

DECLARATION OF BUILDING AND
USE RESTRICTIONS ON CROWN POINT

7-19-79
#830803

KNOW ALL MEN BY THESE PRESENTS that The FIRST NATIONAL BANK OF SPRINGFIELD, a national banking association in Springfield, Illinois as Trustee under the provisions of a Trust Agreement dated August 11, 1978, known as Trust Number 4084, being the owner of all of the lots in Crown Point, an addition to the Village of Sherman, Illinois, as platted by the plat recorded in the Recorder's Office of Sangamon County, Illinois, in Book _____ of Plats at Page _____ in consideration of the purchase or other acquisition of any lot, lots or parts thereof, in said Crown Point and as an inducement thereto, and in order to secure the best use and improvement of the building sites in said Crown Point, to protect the owners of building sites therein against the depreciation in value of their properties, to prevent the erection of poorly designed or constructed buildings, to make the best use of and to preserve the natural beauty of said Crown Point, to locate the buildings therein with a proper regard to the topographical features of said Crown Point, and to provide for a quality development of said Crown Point, does hereby for itself, its successors and assigns, covenant and agree with each and every purchaser or grantee of any lot, lots or parts thereof, in said Crown Point, that the following restrictions as to building and use shall be covenants running with the land in said Crown Point.

1. Lots One (1) to Thirty-five (35) inclusive, shall be used only for single family residential purposes.

2. No building shall be erected, altered, placed, or permitted to remain on any building site other than one detached single family dwelling, not to exceed two stories in height and a private garage for not more than three cars.

3. No building shall be erected, placed or altered on any building site until the construction plans, including elevations, and specifications and a plot plan showing the location of the structure and of the driveway have been approved in writing by the Architectural Control Committee (or by a representative designated by a majority of the members of said committee) as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finished grade elevation and building lines. No fence or wall shall be erected, placed or altered on any building site nearer to any street than the minimum building setback line unless similarly approved. All dwelling structures shall meet the following requirements: the ground floor area of the main structure, excluding cellars, basements, open porches, breezeways and garages, shall be not less than 1200 square feet, measured from the outside of the exterior walls, for a one-story dwelling, and every dwelling of more than one story shall have a total floor area, measured from the outside of the exterior walls, of not less than 1300 square feet, including utility room, but excluding cellars, basements, open porches, breezeways and garages. Said Architectural Control Committee shall be composed of Bennie L. Chastain, Sharon L. Chastain, Beverly Dixon, Henry C. Hagen, Dawn Chastain and John L. Reynolds. In the event of the death or resignation of any member of said Committee, the remaining members or

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member shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority or to appoint a member or members to fill the vacancy. In the event said Committee or its designated representative fails to approve or disapprove such design and location within 30 days after said plans and specifications and plot plans have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced within thirty days after construction is commenced or prior to the completion thereof (whichever period is the longer), such approval will not be required and this covenant will be deemed to have been complied with (but this sentence shall not be construed to apply to violation of paragraph 11 following). Neither the members of said Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such Committee and or its designated representative shall cease on January 1, 2010, and thereafter the approval described in this covenant shall not be required unless prior to said date and effective thereon, a written instrument shall have been executed by the then record owners of a majority in area of the land within the boundaries of said lots and shall have been duly recorded in the Office of the Recorder of Deeds of said County appointing a representative or representatives who shall thereafter, for the time specified in said agreement, exercise the same powers exercised by said Committee. All construction work must be diligently pursued to completion within a reasonable time as determined by the architectural Control Committee.

4. All plans for the location of private swimming pools shall be submitted to the Architectural Control Committee. The Architectural Control Committee's decision as to location shall be controlling notwithstanding any restrictions to the contrary.

5. There shall not be erected, placed or suffered to remain any dwelling or other building on any building site having an area of less than the area of the smallest lot as shown on the Plat of said Crown Point as originally filed.

6. No automobile, truck or commercial vehicle, trailer, camper or boat shall be kept or parked on any building site or in the streets in said Crown Point other than for periods of less than eight hours except in a garage.

