

343308

BOOK 45 PAGE 250

STATE OF ILLINOIS } RECORDER'S
COUNTY of CARROLL } OFFICE
FILED FOR RECORD June 15, 1972
AT 3:00 O'CLOCK P. M. AS PER
No. 343308 AND RECORDED IN
11/10/72 45 AT PG. 250
D. L. Rogers

AMENDED SUPPLEMENTAL DECLARATION

OF

RESTRICTIVE COVENANTS

LAKE CARROLL, SECTION 1
CAPTAINS COVE

This Amended Declaration (Supplemental Declaration) is made this 15th day of June, 1972, by RUSSWOOD OF ILLINOIS, INC., (Declarant).

WHEREAS, Declarant has recorded on the 25th day of May, 1972, in the Office of the Recorder of Carroll County, Illinois, in Book 45 at pages 184-216 incl., a certain Declaration of Restrictive Covenants subjecting LAKE CARROLL (The Development) to the provisions thereof pursuant to an incremental plan of development and improvement; and,

WHEREAS, Declarant has recorded on the 25th day of May, 1972, in the Office of the Recorder of Carroll County, Illinois, in Book 45 at pages 217-219 incl., a Supplemental Declaration of Restrictive Covenants subjecting Section 1 (Captain's Cove) of LAKE CARROLL to the provisions thereof; and

WHEREAS, Said Supplemental Declaration contained certain errors which Declarant now wishes to correct; and,

WHEREAS, As of the date hereof, Declarant owns all of the real property contained in said Section 1;

NOW, THEREFORE, Declarant hereby declares that:

- 1. The Development includes all of the real property set forth and described in the plats of Section 1 of LAKE CARROLL, recorded with the Recorder of Carroll County, Illinois, on the

25th day of May, 1972, in Book 7 of
Plats as pages 87-91 incl..

2. All of the real property described in the Plat is made subject to the provisions of the Declaration of Restrictive Covenants, as and for the extent applicable, the provisions of which are incorporated herein by reference.

3. Pursuant to the provisions of the Declaration of Restrictive Covenants, all of the numbered Lots shown on said Plats are designated Single Family Residential as to permitted use; and, the minimum area of each dwelling constructed thereon shall not be less than the following:

(A) Dwellings constructed on those Lots described in said Plats as "A" Lots shall have a minimum area of 1,000 square feet, 75% of which must be contained in the first floor of said dwelling, no portion of said first floor being below ground level.

(B) Dwellings constructed on those Lots described in said Plats as "B" Lots shall have a minimum area of 800 square feet, all of which must be contained in the first floor of said dwelling, no portion of said first floor being below ground level.

4. Each of said Lots shall carry with it as an appurtenancy a membership in the LAKE CARROLL ASSOCIATION, subjecting said Lot and the owner thereof to the privileges and obligations pertaining to such membership as set forth in the Association's Articles and By-laws.

5. Pursuant to the provisions of the Declaration of Restrictive Covenants, the following property in the Development, as shown on the Plats, is designated as Common Area and shall be used therein as private streets and roads:

- | | |
|--------------------|------------------------|
| Ironwood Boulevard | Farragut Lane |
| Grandview Drive | Perry Court |
| Old Wharf Road | Hook's Court |
| Captains Drive | Ahab Court |
| Kidd's Court | Lake Carroll Boulevard |

6. Pursuant to the provisions of said Declaration, the following property as shown on the Plats is designated as Common Area and shall be used thereon as private parks, parkways, recreation areas or related uses:

Parcels T-1, T-2, T-3, T-4, T-5

IN WITNESS WHEREOF, Declarant has executed this Amended Supplemental Declaration this 15th day of June, 1972.

RUSSWOOD OF ILLINOIS, INC.

By: W.B. Kasky

A circular corporate seal for Russwood of Illinois, Inc. The seal contains the text "ILLINOIS", "CORPORATE", "SEAL", and "1971". A handwritten signature is written across the seal.

Subscribed and sworn to before me this 15th day of June, 1972.

A handwritten signature of a Notary Public is written over a circular notary seal. The seal contains the text "NOTARY PUBLIC" and "ILLINOIS".