

DECLARATORY STATEMENT OF COVENANTS AND RESTRICTIONS TO RUN WITH LAND

THIS DECLARATION is made on FEBRUARY 19, 1987 by PATTEN CORPORATION OF LAKE CARROLL, a Delaware Corporation, duly authorized to transact business in the State of Illinois (herein referred to as "Declarant").

RECITALS

DECLARANT is the owner and developer of that certain real property located in Carroll County, State of Illinois, known as Deer Run on Lake Carroll (the Development) described in the Supplemental Declaration attached hereto as Exhibit "A" and made a part hereof.

DECLARANT intends to sell and convey the Lots and Parcels situated within the Development and before doing so, desires to impose upon them mutual and beneficial restrictions, covenants, equitable servitudes and charges under a general plan or scheme of improvements for the benefit of the Lots and Parcels in the Development and the owners and future owners thereof.

NOW, THEREFORE, DECLARANT declares that all of the Lots and Parcels in the Development are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved, subject to the provisions of this Declaration, all of which are declared and agreed to be in furtherance of a plan for the development, improvement and sale of said Lots and Parcels and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness thereof. The provisions of this Declaration are intended to create mutual equitable servitudes upon each of said Lots and Parcels in favor of each and all other Lots and Parcels; to create reciprocal rights between the respective owners of all such Lots and Parcels; to create privity of contract and estate between the grantees of such Lots, their heirs, successors and assigns and to operate as covenants running with the land for the benefit of each and all other such Lots and Parcels in the Development and their respective owners, present and future.

I. DEFINITIONS. The following terms as used in this Declaration are defined as follows:

- (a) "Association" means the Deer Run Association, an Illinois not-for-profit corporation.
- (b) "Board" means the Board of Directors of the Deer Run Association.
- (c) "By-Laws" means the By-Laws of the Association.

For Supplemental Decl. of Deer Run see R.R. 41 pg 235, R.R. 44 pg 220, R.R. 45 pg 12
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STATE OF ILLINOIS
COUNTY OF CARROLL
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- (d) "Common Area" means all of the real property designated as such in the Supplemental Declaration; all real property which may be later annexed to the Development as Common Area, and all real property acquired by the Association, whether from the Declarant or otherwise, together in each instance with all improvements which may be at any time constructed thereon, including parks and streets.
- (e) "Committee" means the Environmental Control Committee.
- (f) "Declarant" means PATTEN CORPORATION OF LAKE CARROLL, its successors and assigns.
- (g) "Declaration" means this Declaration of Restrictive Covenants dated the 19th day of FEBRUARY, 1987 as the same may be supplemented or amended from time to time.
- (h) "Development" means Deer Run on Lake Carroll as the same may be shown on the maps thereof recorded from time to time.
- (i) "Improvement" means all buildings, out-buildings, streets, roads, driveways, parking areas, fences, retaining and other walls, hedges, poles, antennas and any other structure of any type or kind.
- (j) "Lot" means any numbered lot designated on the plat or any apartment or living unit in a multiple family dwelling.
- (k) "Multiple Family Dwelling" means a residential dwelling such as a duplex, apartment house or condominium complex containing two or more individual apartments or living units and constructed on a lot or parcel whose use is designated in the Supplemental Declaration as multi-family residential.
- (l) "Owner" means:
1. Any person, including DECLARANT, who holds fee simple title to any Lot or to a condominium unit.
 2. Any person or legal entity who has contracted to purchase fee simple title to a Lot pursuant to a written agreement in which case seller under said agreement shall cease to be the owner while said Agreement is in effect.
- (m) "Parcel" means any named, lettered tract shown on the

plat.

- (n) "Plat" means the maps or plats of Deer Run on Lake Carroll as they are from time to time recorded.
- (o) "Reserved Area" means all of the real property designated as such in the Supplemental Declaration or in plats of the Development filed in the office of the Recorder, Carroll County, Illinois. Ownership of such reserved areas may be retained by Declarant and shall be put to such uses as it shall deem best, including, but not restricted to, commercial enterprises of every type or kind whatsoever.
- (p) "Single Family Dwelling" means a residential dwelling for one or more persons, each related to the other by blood, marriage or legal adoption, or a group of not more than three (3) adult persons not so related, together with his or their domestic servants maintaining a common household in each dwelling.
- (q) "Supplemental Declaration" means:
 1. The recorded Supplemental Declaration of the Declarant attached hereto as Exhibit "A", or,
 2. In the case of real property being annexed to Deer Run on Lake Carroll, the recorded Supplemental Declaration of Declarant which incorporates the provisions of the Declaration therein by reference.

