

**DECLARATION OF RESTRICTIONS  
FOR THE SUBDIVISION KNOWN AS  
DEER PARK ESTATES**

Located in the Village of Mapleton, Illinois  
Owned by Boswell Inc.: James D. and Sherry A. Boswell

Know that all these persons present, owners and proprietors of the premises described above, do hereby declare that;

1. All lots of said Subdivision shall be used for single (1) family residential purposes only and no lot or portion here of shall be used for any commercial or business purposes, and no commercial advertising signs shall be displayed on any of said lots other than those referring to the sale or rental of the premises.

2. The construction of residences on lots in this Subdivision shall be governed by the following specifications:

A. All building plans, including plans for any sewage disposal system and house grades, must be reviewed by the undersigned owners or their assigns before construction begins, and the exterior of all residences, garages and other buildings permitted herein must be completed within one year after the date of initial construction or excavation.

B. Any two-story residence shall have a total of 1,900 square feet or more living area on two floors exclusive of any porches, patios, breezeways or garage with at least 1,000 square feet of said living area on the first floor.

Any one-story residence shall have a minimum of 1,500 square feet of living area exclusive of basement space, porches, patios, breezeways of garage.

Any one and a half-story residence shall have a minimum of 1,700 square feet of living area exclusive of basement space, porches, patios, breezeways of garage.

C. No wall board, sheet metal, tar paper or roofing paper of like substance shall be used for any exterior wall covering or roofs. The exterior of all buildings shall be approved new material. No concrete block buildings shall be erected or constructed, and any building finished in wood shall be painted, stained or treated with proper exterior finish.

3. No tents, shacks, trailers, mobile homes, railroad cars, quonset huts, basement or garage houses may be moved to or built on any of said lots or occupied as living quarters, either

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temporarily or permanently, and no lot shall be used for the storage of junk, machinery, lumber or other used materials, giving an unsightly appearance, and each lot shall at all times be maintained in a reasonably neat and attractive condition. Any truck, trailer, camper, boat or any other vehicle must be parked or stored behind the building line, the building line being the front line of residence, or in the back yard.

4. No tank or other receptacle for storage purposes shall be permitted to be erected or maintained above the ground. There will be allowance for one (1) storage building to be no larger than 1,200 square feet..

5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot in said Subdivision, except that dogs, cats, and/or household pets may be kept provided they are not kept, bred, or maintained for commercial purposes and are confined to the lot and do not cause any annoyance to the neighborhood.

6. Installation of an approved sewage system shall be constructed and put into use as soon as dwelling is completed and shall conform with all Village, County or State regulations and meet all regulations of the Department of Health of the State of Illinois.

It is further required that any sewage system or part thereof must comply and be in accordance with all requirements of the County of Peoria, the State of Illinois and any political subdivision of which this Subdivision becomes a part and all drainage from grease traps, disposals, laundry, kitchen and floor drains must go through said approved treatment plant; only roof drains or footing drains carrying clear water may be drained into an open ditch.

7. Easements are hereby reserved for a distance of fifteen (15) feet along each lot line, as shown by the Plat, for the use of all utilities, to install, lay and construct, renew, operate and maintain pipes, conduits, cables, poles and wires, for the purpose of serving the Subdivision underground with water, gas, electricity, telephone, drainage and sewage service, including the right to enter upon the lots at all times, to install, lay, construct, renew, operate and maintain said pipes, conduits, cables, poles, and other appliances which are a part of or connected to said public utility equipment.

No permanent buildings or trees shall be placed on said easements but same may be used for gardens, shrubs, landscaping and other purposes, and the utility companies shall stay within the confines of the easements granted to them and shown upon the Recorded Plat of said Subdivision.

All purchasers of any lot hereby agree to comply with all zoning restrictions of the Village of Mapleton and to abide by all building codes including set back lines required by the Village Zoning Department.

8. Each purchaser of a lot in this Subdivision shall install and maintain on his lot, in a way to benefit the area, a light (or lantern) controlled by an automatic dusk to dawn activated photo electrical cell, to be completed within one year after completion of construction of residence.



9. Each purchaser is required to maintain his lot prior to building.

10. Garbage or trash cans must be kept indoors with exception of the collection day.

11. No fences may be constructed in the front yard of any home in the Subdivision.

12. Each lot or part thereof in said Subdivision shall be subject to the foregoing restrictions for the benefit of each of the other such lots, or parts thereof, which restrictions shall run with the land and be specifically enforceable. Each lease, contract and deed from the owners shall be made expressly subject to these restrictions and each purchaser, grantee, or leasee by the acceptance of such contract, conveyance, or lease shall thereby subject himself, his heirs, executors, administrators, successors and assigns to said restrictions.

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

In witness whereof, we have hereunto set our respective signatures this 25<sup>th</sup> day of

June, 2007.

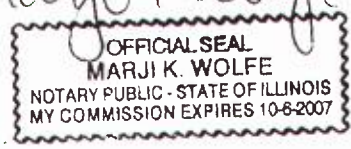
James D. Boswell

Henry A. Boswell

January 11, 2007

Signed + Sealed before me this 25<sup>th</sup> day of June 2007

Marji K. Wolfe



Index too bats on the 3  
\* thru 17, 34, 35, 36  
20-20-101-014, thru 014  
20-20-103-006  
005  
004  
003  
002  
20-20-102-001  
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006  
007, 008

20+20-101-013  
-012  
20-17-351-004  
005  
006

4 of 4

07-21696

