estates Subdivision Fourteenth Addition, Lots 209 through 221 inclusive, is hereby declared to be subject to the terms, covenants, conditions and restrictions of the Declaration of Easements, Covenants and Restrictions for Cobblestone Estates Subdivision First Addition recorded in the office of Recorder of Deeds, Sangamon County, Illinois on October 21, 1993 as Document No. 93-46127.

2. That pursuant to the power to amend the covenants and restrictions contained in paragraph 33.D, the Developer hereby substitutes the following amended paragraph 30:

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30. REMEDIES FOR VIOLATION.

In the event of a violation or breach of any of these covenants and restrictions, a person or entity enjoying the benefit of these restrictions shall have the right to proceed in a judicial action at law or in equity to compel compliance with the terms of these covenants and restrictions or to prevent the breach or violations of them. The Homeowners Association and the Developer shall, in addition, have the right to be compensated for actual expenses incurred as a result of any proceeding brought to enforce these restrictions or to remedy a breach or violation thereof, including reasonable attorneys' fees.

3. Paragraph 1.C of the covenants and restrictions is hereby amended only with respect to the following provisions:

1.C The following minimum requirements shall apply to all residential improvements within this subdivision:

(1) The minimum floor area of a single level dwelling unit shall be 1,800 square feet, exclusive of basement area, if any.

(2) The minimum floor area of a two level dwelling unit shall be 2,000 square feet, exclusive of basement area, if any.

(3) The minimum floor area for any duplex dwelling unit shall be 1,200 square feet, and the minimum floor area for both dwelling units shall total at least 2,600 square feet.

(4) The minimum side yard dimensions shall be those set forth in applicable zoning ordinances and as established on each individual site by the Architectural Control Committee which shall have the authority to require site plans requiring side yards not less than fifteen (15) feet total between two adjacent dwelling units.

(5) The front yard, including the boulevard and the side yard area to the back building line of the dwelling unit will be landscaped with grass sod.

(6) All driveways from the public streets to the garages of the dwelling units will be portland cement concrete, exposed aggregate or cobblestone pattern in concrete.

(7) All dwelling units shall have attached garages.

(8) House construction plans for dwelling units must be approved by the Architectural Control Committee prior to commencement of construction.

(9) Mailboxes will conform to subdivider's standard.

(10) The roof shall have a minimum slope of six (6) vertical feet for each twelve (12) horizontal feet.

4. The owner or owners of any individual duplex dwelling unit shall be entitled to one vote with respect to Homeowners Association matters except that if both units of a duplex shall be under single ownership, then the owner or owners shall be entitled to one vote.

5. Except where specifically amended by this document, paragraph 1.C and the remainder of the Declaration of Easements, Covenants and Restrictions for Cobblestone Estates Subdivision First Addition referred to above shall apply in full to Cobblestone Estates Subdivision Fourteenth Addition as described herein. The Developer, at any time, retains the right to amend these covenants and restrictions to resolve any ambiguity, conflict, scrivener's error or similar reformation of this instrument without the consent of any owner of property within Cobblestone Estates Subdivision, all plats. Such amendment shall be effective upon recording said corrective document with the office of Recorder of Deeds, Sangamon County, Illinois and shall be binding on the owners of lots or parcels in Cobblestone Estates Subdivision, all plats.

6. This document is executed by Joseph G. Albers and Thomas A. Giacomini as authorized representatives of the Cobblestone Development Company joint venture, pursuant to authority granted to them under Section 5 of the Joint Venture Agreement creating Cobblestone Development Company dated the 8th day of January, 1993.

COBBLESTONE DEVELOPMENT COMPANY,

By: Joseph G. Albers
Joseph G. Albers,
authorized signatory

By: Thomas A. Giacomini
Thomas A. Giacomini,
authorized signatory

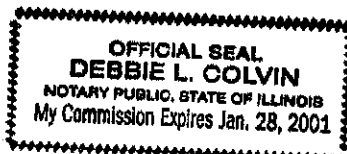
STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, Debbie L. Colvin, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JOSEPH G. ALBERS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of September, 1999.

