

4

**SUPPLEMENTAL  
DECLARATION OF  
EASEMENTS, CONDITIONS  
AND RESTRICTIONS  
RELATING TO DEERFIELD  
COMMON AREAS AND  
DECLARATION OF  
PROTECTIVE COVENANTS  
IN RESPECT TO  
DEERFIELD FIFTEENTH  
ADDITION**

SANGAMON COUNTY ILLINOIS	
REC FEE:	15.00
REC REST FEE:	4.00
GIS FEE:	9.00
GIS REST FEE:	1.00
RHSP FEE:	10.00
ST STAMP FEE:	
CO STAMP FEE:	
UCC FEE:	
TOTAL:	\$39.00
PAGES:	4
CHRISTINE	
MARY ANN LAMM SANGAMON COUNTY RECORDER	

This Supplemental Declaration of Easements, Conditions and Restrictions Relating to Deerfield Common Areas made on the date hereinafter set forth by Oak Park Subdivision Corporation, and Illinois Corporation, of Springfield, Illinois, hereinafter referred to as "Oak Park "

**WITNESSETH:**

**WHEREAS**, the Declaration of Easements, Conditions and Restrictions Relating to Deerfield Common Areas and Declaration of Protective Covenants was executed on October 17, 1995, and recorded with the Office of the Sangamon County Recorder of Deeds on October 23, 1995, as Document No 9536660, such Declaration is hereinafter referred to as "Master Declaration," and

**WHEREAS**, Oak Park has acquired ownership of a part of the property set forth in Exhibit "A" attached to the Master Declaration, and

**WHEREAS**, the property acquired by Oak Park is known as "Deerfield Fifteenth Addition," and

**WHEREAS**, no common drainage or retention areas and other common areas are contained within Deerfield Fifteenth Addition, and

**WHEREAS**, such Master Declaration recorded provides that the protective covenants set forth herein shall not apply to the property described in Exhibit "A" attached to such Master Declaration until and unless Oak Park acquires ownership of a part or all of such property and records a Supplemental Declaration with the Office of the Sangamon County Recorder of Deeds identifying, by legal description, the property acquired to which such protective covenants shall apply, and

**WHEREAS**, such Master Declaration provides that the provisions in respect to Deerfield Homes Association shall not apply to the property described in Exhibit "A" attached to such Declaration until and unless Oak Park acquires ownership of all of said property and records a supplemental Declaration with the Office of the Sangamon County

Recorder of Deeds identifying, by legal description, the property acquired to which such Deerfield Homes Association provision shall apply, and

**WHEREAS**, the Supplemental Declaration of Easements, Conditions and Restrictions relating to Deerfield Common Areas and Declaration of Protective Covenants is executed and recorded pursuant to the terms of the Master Declaration and the purposes set forth herein, and

**WHEREAS**, the purpose of this Supplemental Declaration of Easements, Conditions and Restrictions relating to Deerfield Common Areas and Declaration of Protective Covenants is to adopt and apply the protective covenants set forth in the Master Declaration to Deerfield Fifteenth Addition, and

**WHEREAS**, the purpose of this Supplemental Declaration of Easements, Conditions and Restrictions relating to Deerfield Common Areas and Declaration of Protective Covenants is to adopt and apply the provisions of the Master Declaration relating to Deerfield Homes Association to "Deerfield Fifteenth Addition "

