

DECLARATION OF PROTECTIVE COVENANTS FOR LAND LOCATED IN
EASTATE ESTATES KNOWN AS ROBERT J. BERGMANN SUBDIVISION
AND CONTAINING TWO LOTS NUMBERED ONE AND TWO

LOT ONE CONTAINING 3.57 ACRES
LOT TWO CONTAINING 1.35 ACRES

This is a Subdivision of a part of the Southwest quarter of the Northwest quarter of Section 11 in Township 2 South of the Base line Range 8 West of the Fourth Principal Meridian Adams County, Illinois together with and subject to easements and restrictions, all as shown on Plat of Survey of Robert J. Bergmann's Subdivision recorded in Book 15 of Plats, at page 158.

Whereas the undersigned desire to impose certain protective covenants on said lands for the protection of the undersigned and the purchasers of tracts from the undersigned.

Now, therefore, the undersigned hereby impose the following protective covenants to said lands so owned by the undersigned;

1. LAND USE AND BUILDING: No lot shall be used for other than residential purpose. No lot shall contain more than one single family dwelling, exclusive of detached garage and/or one storage building.
2. DWELLING QUALITY AND SIZE: Dwelling shall consist of good quality material, design and workmanship, consistent with homes in the immediate area. The main living area shall be no less than 1800 square feet (excluding porches decks and attached garage(s)).
3. Building LOCATION: Dwelling shall be set back from road at least fifty feet and be at least twenty-five feet from each side boundary line.
4. NUISANCES: No noxious or offensive activity shall be carried on upon any lot. No kennels or poultry shall be kept on any lot. No junk yard shall be permitted on any lot. No farm animals shall be permitted on any lot. No farm equipment shall be stored on any lot.
5. No temporary structures, trailer, shack, barn or other out-building shall be used on any lot at any time as a residence.
6. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for periods of ten years unless an instrument signed by a majority of the owners of the tracts in said area as well as the owners of the adjoining tracts in Eastate Estates (to the immediate East, North and South of said Robert J. Bergmann Subdivision) has been recorded agreeing to change said covenants in whole or in part.

7. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant to restrain violating or to recover damages.
8. Invalidation of any of these covenants by judgement or court order shall not otherwise effect any of the other covenants.