Debbie L. Colvin

Notary Public



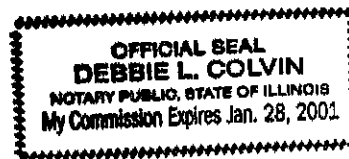
STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, Debbie L. Colvin, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that THOMAS A. GIACOMINI, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of September, 1999.

Debbie L. Colvin

Notary Public



Prepared by and Return to:

James D. Kelly
Presney, Kelly & Presney
726 South Second Street
Springfield, Illinois 62704
(217) 525-0016

Exhibit "A"

COBBLESTONE ESTATES
FOURTEENTH ADDITION

LEGAL DESCRIPTION

Part of the East half of Section 11, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows: From the Northeast corner of the Northeast quarter of said Section 11, thence S.00°-04'-21"E., on the Quarter-section line, 1,634.61 feet; thence N.89°-55'-39"E., 175.00 feet; thence S.00°-04'-21"E., 39.02 feet; thence N.89°-30'-39"E., 827.51 feet to the Northwest corner of CobbleStone Estates - Thirteenth Addition; thence S.00°-04'-21"E., along the Westerly line of said Thirteenth Addition, 185.79 feet; thence S.89°-55'-39"W., 12.19 feet; thence S.00°-04'-21"E., 660.16 feet to the Southwest corner of said CobbleStone Estates - Thirteenth Addition, said point also being the point of beginning; thence along a curve concave to the North having a radius of 4,352.89 feet, said curve being the Southerly right-of-way line of Hedley Road, a chord bearing of S.89°-03'-08"E., a chord distance of 155.03 feet to the end of said curve; thence continuing along the Southerly line of Hedley Road N.89°-55'-41"E., 235.00 feet; thence S.00°-08'-18"E., along the Easterly right-of-way line of Meadowbrook Road, 256.37 feet to the beginning of a curve concave to the East having a radius of 3,710.00 feet; thence continuing along said Easterly right-of-way line a chord bearing of S.03°-44'-28"E., a chord distance of 466.25 feet to the end of said curve; thence S.89°-51'-42"W., 373.95 feet to the Southeast corner of CobbleStone Estates - Eighth Addition; thence N.00°-08'-18"W., 180.00 feet; thence S.89°-51'-42"W., 45.35 feet; thence N.00°-08'-18"W., 544.90 feet to the point of beginning, containing 6.390 acres, more or less.

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— NOTICE —

DOC: # 2000 R26549

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DESCRIPTION COBBLESTONE ESTATES 14th

(revised) PT E 1/2 Sec 11 Twp 15N Rng 6W

of the 3rd Pm.

