

140-7379

Original

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT E. GLAZEBROOK AND DORIS G. GLAZEBROOK, HIS WIFE, DEDICATORS OF GLAZEBROOK HEIGHTS, A SUBDIVISION IN THE NORTH ONE-HALF ($N\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION TWENTY-SEVEN (27), TOWNSHIP SIX (6) NORTH, RANGE TEN (10) WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, AS THE SAME APPEARS FROM THE PLAT THEREOF, DATED SEPTEMBER 13, 1957, AND PREPARED BY SHEPPARD, MORGAN AND SCHWAAB, SURVEYORS, HEREBY DECLARE AND IMPOSE THE FOLLOWING RESTRICTIONS ON LOTS ONE(1) THROUGH SIXTY-TWO (62), INCLUSIVE.

1. ALL OF SAID LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, FOR THE CONSTRUCTION THEREON OF NOT MORE THAN ONE SINGLE FAMILY DWELLING HOUSE, NOT EXCEEDING ONE AND ONE-HALF ($1\frac{1}{2}$) STORIES IN HEIGHT, AND WITH ATTACHED PRIVATE GARAGE FOR NOT MORE THAN THREE (3) CARS. NO DWELLING SHALL BE CONSTRUCTED OF FLOOR AREA OF LESS THAN ELEVEN HUNDRED (1100) SQUARE FEET. ONLY ONE BUILDING OR STRUCTURE SHALL BE ERECTED ON EACH LOT.

2. NO BUILDING SHALL BE PLACED NEARER TO THE STREET THAN THE BUILDING LINE SHOWN ON THE SUBDIVISION PLAT OF RECORD. NO BUILDING SHALL BE PLACED NEARER TO EITHER SIDE OF ANY LOT THAN TEN (10) FEET AND NOT CLOSER THAN TEN (10) FEET TO THE REAR LOT LINE. HOWEVER, WHERE MORE THAN ONE LOT IS USED FOR THE CONSTRUCTION OF ONE OVER-LAPPING DWELLING, THE SIDE LINE RESTRICTIONS ARE WAIVED ON LINES BETWEEN SAID COMBINED LOTS.

3. THE DEDICATORS RESERVE THE RIGHT FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLATTING TO APPROVE OR REJECT PLANS FOR PROPOSED CONSTRUCTION WHICH IN THEIR OPINION DOES NOT CONFORM TO THE GENERAL SUBDIVISION DEVELOPMENT PLAN AS TO ARCHITECTURAL EFFECT ARE OR OTHERWISE UNSUITABLE TO THE SUBDIVISION. THEREAFTER ALL NEW CONSTRUCTION SHALL IN GENERAL CONFORM TO THE ESTABLISHED ARCHITECTURAL PLAN.

4. NO PERSON SHALL USE OR OCCUPY ANY LOT IN SUCH MANNER AS TO CREATE A NUISANCE TO THE OTHER LOT OWNERS OR IN A MANNER WHICH WOULD TEND TO MAKE THE NEIGHBORHOOD UNDESIRABLE FOR RESIDENTIAL

PURPOSES. NO LIVESTOCK OR POULTRY SHALL BE KEPT ON ANY LOT. NO BUSINESS OR OFFENSIVE TRADE SHALL BE CARRIED ON ON ANY LOT.

5. NO GARAGE, TRAILER, BASEMENT OR OTHER PARTIALLY COMPLETED OR TEMPORARY STRUCTURE SHALL BE OCCUPIED FOR RESIDENTIAL PURPOSES. NO PARTIALLY DESTROYED OR DILAPIDATED STRUCTURE OR OPEN BASEMENT SHALL BE ALLOWED TO REMAIN UPON ANY LOTS.

6. NO LOT OR GROUP OF LOTS IN THIS SUBDIVISION SHALL BE RESUBDIVIDED BY DEED OR PLAT OR OTHERWISE IN SUCH MANNER AS TO DECREASE THE AREA OF THE LOTS, OR INCREASE THE NUMBER OF LOTS, EXCEPT BY OR WITH THE WRITTEN CONSENT OF THE ORIGINAL DEDICATORS. NO LOT SHALL BE DEDICATED FOR ROAD OR HIGHWAY PURPOSES.

7. THE EXTERIOR SURFACE OF ALL OUTSIDE WALLS SHALL BE OF AT LEAST EIGHTY PERCENT (80%) BRICK, STONE OR ROCK CONSTRUCTION. THE PURPOSE OF THIS RESTRICTION IS TO PROHIBIT THE USE OF BITUMINOUS IMPREGNATED MATERIALS OF ANY NATURE, SO-CALLED BRICK SIDING, ASBESTOS BOARD AND ASBESTOS SHINGLES, OR CONCRETE BLOCK OR WOOD WEATHERBOARD FOR EXTERIOR FACING.

