

SUPPLEMENTAL DECLARATION
OF
RESTRICTIVE COVENANTS

LAKE CARROLL, SECTION 13
QUAIL HOLLOW

OFFICE OF RECORDS & CLERK
COUNTY OF CARROLL, ILL. CLERK
RECORDED May 9, 1973
140 ORIGINAL FILED IN
BOOK 346411 PAGE 46 AT NO. 70
Doris M. Goodrow Recorder
D. L. Rogers Deputy

This Declaration (Supplemental Declaration) is made this 9th day of MAY, 1973, by RUSSWOOD OF ILLINOIS, INC., (Declarant).

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

NOW, THEREFORE, Declarant hereby declares that:

1. The Development includes all of the real property set forth and described in the Plats of Section 13 of LAKE CARROLL, recorded with the Recorder of Carroll County, Illinois, on the 9th day of May, 1973, in ^{Rack}~~Book~~ 1 of Plats at ~~pages~~ A-2.

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 each membership as set forth in the Association's Articles and By-Laws.

5. Notwithstanding any provisions in the aforementioned Declaration of Restrictive Covenants, each lot, the boundary line of which as shown on the plat is contiguous to a lake, shall be conveyed subject to the following reservation:

A 50 foot wide strip running along the inside of the rear lot line for the installation, maintenance and operation of utilities, including radio and television transmission cables, and the accessory right to locate guy wires, braces or anchors, or to cut, trim or remove trees and plantings wherever necessary upon such lot in connection with such installation, maintenance and operation. Said rear lot line shall be determined in accordance with Section IV, Paragraph A. of the Declaration of Restrictive Covenants referred to above.

6. 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:

Lake Carroll Boulevard Quail Hollow Drive
Spring Creek Drive Quail Hollow Court
Pheasant Court Grouse Lane
Newberry Court Lakeview Court

7. 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, T-6,
T-7, T-8

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 9th day of May,



RUSSWOOD OF ILLINOIS, INC.

By: W.B. Hackley
Vice President

ATTEST:

[Signature]

Assistant Secretary

STATE OF ILLINOIS }
COUNTY OF } SS

I, WESTEN L. ZINK, in and for
said County, in the State aforesaid, DO HEREBY CERTIFY
that D. B. LACKEY, John E. CLIVE
of RUSSWOOD OF ILLINOIS, INC., personally known to me
to be the same person whose name is subscribed to the
foregoing instrument, appeared before me this day in
person and acknowledged that as such _____,
he signed and delivered the said instrument as _____
of said corporation, and
caused the corporate seal of said corporation to be
affixed thereto, pursuant to authority, given by the
Board of Directors of said corporation as their free
and voluntary act, and as the free and voluntary act
and deed of said corporation, for the uses and purposes
therein set forth.

GIVEN under my hand and notarial seal this
9th day of May, 1973.
Westen L. Zink
Notary Public

