

BUILDING AND USE COVENANTS AND RESTRICTIONS
OF
BUCKHART ESTATES, PLAT 3

GLADYS A. RENCH, the owner of Buckhart Estates, Plat 3, a subdivision of that part of the Northwest Quarter and the Northeast Quarter of Section 21 Township 15 North, Range 3 West of the 3rd Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

LOTS 29 and 30: Beginning at a stone at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 21; thence SOUTH along the Quarter Quarter Section line, 1337.61 feet (1342.05 feet Recorded) to an iron pipe at the Southwest corner of Lot 11, Buckhart Estates, Plat 1, the true point of beginning; thence continuing SOUTH along the Quarter Quarter Section line, 183.40 feet; thence S. $43^{\circ}42'11''$ E., 83.62 feet; thence S. $71^{\circ}57'20''$ E., 89.16 feet; thence S. $79^{\circ}57'33''$ E., 514.83 feet; thence N. $0^{\circ}02'15''$ E., 313.17 feet (318.56 feet Recorded) to an iron pin, the beginning of a 20 foot radius tangent curve concave Southwesterly; thence Northwesterly through a central angle of $90^{\circ}12'37''$, 31.49 feet to an iron pin; thence S. $89^{\circ}49'38''$ W., 217.38 feet (205.10 feet Recorded) to an iron pin, the beginning of a 20 foot radius tangent curve concave Southeasterly; thence Southwesterly through a central angle of $51^{\circ}09'04''$, 17.91 feet to an iron pin, a point of compound curvature, the beginning of a 60 foot radius curve concave North-easterly; thence Northwesterly through a central angle of $141^{\circ}19'04''$, 147.99 feet to an iron pipe; thence S. $89^{\circ}46'23''$ W., 289.80 feet (289.86 feet Recorded) to the true point of beginning, containing 4.183 acres, more or less.

LOTS 31, 32, 33 and 34: Commencing at an iron pipe at the Center of said Section 21, thence WEST on the Quarter Section line 19.00 feet to an iron pin; thence N. $0^{\circ}12'00''$ W., 659.75 feet to an iron pin; thence EAST, 54.00 feet to an iron pipe at the Southwest corner of Lot 1, Buckhart Estates, Plat 1; thence continuing EAST, 1290.10 feet along the South line of Buckhart Estates, Plat 1 to an iron pin; thence S. $0^{\circ}11'19''$ E., 659.75 feet to an iron pipe at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 21; thence WEST along the Quarter Section line, 1324.97 feet to the point of beginning, containing 20.356 acres, more or less, in Sangamon County, State of Illinois, in consideration of the purchase of any part thereof, covenants and agrees with each purchaser or grantee of any part of said real estate and with his heirs, devisees, successors in title and assigns, 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 states, shall have less than One Thousand Five Hundred (1,500) square feet 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 the 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 (\$15,000.00) 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, 1973 to the nearest date preceding the beginning of construction.

3. On Lots 31, 32, 33 and 34, the front foundation line of any residence shall be no less than Forty (40) feet from the front line of the lot and on Lots 29 and 30, the front foundation line of any residence shall be no less than Thirty (30) feet from the front line of the lot. Building foundations shall be no less than Thirty (30) feet from side lot 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 a 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.

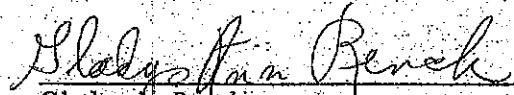
9. Rubbish, trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

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. No 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 unless an instrument signed by the majority of the then owners of lots has been recorded agreeing to any change of such covenants.

IN WITNESS WHEREOF, GLADYS A. RENCH for herself, her personal representatives, heirs, devisees, assigns and successors, does hereby execute, affirm and adopt the foregoing Building and Use Covenants and Restrictions of Buckhart Estates, Plat 3.


Gladys A. Rensch

STATE OF ILLINOIS
COUNTY OF SANGAMON, SS.

I, CHARLES J. GRAMLICH, a Notary Public in and for the County and State aforesaid, do hereby certify that GLADYS A. RENCH, personally known to me to

be the same person whose name is subscribed to the foregoing acknowledgment of Building and Use Covenants and Restrictions of Buckhart Estates, Plat 3, appeared before me this day in person and acknowledged that she signed and sealed this said instrument as her free and voluntary act for the purposes therein expressed.

GIVEN under my hand and notarial seal this 27th day of September, 1974.

Chas. Bromlich
Notary Public



Mail -
Chas. Bromlich, atty
918 E Capital
Spk - 62701

564301
State of Illinois, } I hereby certify
Sangamon County } as that this instrument
was filed for record at 9:22 M.
and in JAN 21 1975 recorded
Book _____ of _____ Page _____
Recorder of Deeds

BOOK 1214 PAGE 103