7. No structure shall be erected without an individual waste disposal system and no septic tank shall be installed without first conducting a proper soil percolation test and without provision for the minimum number of laterals required for a three bedroom house (or more if more than a three bedroom structure is to be serviced by such septic tank), all in accordance with the regulations of Illinois Environmental Protection Agency and other applicable laws, ordinances, rules and regulations.

8. Any structure having a floor area below grade shall have footing drains and a sump pump that discharge in the rear yard.

9. There shall be a side yard of at least 15 feet on both sides of any structure erected on any building site.

10. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat of said Crown Point.

11. All electric, telephone and cable TV service lines, and wires in said Crown Point and any building site therein shall be installed underground, except that, during the construction of any building therein, temporary above ground electric service to the building site on which such construction is taking place will be allowed.

12. No structure of a temporary character, trailer, camper, basement, tent, garage, barn or other outbuilding or partially complete permanent structure shall be used on any building site at any time as a residence, either temporarily or permanently.

13. No noxious or offensive activities shall be carried on upon any building site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

14. No sign of any kind shall be displayed to the public view on any building site except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period.

15. No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said Crown Point and any such house pet shall be kept in the yard of its owner or on a leash when outside of its yard.

16. No building site shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

17. "Building site", as used in this instrument, means all or any part of any single tract of land, all of which is owned by the same person or persons.

18. The ownership of a building site shall carry with it a membership in The Crown Point Homeowners' Association, an Illinois not-for-profit corporation, the purposes of which are to conduct civic, recreational, charitable, social, and educational activities, and, in general, to do and perform such acts as will promote the general welfare of the residents of and the improvement of the community known as Crown Point. Fees and dues of Crown Point Homeowners' Association are payable to its Treasurer. Nothing with respect to or done by said Crown Point Homeowners' Association shall be deemed to create any lien upon or interest in any building site in Crown Point.

19. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2010, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument in writing, executed by the then record owners of a majority in area of the land within the boundaries of said lots shall have been recorded in the Office of the Recorder of Deeds in said County agreeing to change or revoke said covenants in whole or in part.

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20. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

21. Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

22. The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained on violation hereof, is hereby reserved to the several owners of the several lots in said Crown Point and to their heirs, successors or assigns.

IN WITNESS WHEREOF, the First National Bank of Springfield, as Trustee as aforesaid, has caused its corporate seal to be hereto affixed and its name to be signed to this instrument by its Assistant Trust Officer ~~Cashier~~, pursuant to authority granted by its Board of Directors, this July ~~19th~~ day of July, A. D. 1979.

THE FIRST NATIONAL BANK OF SPRINGFIELD,
as Trustee under Trust Agreement dated
August 11, 1978, known as Trust
Number 4084

(Corporate Seal)

BY: Willard E. Thompson
Trust Officer

Attest:

Thomas M. Hafel
~~Cashier~~
(ASSISTANT TRUST OFFICER)

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, Patricia A. Cook, a Notary Public, in and for said County in the State aforesaid, do hereby certify that Willard E. Thompson, personally known to me to be the Trust Officer and Thomas M. Hafel, personally known to me to be the Ass't Trust Officer ~~Cashier~~ of the First National Bank of Springfield, a national banking association, Trustee under the provisions of a Trust Agreement dated August 11, 1978, known as Trust Number 4084, appeared before me this day in person and severally acknowledged that as such officers of said banking association, they signed said instrument and caused the corporate seal of said banking association to be affixed thereto, pursuant to authority granted by the Board of Directors of said banking association, as their free and voluntary act and as the free and voluntary act of the said The First National Bank of Springfield, as Trustee as aforesaid, for the uses and purposes therein set forth.

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Given under my hand and notarial seal this 19th
day of July, A. D. 1979.

Patricia A. Cook
Notary Public

PATRICIA A. COOK
MY COMMISSION EXPIRES MAY 3, 1982

(Notarial Seal)

This instrument was prepared by:
Drach, Terrell & Deffenbaugh, P.C.
804 Myers Building
Springfield, Illinois 62701
Telephone: 217/525-1199

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DGC R RECORDED

1979 JUL 19 PM 3:46

Mary Ann Lamm
RECORDER OF DEEDS
SANGAMON COUNTY, ILL.

*Call Henry Hagen
525-1199*

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