DATE: '7 — 13 — 2000

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REVISED FINAL PLAT COBBLESTONE ESTATES FOURTEENTH ADDITION

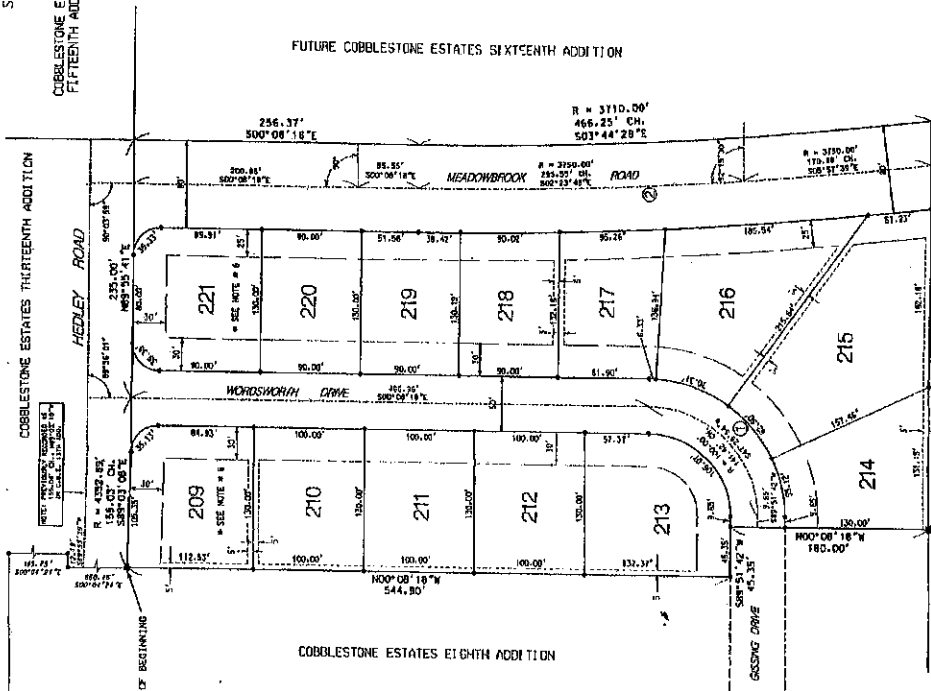
GENERAL LAND DESCRIPTION

Part of the East Half of Section 11, Township 15 North,
Range 6 West of the Third Principal Meridian
Sangamon County, Illinois.

COBBLESTONE ESTATES
FIFTEENTH ADDITION

FUTURE COBBLESTONE ESTATES SIXTEENTH ADDITION

COBBLESTONE ESTATES EIGHTH ADDITION



OWNER
Coblestone Development
2925 SOUTH MEADOWBROOK ROAD
SPRINGFIELD, ILL. 62707
P.O. BOX 7376
SPRINGFIELD, ILL. 62707
DATE: 10/15/99
BY: [Signature]
Capped Top

- LEGEND**
- DENOTES REINFORCED CONCRETE MONUMENT
 - DENOTES STONE MONUMENT
 - DENOTES UTILITY & DRAINAGE EASEMENT AND BUILDING SET BACK LINE

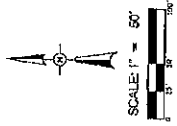
NOTES

1. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
2. ALL RADI AT STREET INTERSECTIONS ARE 25 FEET.
3. SEE RESTRICTIVE COVENANTS FOR BUILDING SET BACK REQUIREMENTS FOR INDIVIDUAL LOTS.
4. LOTS 216, 217, 218, 219, 220, AND 221 SHALL HAVE NO ACCESS TO MEADOWBROOK ROAD.
5. LOTS 209 AND 221 SHALL HAVE NO ACCESS TO HEDLEY ROAD.
6. THE DRIVEWAY ACCESS FOR LOTS 209 AND 221 MUST BE IN THE SOUTH HALF OF THE LOT UNLESS OTHERWISE APPROVED BY THE CITY TRAFFIC ENGINEER.

NO.	START	END	CHORD	ANGLE	TANGENT
1	100.00'	141.42'	207.00'	137.00'	100.00'
2	370.00'	466.23'	577.07'	41.14'	323.28'

NO PART OF THIS FINAL PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OWNER & DEVELOPER
COBBLESTONE DEVELOPMENT CO.
2925 SOUTH MEADOWBROOK ROAD
P.O. BOX 7376
SPRINGFIELD, IL 62707
(217) 793-2244



CONTAINS 6,200 ACRES
DECEMBER 1988
REVISED MAY, 2000

The Revised Final Plat of this Subdivision is recommended to the City Council for adoption and for the recording of the plat. The City Council is authorized to issue a commission subject to the conditions set forth in Section 102-146 of the 1988 Sangamon Code as amended.

By: [Signature]
Date: 10/15/99

The Revised Final Plat of Cobblestone Estates-Fourteenth Addition, approved by action of the City Council at the meeting held on 10/15/99.

Signer: [Signature]
Attest: [Signature]



ILLINOIS PROFESSIONAL REGISTERED LAND SURVEYOR No. 0281
DATE: 10/15/99

NO.	BY	DATE	JOB NO.	SCALE	NO. OF SHEETS
1	AS	10/15/99	1000	1" = 50'	1
2	AS	10/15/99			
3	AS	10/15/99			
TOTAL					

COBBLESTONE ESTATES
FOURTEENTH ADDITION

FINAL PLAT

ALBERS ENGINEERING, INC.
P.O. BOX 7376
2925 SOUTH MEADOWBROOK ROAD
SPRINGFIELD, IL 62707
(217) 793-2244