8. ALL DWELLING HOUSES UNTIL CONNECTED WITH PUBLIC SEWER, WHICH MAY HEREAFTER BE AVAILABLE, SHALL BE EQUIPPED WITH AN ADEQUATE SEPTIC TANK AND LATERAL FIELD BUILT AND MAINTAINED IN ACCORDANCE WITH STANDARDS RECOMMENDED BY THE ILLINOIS STATE BOARD OF HEALTH. NO SEWAGE OR STAGNANT WATER SHALL BE ALLOWED TO STAND OPEN ON ANY LOT OR TO DRAIN THEREFROM EXCEPT IN A SANITARY SEWER SYSTEM WHICH MAY BE ESTABLISHED. NO LOT SHALL BE USED FOR A DUMPING GROUND.

9. NO LOT OWNER SHALL BUILD OR PERMIT TO BE BUILT ON THAT PORTION OF HIS LOT FACING, ABUTTING OR EXPOSED TO ANY STREET OR ROAD, ANY FENCE OTHER THAN AN ORNAMENTAL FENCE, AND SAID ORNAMENTAL FENCE SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT.

10. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF WATER, GAS, TELEPHONE AND POWER LINES ARE RESERVED ALONG THE REAR LINE OF CERTAIN LOTS AND ALONG THE SIDE LINES OF CERTAIN LOTS, NECESSARY FOR ACCESS TO THE REAR LOT LINES, AS SHOWN ON THE PLAT OF SAID GLAZEBROOK HEIGHTS, RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS. SUCH UTILITY COMPANIES SHALL HAVE FREE ACCESS AT ALL TIMES TO INSTALL

AND MAINTAIN POLE LINES AND ANCHORS, AND MAY CROSS ALL LOTS WITH WIRES AND CABLES NOT LESS THAN TWELVE (12) FEET ABOVE THE GROUND LEVEL OR NOT LESS THAN FOUR (4) FEET ABOVE THE HIGHEST POINT OF ANY ROOF. POLES AND ANCHORS WILL BE PLACED AT OR NEAR LOT LINES AND CORNERS AND SHALL NOT INTERFERE WITH ESTABLISHED DRIVEWAYS.

11. ALL RESTRICTIONS AND PROVISIONS HEREIN SHALL BE COVENANTS RUNNING WITH THE LAND AS PART OF THE SUBDIVISION PLAN FOR THE BENEFIT OF ALL LOT OWNERS AND BINDING UPON ALL PURCHASERS, THEIR HEIRS OR ASSIGNS. IN THE EVENT ANY LOT OWNER, LEASEE OR TENANT SHALL VIOLATE, ATTEMPT TO VIOLATE OR THREATEN TO VIOLATE THE SAID RESTRICTIONS, ANY OTHER PERSON OR PERSONS, THEN OWNING OR HAVING ANY INTEREST IN ANY OTHER LOT IN SAID SUBDIVISION MAY PROSECUTE ANY PROPER PROCEEDINGS AT LAW OR IN EQUITY AGAINST SUCH VIOLATOR TO ENJOIN THE VIOLATION OR TO RECOVER DAMAGES. INVALIDATION OF ANY RESTRICTIONS, OR PART THEREOF BY ORDER OF ANY COURT AS TO ANY OR ALL LOTS, SHALL IN NO WAY AFFECT THE REMAINING RESTRICTIONS ON OTHER LOTS.

12. THESE RESTRICTIONS, EXCEPT AS TO RESTRICTION #6, MAY BE CHANGED, ALTERED, AMENDED OR REPEALED BY AN INSTRUMENT IN WRITING, SIGNED BY THE RECORD OWNERS OF AT LEAST SIXTY PERCENT (60%) OF THE LOTS IN SAID SUBDIVISION AND WHEN PLACE OF RECORD SHALL BE EFFECTIVE AS TO ALL LOTS, EXCEPT THAT NO ADDITIONAL RESTRICTIONS SHALL BE PLACED UPON ANY LOT WITHOUT THE OWNER'S WRITTEN CONSENT.

Robert E. Glazebrook
Doris G. Glazebrook

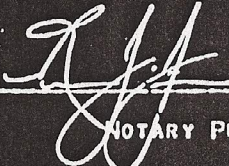
STATE OF ILLINOIS)
) ss.
COUNTY OF MADISON)

I, WALTER T. SMITH IN AND FOR, AND

RESIDING IN SAID COUNTY, IN THE STATE AFORESAID DO HEREBY CERTIFY, THAT ROBERT E. GLAZEBROOK AND DORIS G. GLAZEBROOK, HIS WIFE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND

ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 8th DAY OF Nov A.D. 1957.



NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 19____.



FILED FOR RECORD THIS 8th DAY OF November A.D. 19⁵⁷ AT 11:30 O'CLOCK A.