**NOW, THEREFORE**, the parties declare as follows

- 1 The property known as Deerfield Fifteenth Addition has been acquired by Oak Park
- 2 Except as otherwise provided herein and pursuant to the Master Declaration and the provisions and agreements contained herein, the protective covenants set forth in such Master Declaration shall apply to the property known as Deerfield Fifteenth Addition, such property being described as set forth in Exhibit "A" attached hereto and incorporated herein
- 3 The aforesaid protective covenants shall apply to Deerfield Fifteenth Addition as of the date hereof
- 4 Except as otherwise provided herein, the provisions contained in the Master Declaration in respect to the Deerfield Homes Association shall apply, as of the date hereof, to Deerfield Fifteenth Addition
- 5 The provisions contained in the Master Declaration in respect to common drainage or retention areas and other common areas shall not apply to Deerfield Fifteenth Addition as Deerfield Fifteenth Addition contains no common drainage or retention areas or other common areas
- 6 The property describe as Exhibit "A" attached hereto and known as Deerfield Fifteenth Addition is, and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges, assessments and liens set forth in the Master Declaration and restated herein, which shall run with the properties and be binding on all

parties having any right, title or interest therein or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof

- 7 Notwithstanding any provisions of the Master Declaration to the contrary, all lots in and upon Deerfield Fifteenth Addition shall be utilized for single-family use only Any provisions of the Master Declaration which are contrary to the limited use set forth in this paragraph shall not apply to or be a part of this Supplemental Declaration
- 8 Article III, Section B(8) of the Master Declaration is amended with respect to the property described in Exhibit "A" attached hereto and known as Deerfield Fifteenth Addition, to provide as follows Within six (6) months after a dwelling on any building site has been occupied for the first time, any area within such building site which lies beneath the rear of the curb and a dwelling shall be sodded, except where displaced by other landscaping, sidewalks and permitted driveways, and shall be further landscaped with no less than two trees and shrubbery, decorative stone, gravel or the like, which landscaping, exclusive of the sod and labor, shall have an aggregate cost of not less than Two Hundred Fifty Dollars (\$250 00)
- 9 Article III, Section B(9) of the Master Declaration is amended with respect to the property described in Exhibit "A" attached hereto and known as Deerfield Fifteenth Addition, to provide as follows No building shall be located on any building site nearer to the front lot line or nearer to the side street line than the minimum setback lines shown on the recorded plat There shall be established and maintained on each building site, side yards aggregating fifteen (15) feet, neither of which side yard shall be less than seven (7) feet For the purpose of this paragraph 9, eaves, steps and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any such improvement on a building site to encroach upon another building site
- 10 Article III, Section B(10) of the Master Declaration is deleted with respect to the property described in Exhibit "A" attached hereto and known as Deerfield Fifteenth Addition

**IN WITNESS WHEREOF**, Oak Park Subdivision Corporation has executed this instrument for the uses and purposes set forth herein on this 20 day of October, 2005

OAK PARK SUBDIVISION CORPORATION

By

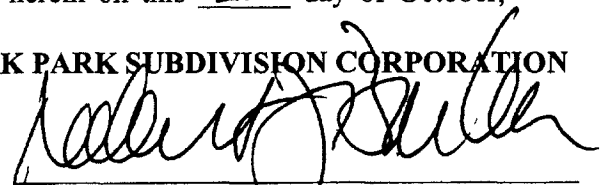
  
\_\_\_\_\_  
Its Vice President

EXHIBIT "A"

DEERFIELD FIFTEENTH ADDITION

Part of the Southeast Quarter of Section 3, Township 15 North, Range 6 West of the Third Principal Meridian, Curran Township, Sangamon County, Illinois, being more particularly described as follows

Beginning at the northwest corner of said Southeast Quarter, thence South 89 degrees 06 minutes 40 seconds East along the north line of said Southeast Quarter, a distance of 945 11 feet, thence South 00 degrees 00 minutes 00 seconds West, a distance of 377 30 feet, thence North 90 degrees 00 minutes 00 seconds West, a distance of 945 00 feet to a point on the west line of said Southeast Quarter, thence North 00 degrees 00 minutes 00 seconds East along said west line, a distance of 391 96 feet to the point of beginning, containing 8 344 acres more or less The West 60 00 feet of the above described dedicated for road right-of-way purposes



MARTIN ENGINEERING CO  
3223 S. MEADOWBROOK RD.  
SPFLD, IL 62711



000885