

STATE OF ILLINOIS
GRUNDY COUNTY

ss. 231661

This instrument of writing was filed for
record on the 17 day of Aug.

A. D., 1973, at 11:00 o'clock P. M., and
recorded in book 317 page 765

Thomas H. Parks

\$300 Pd

Recorder

LINCOLN LAKE UNIT NO. 5

22 and 27

A subdivision of Sections 21 and 28 in Township 33 North Range 8
East of the Third Principal Meridian, Grundy County, Illinois.

PROTECTIVE COVENANTS AND RESTRICTIONS:

The owners and platters of the premises included in this
plat hereby declare the following protective covenants to be running
with the land, for the benefit of said premises and each owner there-
of and all future owners thereof:

1. It is hereby provided that all conveyances of property
hereafter made by the present or future owners of any of the land
described by the surveyor's certificate hereon by adopting the de-
scription of said platted lands of Lincoln Lake Unit No. 5, to be
taken and understood as incorporating in all such conveyances, with-
out repeating the same, the following restrictions, as being applicable
to each such lot and all of the tract of land described in said sur-
veyor's certificate.

2. The premises shall be used for residence purposes
only, and for one family dwellings only.

3. The subsurface seepage field, in connection with an
individual septic system, shall be located at least 75 feet from any
private water supply, 50 feet from any lake, and 10 feet from dwell-
ings or property lines.

4. No mercantile or manufacturing business or storage or
warehousing in connection therewith shall be conducted on any of the
residential lots in said subdivision and no noxious or offensive
trade or activity shall be carried on upon any lot nor shall anything
be done thereon which may become an annoyance or nuisance to the
neighborhood.

5. No old or used structure of any kind shall be moved
upon said premises, nor shall any structure of a temporary char-
acter, camper trailer, basement, tent, shack, garage, barn, or
other out-buildings be used on any lot at any time as a residence,
either temporarily or permanently.

6. No sign of any kind shall be displayed to the public
view on any lot, except one professional sign of not more than one
square foot, or one sign of not more than five square feet advertis-
ing the property for sale or rent, or signs used by a builder to ad-
vertise the property during the construction and sales period.

7. No animals, livestock, or poultry of any kind shall
be raised, bred or kept on any lot, except that horses and dogs, cats
or other household pets may be kept, provided that they are not kept,
bred, or maintained for any commercial purposes.

8. No lot 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.

9. No boat pier may extend more than two (2) feet into the waters of the lake.

10. Each property owner becomes an Associate Member of the Goose Lake Association upon purchase and shall maintain said membership by payment of an annual maintenance charge, not to exceed \$25.00, unless said maintenance charge is increased by a vote of the members and associate members of the Association.

11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years each, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

12. If the parties hereto, or any of them or their heirs, or assigns willfully violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation or to compel them to replace or restore any grades for drainage or enforce any of these covenants and restrictions herein contained.

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

FIRST NATIONAL BANK OF JOLIET,
Trustee under Trust #62

By *Edward C. Edwards*
Vice-President