In either event, the Supplemental Declaration shall include a description of the real property in the Development, subject to the provisions of this Declaration and shall designate the permissive uses of such property.

II. LAND USE. Lots and Parcels in the Development shall be designated in the Supplemental Declaration as to their permissible uses and shall thereupon become subject to the restrictive or other provisions of the Declaration relating to such uses. In the event a use is designated for which no such provisions are contained herein (e.g., commercial, governmental, school, etc.), the same may be set forth in such Supplemental Declaration.

A. SINGLE FAMILY RESIDENTIAL. Only single family dwellings and such out-buildings as are usually accessory thereto shall be permitted on any Lot designated as single family residential. The following restrictions shall apply specifically to such Lots:

1. **MINIMUM AREA.** Each dwelling shall have fully enclosed floor area (exclusive of roofed or unroofed porches, terraces, garages, carports or other out-buildings) with not less than the number of square feet established in the Supplemental Declaration for the section in which the Lot is situated.
 2. **SET-BACKS.** Each such dwelling shall be at least:
 - (a) Thirty (30) feet from the front Lot line;
 - (b) Fifty (50) feet from the rear Lot line; however, on lakefront Lots, that portion of a dwelling closest to the lake shall also be constructed at an elevation of a least 745.2 feet.
 - (c) Twenty-five (25) feet from the side Lot lines;
 - (d) In the event that the Committee shall determine that application of the set-backs contained herein to a particular Lot would unreasonably limit the use thereof by the Owner and effectively deprive him of an appropriate construction site upon said Lot, the Committee shall grant a variance to the Owner of said Lot from the provisions of these set-back restrictions sufficient to enable the Owner to construct a dwelling upon that Lot.
- B. MULTIPLE FAMILY RESIDENTIAL.** Only multiple family dwellings and such out-buildings as are usually accessory thereto shall be permitted on any Lot or Parcel designated as multiple family residential. The following restrictions shall apply specifically to such Lots and Parcels:
1. **ZONING.** Multiple family residential use shall be approved by the appropriate governmental authorities.
 2. **MINIMUM AREAS.** There shall not be more than one dwelling unit for each 1,000 square feet of land area in such Lot or Parcel and the amount of fully enclosed floor area devoted to living purposes in each such unit shall not be less than 600 square feet.

3. CARPORT OR GARAGE. A carport, garage or parking space shall be constructed for each dwelling unit constructed.
4. TYPE OF CONSTRUCTION. Subject to the approval of the Committee, multiple family dwellings may be of single or multiple story construction, and may be detached or joined by common walls.
5. SET-BACKS AND LAKEFRONT ELEVATIONS. Set-backs and lakefront elevations for multiple family dwellings shall be the same as for single family dwellings as set forth in subparagraph II-A-2.

C. COMMON AREAS. All Lots or Parcels in the Development designated as Common Areas are and shall remain private property and Declarant's recordation of a Plat shall not be construed as a dedication to the public of any such Common Areas located therein.

1. OWNERSHIP. Subject to the provisions of an agreement dated FEBRUARY 19, 1987. Declarant will convey all Common Areas to the Association free and clear of all liens and encumbrances (other than liens for taxes) but subject to such easements, rights-of-way and restrictions as then appear of record.
2. USE. Prior to conveyance to the Association, use of Common Areas shall be subject to reasonable rules and regulations promulgated by Declarant. The use and enjoyment of Common Areas and improvements thereon, after conveyance to the Association, shall be subject to the powers of the Association as set forth in its Articles and By-Laws and to such rules and regulations governing the use of such property and improvements as may from time to time be adopted by the Association. Provided, however, Declarant reserved the right to use such Common Areas pursuant to said Agreement between it and the Association.
3. MAINTENANCE. Maintenance of common property and repairs to any improvements thereon shall be the obligation and responsibility of Declarant until conveyance to the Association; thereafter, the Association shall have the sole responsibility therefor.
4. SUBSEQUENT DEDICATION. At any time after conveyance to the Association of any Common Areas the Association may, upon the affirmative vote of

two-thirds of its members entitled to vote, offer any such property for dedication to public use. Such offer shall be subject to acceptance by the appropriate governmental authority pursuant to its then applicable standards.

