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y/B

SANGAMON COUNTY
ILLINOIS

98-48939

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Mary Ann Samms
RECORDER

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

WHEREAS, Cobblestone Development Company, a joint venture, is the owner of Lots 232 through 249 inclusive in Cobblestone Estates Subdivision Thirteenth 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 17 day of SEPTEMBER, 1998, as Document No. 98-48938;

AND WHEREAS Cobblestone Development Company wishes to submit the property described in Exhibit "A" comprising Cobblestone Estates Subdivision Thirteenth 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 Thirteenth Addition, Lots 232 through 249 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 Thirteenth 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

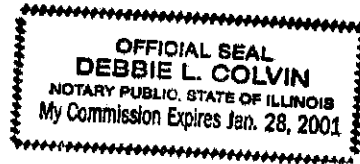
By: Thomas A. Giacomini
Thomas A. Giacomini,
authorized signatory

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 17th day of September, 1998.

Debbie L. Colvin
Notary Public

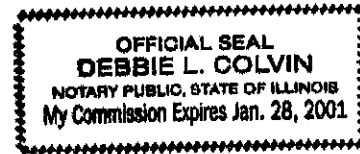


STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

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 17th day of September, 1998.

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 THIRTEENTH ADDITION
LEGAL DESCRIPTION

Part of the South Half of the Northeast Quarter of Section 11, Township 15 North, Range 6 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois, described as follows: From the Northwest corner of the Northeast Quarter of said Section 11, S.00°-04'-21"E., on the West line of said Northeast Quarter of Section 11, 1634.61 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 point of beginning; thence continuing N.89°-30'-39"E., 377.84 feet; thence S.00°-04'-21"E., 851.45 feet; thence S.89°-55'-41"W., 235.00 feet to the beginning of a curve concave to the North, having a radius of 4352.89 feet; thence Northwesterly on said curve, a chord bearing of N.89°-03'-10"W., a chord distance of 155.04 feet; thence N.00°-04'-21"W., 660.16 feet; thence N.89°-55'-39"E., 12.19 feet; thence N.00°-04'-21"W., 185.79 feet to the point of beginning, containing 7.556 acres, more or less.

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