

OCT 2 1978

STATE OF ILLINOIS }
County of Peoria } ss. filed for record
HELEN G. BLAIR, County Recorder, in the office of
Helen G. Blair
Recorder of Deeds

DECLARATION OF RESTRICTIONS

We, the undersigned owners and subdividers of the FOUNTAIN VIEW ESTATES, lying and being in Section 20, Township 7 North, Range 7 in Hollis Township, Peoria County, Illinois, do hereby make, and declare the following Restrictions to run with the lots therein, for a term of twenty-five years.

Each lot or part thereof in said subdivisions, shall be subject to the following restrictions, conditions and covenants and reservations, and each contract for sale, conveyance or lease of any lot or part thereof, shall be made subject to the expressly set forth restrictions, and each purchaser shall subject himself, and each grantee or lessee by the acceptance of such contract, conveyance or lease shall subject himself, his heirs, executors, administrators, successors or assigns to the restrictions as follows:

1. No dwelling shall be built with less than 1000 square feet of living space.
2. No fence shall be permitted on any lot between the front property lines and the building setback line, nor shall any hedge or shrub be placed or permitted to grow in said area, higher than three feet above ground.
3. No trailer, tent, basement, garage or other outbuilding erected in said subdivision, shall be used as a residence, temporary or permanent.
4. No lot shall be used for the storage or accumulation of any junk, or abandoned or wrecked cars or vehicles. Wrecked vehicles may be stored up to 30 days, however, pending insurance claims, but all such violations of this provision, shall be removed by the subdivider or homeowners association, at the sole cost to the lot owner.
5. No dwelling shall be erected upon any lot until the location and design of such dwelling and final elevation is first approved by the proprietor of the subdivision.
6. No weeds or grass more than 12 inches in height shall be permitted to grow or stand on any lot in the subdivision. In the event of any violation of this restriction after notification by first class mail, postage prepaid and posted, or written notice served on any lot owner and the failure to comply therewith within ten days after notice posted or served, the proprietor of the subdivision reserves the right to enter upon any lot and to cut or trim the same, and the costs thereof, shall be at the sole expense of the owner of the lot.
7. The front of all dwellings shall be of brick or rock and such other material as is approved by the proprietor of the subdivision.
8. The exterior of all dwellings shall be furnished in new materials.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 23rd day of September, A.D. 1978.

John Scott (Seal)
John Thackeray (Seal)
Fred Steier, atty.
 here to all lots

