

Restrictions for  
Mapleton Country Estates subdivision,  
located in the  $W\frac{1}{2}$  of the  $S.E.\frac{1}{4}$   
Section 20, Hollis Township, Peoria  
County, Illinois.

The undersigned owner and proprietor of the land described in the accompanying plat and certificate, hereby states that it has caused the said survey to be made as shown on the accompanying plat; it acknowledges said survey to be correct to best of its knowledge and belief. We hereby name said subdivision "MAPLETON COUNTRY ESTATES" in Peoria County, Illinois.

Each lot or tract in said subdivision shall be subject to the following restrictions, conditions, covenants, and reservations, and each contract for sale, conveyance or lease of any lot, or part thereof shall be made expressly subject to these restrictions, and each purchaser, grantor, or lessee by acceptance of such contract, conveyance or lease, shall subject himself, his heirs, executors, administrators, successors, and assigns to said restrictions, except that the same may be altered, amended or revoked in whole or in part by the recorded owners of a majority of the lots.

1. All lots in said Subdivision, unless otherwise provided, shall be residential lots and shall be used only for residential purposes. No building shall be erected on any of said lots except one dwelling, designed and erected for occupancy by one family, a private garage for the sole use of the owners or occupants of said dwelling; provided, however, that said garage may have living quarters in connection therewith for the sole use of servants of the owners or occupants, but shall not be used for rental purposes, and one animal barn or storage building may be erected for a storage building or housing of domestic pets, horses, ponies or sheep.

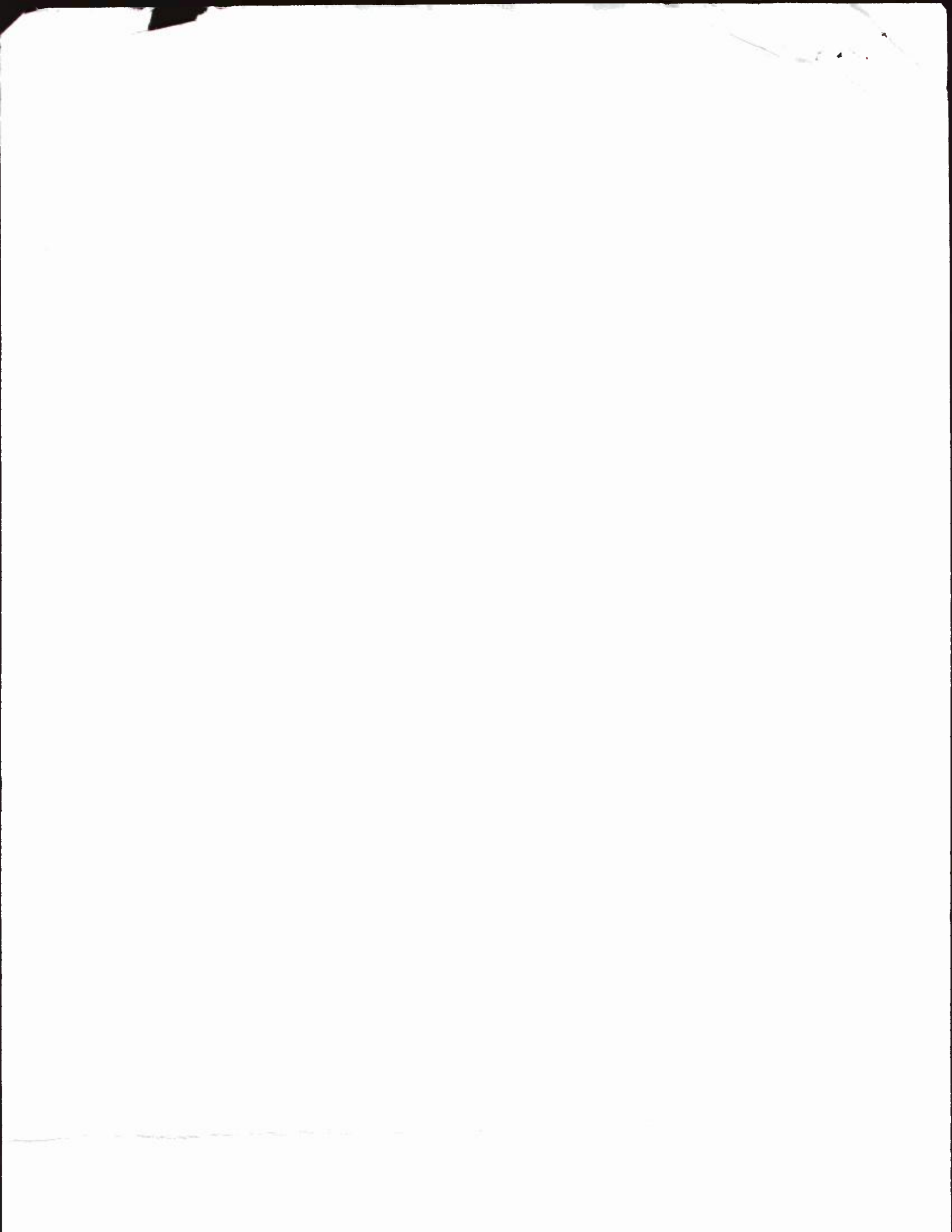
2. The ground floor area of any dwelling erected in said Subdivision, exclusive of attached garages, carports, porches, open terraces, and breezeways, shall be not less than 1400 square feet for one story dwelling; for dwellings of more than one story not less than 1000 square feet on the ground floor, with the total living area in the dwelling being not less than 1600 square feet.

