

BUILDING AND USE COVENANTS AND RESTRICTIONS OF BUCKHART ESTATES

GLADYS ANN RENCH and KATIE SCHWARTZ, the owners of Buckhart Estates, a subdivision of the N. 45 acres of the W. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of S. 21 and the N. 45 acres of the E. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of S. 21, excepting that part occupied by the Public Highway in T. 15 N., R. 3 W. of the Third Principal Meridian in Sangamon County, State of Illinois and the S. $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$; the S. 10 acres of the N. 60 acres of the E. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ all in S. 16 in T. 15 N., R. 3 W. of the Third Principal Meridian in Sangamon County, State of Illinois, in consideration of the purchase of any part thereof, covenant and agree with each purchaser or grantee of any part of said real estate and with his heirs, devisees, successors in title and assign, as follows:

1. All lots in the tract shall be used exclusively for residential purposes and for single family dwellings. After first securing the approval of the Architectural Committee, garages for the storage of motor vehicles and additional buildings may be constructed for tools and machinery necessary to maintain the premises and to shelter such animals as are permitted to be maintained on the premises.
2. No residence, except as hereinafter stated, shall have less than One Thousand Five Hundred (1,500) sq. ft. of inside floor space, not including attic or basement, or be of quality less than required by the Federal Housing Administration. The residence located on Lot 24 shall not have less than One Thousand Two Hundred (1,200) sq. ft. of inside floor space, not including attic or basement or be of quality less than required by the Federal Housing Administration. Specifications in building plans shall be approved by a member of the Architectural Committee. The Architectural Committee shall consist of Michael Z. Kreider, Ronald D. Ladley and Charles J. Gramlich, or the survivor of them, or upon death of them, the owner of one of the two nearest lots to the actual construction site. Such approval shall not be unreasonably withheld. The cost of such residence shall be no less than an amount equal to Twenty Five Thousand Dollars (\$25,000.00) adjusted by the percentage increase or decrease in the cost of building index of the United States' government in the local area from January 1, 1972 to the nearest date preceding the beginning of construction.
3. The front foundation line of any residence shall be no less than Forty (40) ft. from the front line of the lot. Building foundations shall be no less than

Thirty (30) feet from side lines. All utility lines shall be installed underground.

4. No trailer, no temporary structure, no basement or garage shall be placed or used on any lot for a residence. Residences, garages and out-buildings shall be completed within one year from beginning of construction.

5. Before installing a septic tank, each lot owner shall cause a percolation test to be performed at the point of the proposed installation and the installed septic tank shall meet all requirements of state and local laws and shall have capacity of at least Eight Hundred (800) gallons with at least Two Hundred Twenty-Five (225) feet of laterals. No outside toilets are permitted.

6. No sign shall be displayed on any lot except a "For Rent" or "For Sale" sign not over Nine (9) square feet.

7. No oil drilling or mining operations shall be permitted on any lot.

8. No animals, livestock or poultry of any kind shall be bred or kept on any lot, except that horses, ponies, dogs, cats or other household pets may be kept, though not for commercial purposes. Such animals shall not be permitted to be on the lot of any person without such person's consent.

9. Rubbish, trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

10. No part of any lot shall be used or occupied injuriously to affect the use, occupation, or value of the adjoining or adjacent premises for residential purposes.

11. Not more than one residence shall be erected or constructed upon any lot nor shall any lot be subdivided into smaller lots to avoid the intent of this paragraph, but portions of lots may be conveyed to adjoining lot owners as long as the portions to be conveyed are contiguous to the owned lot of the prospective owner.

12. The foregoing covenants shall run with the land and be binding on all persons now owning or hereafter acquiring any title or interest in any lot for a period of Twenty (20) years from the date these covenants are recorded, after which they shall be automatically extended for successive periods of Ten (10) years

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ILLINOIS

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MARY ANN LAMM
SANGAMON COUNTY RECORDER

AMENDMENT TO BUCKHART ESTATES BUILDING AND USE COVENANTS AND RESTRICTIONS, LOTS 1 THROUGH 24 OF PLAT 1, FOUND AT DOCUMENT # 531639, AMENDING PARAGRAPH 4 BY ADDING 4a, AS APPROVED BY 16 LAND OWNERS, EXCEEDING A SIMPLE MAJORITY AS REQUIRED BY THE COVENANTS AND RESTRICTIONS.

4a. "trailer", as set forth in Paragraph 4, shall be defined as a recreational vehicle, either standing alone, mounted on a vehicle, or capable of being towed, or any manufactured housing, classified when purchased as a mobile home or modular home. A manufactured home is not one in which there is a prior preparation of a segment, as long as the segment is part of a custom constructed home."

Prepared by / Return to:
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