III. RESIDENTIAL RESTRICTIONS. The following shall be applicable to all Lots and Parcels within the Development designated as residential in character, and each Owner, as to his Lot or Parcel, covenants to observe and perform the same:

- A. ACCESSORY OUT-BUILDINGS. Without the approval of the Committee no accessory out-buildings shall be erected on any Lot or Parcel prior to the erection thereon of a dwelling. In no event shall any such accessory out-building, partially completed or temporary structure, ever be used for human occupancy or habitation.
- B. COMPLETION OF CONSTRUCTION. Construction of any improvements, once commenced, shall be completed within 12 months. Improvements not so completed, or upon which construction has ceased for 90 consecutive days, or which have been partially or totally destroyed and not rebuilt within 12 months shall be deemed nuisances. Declarant or the Association may remove any such nuisance or repair or complete the same at the cost of the Owner.
- C. PROHIBITION AGAINST USED STRUCTURES. Without the approval of the Committee no used buildings or structures intended for use as a dwelling, shall be placed on any Lot.
- D. MAINTENANCE OF LOTS. All Lots and Parcels, whether occupied or unoccupied, and any improvements placed thereon shall at all times be maintained in such manner as to prevent their becoming unsightly, unsanitary or a hazard to health. If not so maintained, the Association shall have the right, through its agents and employees, to do so, the cost of which shall be added to and become a part of the annual assessment to which such Lot is subject. Neither Declarant, the Association nor any of its agents, employees or contractors shall be liable for any damages which may result from any maintenance work as performed.
- E. DISPOSAL OF SANITARY WASTE. No outside toilet shall be constructed on any Lot. All plumbing fixtures, dishwashers, toilets or other waste systems shall be connected to a disposal system approved by the Committee and the appropriate governmental authority.

- F. FENCES. All property lines shall be kept free and open and no fences, hedges or walls shall be permitted thereon without Committee approval.
- G. GOLF COURSE LOTS. Owners of Lots adjacent to golf course fairways shall permit the entrance upon their Lots for retrieval of golf balls.
- H. NUISANCES. No noxious or offensive activities or nuisances shall be permitted on any Lot.
- I. SIGNS. No person, except the Declarant, shall erect or maintain upon any Lot or improvement any sign or advertisement, unless prior approval is obtained from the Committee.
- J. ANIMALS. No animals shall be kept or maintained on any Lot except the usual household pets which shall be kept reasonably confined so as not to become a nuisance. The provisions hereof shall not be applicable to any portion of the Development, the Supplemental Declaration for which provides that the Owners of Lots therein may keep and maintain horses thereon.
- K. GARBAGE AND REFUSE DISPOSAL. No Owner shall burn trash, garbage or other like household refuse without a permit from the Committee, nor shall any Owner accumulate on his lot junked vehicles or litter, refuse or garbage, except in receptacles provided for such purposes.
- L. CONCEALMENT OF FUEL STORAGE TANKS AND TRASH RECEPTACLES. Fuel storage tanks on any Lot shall be either buried below the surface of the ground or screened to the satisfaction of the Committee. Every receptacle for ashes, rubbish or garbage shall be installed underground or be so placed and kept as not to be visible from any street, lake or Common Area within the Development, except at the times when refuse collections are made.
- M. RESTRICTIONS ON TEMPORARY STRUCTURES. No travel trailer or tent shall be placed or erected on any Lot nor shall any overnight camping be permitted on any Lot until after the construction of a dwelling thereon. At no time shall a mobile home be placed on a Lot.
- N. REMOVAL OF TREES. No tree over six inches in diameter may be removed from any Lot, except by Declarant, without the prior written consent of the Committee.
- O. LIMITED ACCESS. There shall be no access to any Lot on

the perimeter of the Development except from designated streets or roads within the Development.

- P. DITCHES AND SWALES. Each Owner shall keep drainage ditches and swales located on his Lot free and unobstructed and in good repair and shall provide for the installation of such culverts upon his Lot as may be reasonably required for proper drainage.
- Q. RESUBDIVISION OF LOTS. No single family residential Lot or Parcel shall be further subdivided.
- R. DRILLING AND MINING. No drilling, refining, quarrying or mining operations of any kind shall be permitted on any Lot.

