

# 7759  
412583

PROTECTIVE COVENANTS

Relating to "Brentwood Addition"

KNOW ALL MEN BY THESE PRESENTS:

That Abarim Company, a corporation organized under the laws of the State of Illinois, being the owner of the land described in Clause I of this declaration and being desirous of subjecting said property to the restrictions, covenants, reservations and charges hereinafter set forth, each of which shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the undersigned and its successors and assigns, hereby declares that the property described in Clause I hereof is held and shall be transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and charges hereinafter set forth.

CLAUSE I.

The real property which is and shall be held and which shall be transferred and sold and conveyed subject to the conditions, restrictions, covenants, reservations and charges with respect to the various portions thereof set forth in the several clauses and subdivisions of this declaration is more particularly described as follows:

Lots One (1) to Forty-three (43), both inclusive, in "Brentwood Addition", a subdivision of part of the South Half of the Southeast Quarter of Section Six (6), Township Fifteen (15) North, Range Five (5) West of the Third Principal Meridian, situated in the County of Sangamon and State of Illinois.

To insure the best and most appropriate development and improvement of each building site therein to protect the owners of building sites against such improper use of surrounding lands as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials; to obtain harmonious appearances; to encourage and secure the erection of attractive homes with appropriate locations thereof on building sites; to secure and maintain proper set-backs from streets and adequate free spaces between structures and in general to provide adequately for a high-type and quality of improvement on said property and thereby enhance the values of investments made by purchasers of building sites therein, the real property described in Clause I hereof is hereby subjected to the following conditions, restrictions, covenants, reservations and charges, to-wit:

(a) No building site shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any building site other than one detached family dwelling not to exceed two stories in height, a private garage for not more than three cars and other outbuildings incidental to the residential use of the premises.

(b) No building shall be erected, placed or altered on any building site until the construction plans and specifications and a plot plan showing the location of the structure 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 set-back line unless similarly approved. Said Architectural Control Committee shall be composed of Fred C. Pullin, Paul Barker and Morton D. Barker, Jr. In the event of the death or resignation of any member of said Committee, the remaining members or 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

To insure the best use and most appropriate development and improvement of each building site therein; to protect the owners of building sites against such improper use of surrounding land as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials; to obtain harmonious appearances; to encourage and secure the erection of attractive homes with appropriate locations thereof on building sites; to secure and maintain proper set-backs from streets and adequate free spaces between structures and in general to provide adequately for a high-type and quality of improvement on said property and thereby enhance the values of investments made by purchasers of building sites therein, the real property described in Clause I hereof is hereby subjected to the following conditions, restrictions, covenants, reservations and charges, to-wit:

(a) No building site shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any building site other than one detached family dwelling not to exceed two stories in height, a private garage for not more than three cars and other outbuildings incidental to the residential use of the premises.

(b) No building shall be erected, placed or altered on any building site until the construction plans and specifications and a plot plan showing the location of the structure 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 set-back line unless similarly approved. Said Architectural Control Committee shall be composed of Fred C. Pullin, Paul Barker and Morton D. Barker, Jr. In the event of the death or resignation of any member of said Committee, the remaining members or 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 thirty 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 (g) 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 of its designated representative shall cease on January 1, 1984, 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.

(c) There shall not be erected, placed or suffered to remain (1) any dwelling or other building on any building site having an area of less than 6,000 square feet, or (2) any dwelling on any building site which has a width at the street line of less than 58 feet.

(d) No dwelling shall be permitted on any building site at a cost of less than Twelve Thousand Dollars (\$12,000.00) based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story.

(e) 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 set-back lines shown on the recorded plat. No dwelling shall be located on any building site nearer than 5 feet to any interior building site line. No building other than a dwelling shall be located on any building site nearer than 35 feet, measured toward the interior of the building site, from any said building set-back line as shown on said plat, nor nearer than 3 feet from any interior building site line. For the purposes of this paragraph, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a building site to encroach upon another building site.

(f) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

(g) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any building site at any time as a residence either temporarily or permanently.

(h) No noxious or offensive activity 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.

(i) 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.

(j) No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

(k) 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.

(1) No fence, wall, hedge or shrub planting, which obstructs sight lines at elevations between 2 and 6 feet above the paved surface of the nearest adjacent vehicle roadways, shall be placed or permitted to remain on any corner lot within the triangular area formed by the respective straight street property lines extended to their intersection and a line between points on said straight street lines, which points are 25 feet from said intersection. No tree shall be permitted to remain within such triangular area unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines at said elevations.

(m) No private driveway shall be regularly used or maintained on any of said land or within any street right of way unless the same is constructed and improved with a concrete surface over its entire length and width from the edge of the street pavement within the public street to the point of termination of such driveway.

#### CLAUSE III.

"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.

#### CLAUSE IV.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1984, after which time said covenants shall be automatically extended for successive periods of ten 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 of said County agreeing to change or revoke said covenants in whole or in part.

#### CLAUSE V.

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.

CLAUSE VI

822 PAGE 382

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

CLAUSE VII.

The undersigned certifies and covenants that it holds title to all said land and is authorized to execute this instrument.

IN WITNESS WHEREOF, Abarim Company has caused this instrument to be executed in its corporate name by its Vice President and its corporate seal to be hereunto affixed and attested by its Secretary, this 7<sup>th</sup> day of July, A. D. 1959.

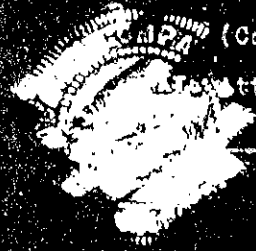
ABARIM COMPANY

By

*[Signature]*

Vice President

(Corporate Seal)



Attest:

*[Signature]*  
Secretary

STATE OF ILLINOIS :  
                          : SS.  
COUNTY OF SANGAMON :

I, Gene Park, a Notary Public in and for said County in the State aforesaid, do hereby certify that Paul Barker, personally known to me to be the Vice President of Abarin Company, an Illinois corporation, and A. H. Lubin, personally known to me to be the Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Vice President and Secretary, respectively, of said corporation, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as such Vice President and Secretary, respectively, and caused the seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7<sup>th</sup> day of July, A. D. 1959.

Gene Park  
Notary Public



(Notarial Seal)

Doc # 412583

7/7/1959

412583

822 833

833 833

RECORDED

INDEXED

FILED

7/7/1959

7/7/1959