3. An outside yard lamp with automatic switch and post shall be installed and connected by each lot owner prior to occupancy of any dwelling erected thereon, said lamp and post to be located 10 feet back of the front lot line at the driveway.

4. All dirt taken from excavations made in Subdivision shall remain in said Subdivision to assist in filling ditches, low places and in grading, and shall be placed as directed by Developer. Hauling expenses beyond 1500 feet to be paid by Developer.

5. No material other than new materials, no rolled roofing, rolled siding, asphalt treated or paper siding or roofing, or imitation siding, shall be used on the external construction on any said structures.

6. No tents, shacks, trailers, garages, basement or temporary



8. (Continued) shall be permitted in said Subdivision. L-P or other fuel tanks must be screened from view. No tanks or other receptacle for storage of liquid or gas fuel shall be permitted to be erected or maintained above ground except L-P or propane tanks used for heating purposes. All other shall be buried underground and conform to the laws relating thereto.

9. No trucks, trailers, campers, boats, tractors, or other vehicles, other than passenger cars, which are owned by lot owners or occupants of dwellings thereon, may be parked or maintained in said Subdivision for a period longer than three days unless in a barn or approved storage building.

10. No structure shall be located nearer any lot line than the set back line, nearer than twenty feet to the next lot.

11. No advertising or display signs shall be permitted on any lot in said Subdivision except temporary "for sale" or "sold" real estate signs.

12. No multiflora rose bushes are to be used as borders or privacy fences in front of the house or along lot lines in front of the house.

13. No lot can be subdivided except by the approval of the majority of the lot owners.

14. All residences built in said Subdivision shall have sewage disposal systems installed in accordance with specifications of the City of Mapleton.

15. No noxious, illegal, or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

16. No part of said Subdivision shall be used for the housing or occupancy of any livestock, poultry, or bees, with the exception of household pets or ponies or horses or sheep (limit one (1) horse or pony per acre or one (1) sheep per acre.) Household pets including dogs, cats, etc., must be kept confined at all times. A pet running loose is to be turned over to local authorities.

17. The covenants and restrictions herein set forth are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date of recording thereof, after which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the owners of the lots in said Subdivision has been recorded agreeing to change said covenants and restrictions may be amended by written agreement recorded in the Recorder's Office of Peoria County, Illinois, signed by the owners of a majority of the lots in said Subdivision.

18. Enforcement of the covenants and restrictions herein contained shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any such covenants or restrictions either to enjoin such violation or to recover damages therefor.

19. Invalidity of any one of the covenants or restrictions herein contained by the Judgement or Court Order shall in no way affect any of the other covenants and restrictions.