IV. LAKES AND LAKEFRONT LOTS.

- A. OWNERSHIP OF LAKEFRONT LOTS. The boundary of any Lot shown on the Plat as being contiguous to a lake shall be the shoreline thereof as said shoreline would be if the water level in said lake were one vertical foot above the normal pool elevation of 740 feet.
- B. LIMITATIONS OF WATER RIGHTS. No owner of a Lot contiguous to a lake or stream shall have rights with respect to such lake or stream, the land thereunder, the water therein, or its or their elevation, use or conditions, nor shall such Owner have any riparian rights incident or appurtenant thereto. No person shall acquire title to any land in the Development by accretion, reliction, submergence or changing water levels.
- C. RIGHT TO REMOVE ACCRETIONS. Declarant or the Association, or their designee shall have the right at any time to dredge or otherwise remove any accretion or deposit from any lakefront Lot in order that the shoreline of the lake to which said Lot is contiguous may be moved inland toward or to the boundary of said Lot.
- D. RESPONSIBILITY FOR DAMAGES. Neither Declarant nor the Association shall be liable for damages caused by erosion, washing or other action of the water of any lake or stream.
- E. RIGHT TO CHANGE LEVEL OF LAKE. Lake Carroll and its underlying land are owned by the Lake Carroll Association, an Illinois not-for-profit Corporation. That association has the right to raise and lower the water level of the lake; however, that right does not

permit raising the water level over one vertical foot above the normal pool elevation of the lake.

- F. DOCKS AND PIERS. No dock, pier, boat house, or other similar structure shall extend more than 30 feet into any lake, nor shall any such structure be constructed without express permission by the Committee and the said Lake Carroll Association which permission shall constitute a revocable license.

V. THE ENVIRONMENTAL CONTROL COMMITTEE.

- A. GENERAL POWERS. All improvements constructed or placed on any Lot must first have the written approval of the Committee. Such approval shall be granted only after written application has been made to the Committee in the manner and form prescribed by it. The application, to be accompanied by two sets of plans and specifications, shall show the location of all improvements, if any, existing upon said Lot, the location of the improvement proposed to be constructed, the color and composition of all exterior materials to be used, proposed landscaping, and any other information which the Committee may require, including soil, engineering and geologic reports and recommendations.

- B. COMMITTEE MEMBERSHIP. The Committee shall be composed of three members, to be appointed by Declarant, at least one of whom shall be a qualified member of one of the allied physical design professions (i.e., civil engineer, architect, land planner, etc.). Committee members shall be subject to removal by Declarant and any vacancies from time to time existing shall be filled by appointment of Declarant, or in the event of Declarant's failure to do so within two months after any vacancy, then by the Association through action of the Board. The power to appoint or remove Committee members shall be transferred to the Association when 90% of all Lots in the Development have been sold by Declarant.

- C. GROUNDS FOR DISAPPROVAL. The Committee may disapprove any application:

1. If such application does not comply with this Declaration;
2. Because of the reasonable dissatisfaction of the Committee with grading plans, location of the proposed improvements on a Lot, finished ground elevation, color scheme, finish, design

proportions, architecture, shape, height or style of the proposed improvement, the materials used therein, the kind, pitch or type of roof proposed to be placed thereon; or;

3. If, in the judgment of a majority of the Committee reasonably exercised, the proposed improvement will be inharmonious with the Development, or with the improvements erected on other lots.
- D. RULES AND REGULATIONS. The Committee shall, from time to time adopt written rules and regulations of general application governing its procedures which shall include, among other things, provisions for the form and content of applications; required number of copies of plans and specifications; provisions for notice of approval or disapproval; including a reasonable time period for approval by reason of failure to disapprove, etc.
- E. VARIANCE. The Committee may grant reasonable variances or adjustments from the provisions in this Declaration where literal application thereof results in unnecessary hardship and if the granting thereof will not be materially detrimental or injurious to owners of other Lots.
- F. CERTIFICATION OF COMPLIANCE. At any time prior to completion of construction of an improvement, the Committee may require a certification, upon such form as it shall furnish, from the contractor, owner or a licensed surveyor that such improvement does not violate any set-back, ordinance or statute, nor encroach upon any easement or right-of-way of record, nor violate any other provision of these Restrictions.
- G. ADMINISTRATIVE FEES. As a means of defraying its expenses, the Committee may institute and require a reasonable filing fee to accompany the submission of plans and specification, to be not more than one-fourth of 1% of the estimated cost of the proposed improvement, subject to a minimum fee of \$25.00. No additional fee shall be required for resubmissions.
- H. LIABILITY. Notwithstanding the approval by the Committee of plans and specifications or its inspection of the work in progress, neither it, Declarant, the Association, nor any person acting on behalf of any of them shall be responsible in any way for any defects in any work done pursuant thereto. Each person submitting such plans or specifications shall be solely responsible for the sufficiency thereof and the

adequacy of improvements constructed pursuant thereto.

