(3) 576

SANGAMON COUNTY
ILLINOIS

96-10837

96 MAR 21 AM 10: 20

Mary Lou Lamme
RECORDER

RESTRICTIVE COVENANTS

SCARBOROUGH PLACE, SECOND ADDITION

Dated October 25, 1995

The First National Bank of Central Illinois f/k/a The First National Bank of Springfield, as Trustee under Agreement dated September 23, 1993 and known as Trust No. 7260 and as owner of:

Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Twenty-seven (27), Twenty-eight (28), Thirty-seven (37), Sixty-nine (69), Seventy (70), Seventy-one (71), Eighty-two (82), Eighty-three (83), Eighty-four (84) and Eighty-five (85) in Scarborough Place, Second Addition, Sangamon County, Illinois, all as shown on Plat of Subdivision recorded in Sangamon County, Illinois on October 25, 1995 as Document No. 95-37110.

Hereby declares and adopts the Restrictive Covenants for the First Addition of Scarborough Place, recorded May 2, 1995 as Document No. 95-13129, as the Restrictive Covenants for all of the above Lots in the Second Addition of Scarborough Place including all of the terms and conditions contained in said Document No. 95-13129, with the following amendments for Lots in the Second Addition.

a. The minimum floor area for one (1) story dwellings, set out in Article IX, Section 3, paragraph 2(a), page 13, shall be 2,000 square feet; and

b. The minimum floor area for two (2) story dwellings, set out in Article IX, Section 3, paragraph 2(c), page 13, shall be 2400 square feet; with at least 1200 square feet on first floor; and

c. The minimum distance for any building from interior lot lines, set out in Article IX, Section 3, paragraph 3, page 13, shall be 5 feet.

In all other respects, said Covenants and Restrictions for the First Addition, Scarborough Place are adopted and declared as the Covenants and Restrictions for the Second Addition Scarborough Place.

IN WITNESS WHEREOF, The Owner/Declarant has caused this instrument to be executed by its AVP & SR Trust Officer and its corporate seal to be hereto affixed, attested by its Trust Officer, this 25th day of October, 1995.

The First National Bank of Central Illinois, as Trustee under Trust Agreement dated September 23, 1993 and known as Trust No. 7260

By: _____
Its Assistant Vice President and Senior Trust Officer

ATTEST:

_____
Assistant Vice President and Senior Trust Officer

This instrument is executed by FIRST NATIONAL BANK OF CENTRAL ILLINOIS, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by FIRST NATIONAL BANK OF CENTRAL ILLINOIS are undertaken by it solely as Trustee, as aforesaid and not individually and no personal liability shall be asserted or be enforceable against FIRST NATIONAL BANK OF CENTRAL ILLINOIS by reason of any of the covenants, statements, representations or warranties contained in the INSTRUMENT.

STATE OF Illinois)
COUNTY OF Sangamon)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that _____, as Assistant Vice President and Senior Trust Officer, and Rex A Alexander, as the Assistant Vice President and Senior Trust Officer of **First National Bank of Central Illinois,** as Trustee under the provisions of a Trust Agreement dated September 23, 1993 and known as Trust No. 7260, personally known to me to be the AVP & SR Trust Officer and Assistant Vice President and Trust Officer of said Bank respectively, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers they signed, sealed and delivered the foregoing instrument and caused the corporate seal of said Bank to be affixed thereto as their free and voluntary act and as the free and voluntary act and deed of said Trustee for the uses and purposes therein set forth, pursuant to the authority of its Board of Directors.

Given under my hand and notarial seal this 18th day of March, 19 96.

_____ (SEAL)
Notary Public

OFFICIAL SEAL
MARY J. JANSSEN
NOTARY PUBLIC—STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 29, 1996

000293

CONSENT OF MORTGAGEE

Bank of Springfield as Mortgagee under instrument dated January 11, 1996 and recorded January 12, 1996 as Document No. 96-01563, hereby consents to the adoption of the foregoing covenants and restrictions.

BANK OF SPRINGFIELD

By: _____
Its Vice President

ATTEST:
_____
Its VAULT TELLER

STATE OF Illinois)
COUNTY OF Sangamon)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Joy A. Stinnett, as Vice President, and Lisa M. Irvine, as the Vault Teller of **Bank of Springfield**, personally known to me to be the Vice President and Vault Teller of said Bank respectively, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers they signed, sealed and delivered the foregoing instrument and caused the corporate seal of said Bank to be affixed thereto as their free and voluntary act and as the free and voluntary act and deed of said Bank for the uses and purposes therein set forth, pursuant to the authority of its Board of Directors.

Given under my hand and notarial seal this 21st day of March, 1996.

_____ (SEAL)
Notary Public

OFFICIAL SEAL
JOY L. LLOYD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-6-97

Prepared by/Return to Lee K. Bell

★★★★ 000290

2008R39975
2008R39975
10/22/2008 12:54PM
REC FEE: 16.00
REC REST FEE: 4.00
GIS FEE: 9.00
GIS REST FEE: 1.00
RHSP FEE: 10.00
TOTAL: $40.00
PAGES: 1
CHRISTINE
MARY ANN LAMM
SANGAMON COUNTY RECORDER

Return Recorded Document To:

Gordon W. Gates
Gates, Wise & Schlosser, P.C.
1231 South 8th Street
Springfield, IL 62703
Phone: (217) 522.9010
Facsimile: (217) 522.9020

AMENDMENT TO OWNERS' DECLARATION OF RESTRICTIVE COVENANTS IN SCARBOROUGH PLACE

Notice is hereby given of the Amendment of the Owners' Declaration of Restrictive Covenants in Scarborough Place. Said Declaration was recorded with the Sangamon County Recorder of Deeds on May 2, 1995, as document # 95-1329 and extended by document # 96-10837 recorded March 21, 1996.

Pursuant to affirmative votes of the membership of Scarborough Place Homeowners Association, Inc., Article VI, Section 3 of the above Declaration is, effective April 14, 2008, amended to provide that the Entering Membership Fee is increased from $100 to $125.

Scarborough Place Homeowners Association, Inc.

By: _____