- I. APPEALS. Any applicant shall have the right to appeal to the Board from any decision of the Committee within 30 days after the entry of such decision.
- J. RESTRICTION ON CONSTRUCTION OF MODEL HOMES. Model or exhibit homes shall be built and used as such only with the prior written permission of the Committee.

VI. THE DEER RUN ASSOCIATION

- A. GENERAL. The Association is an Illinois not-for-profit corporation organized to further and promote the common interests of property owners in the Development. The Association shall have such powers in the furtherance of its purposes as are set forth in its Articles and By-Laws.
- B. MEMBERSHIP.
 - 1. CLASSES OF MEMBERS. There shall be Members and Associate Members.
 - 2. MEMBERS. Each Owner, shall by reason of ownership, become a member of the Association.
 - 3. ASSOCIATE MEMBERS. If not otherwise a member, each of the following shall be associate members of the Association:
 - (a) The spouse and children of a member who have the same principal residence as the member;
 - (b) Persons who may be tenants or regular occupants of dwellings situated within the Development;
 - (c) Persons who by virtue of contractual agreements with the Declarant are entitled to membership in the Association.
- C. RIGHTS, DUTIES, PRIVILEGES AND OBLIGATIONS. The rights, duties, privileges and obligations of membership in the Association are as set forth in its Articles and By-Laws.

VII. ASSESSMENTS.

- A. GENERAL. Pursuant to the powers granted to it in its Articles and By-Laws, the Association is hereby expressly authorized and empowered to levy annual

assessments against all Lots in the Development. Provided, however, except as may be otherwise indicated, no assessment shall be levied against Lots owned by Declarant.

- B. **COLLECTION AND LIEN.** The amount of the assessment levied by the Association shall be paid to it on or before the date or dates fixed by resolution of the Board. If not so paid, the amount of such assessment, plus any other charges thereon, including interest at the maximum limit provided by law per annum from date of delinquency and costs of collection, including attorney's fees, if any, shall constitute and become a lien on the Lot so assessed when the Board causes to be recorded in the office of the appropriate County Recorder, a notice of assessment and such other charges and a description of the Lot which has been assessed. Such notice shall be signed by the Secretary of the Association and upon payment of such charges, or other satisfaction thereof, the Board shall, within a reasonable time, cause to be recorded a further notice stating the satisfaction and the release of said lien.
- C. **PRIORITY OF LIEN.** Conveyance of any Lot shall not affect any lien for assessments provided herein. Such lien shall be prior to all other liens recorded subsequent to said notice of assessment.
- D. **ENFORCEMENT.** The lien provided for herein may be foreclosed by suit by the Association in like manner as a mortgage and, in such event, the Association may be a bidder at the foreclosure sale. The Association may also pursue any other remedy against an owner owing money to it which is available to it by law or equity for the collection of debt.
- E. **PROOF OF PAYMENT.** Upon request, the Association shall furnish a statement certifying that all assessments then due have been paid or indicating the amount then due.
- F. **SUSPENSION.** The Association shall not be required to transfer memberships on its books or to allow the exercise of any rights or privileges of membership on account thereof to any owner or to any persons claiming under them unless or until all assessments and charges to which they are subject have been paid.

VIII. EASEMENTS.

- A. **RESERVATIONS.** The following easements over each Lot or Parcel and the right to ingress or egress to the extent

reasonably necessary to exercise such easements, are reserved to Declarant and its licensees:

1. UTILITIES. A ten (10) foot wide strip running along the inside of the side Lot lines, a twenty-five (25) foot wide strip coincident with street right-of-way lines, and a twenty-five (25) 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.
2. SHORELINE MAINTENANCE. A fifteen (15) foot wide strip running along the inside of all Lot lines coincident with the shoreline of any lake or watercourse in the Development for the purpose of shoreline maintenance.
3. SLOPE AND DRAINAGE. A thirty (30) foot wide easement running along the inside of all Lot lines coincident with street right-of-way lines for the purpose of cutting, filling, drainage and maintenance of slopes and drainage courses. Declarant and its licensees further reserve the right to cause or permit drainage of surface water over and/or through all Lots.
4. FLOODING EASEMENT. A flowage and flooding easement running along the inside of all Lot lines coincident with the shoreline of any lake equal to the lakefront building set-back line for such Lot as herein set forth.
5. PRIVATE STREETS. An easement on, over and under all streets in the Development for the purpose of installing, maintaining and operating utilities thereon or thereunder, for the purpose of drainage control; for access to any Lot or Parcel; and for purposes of maintenance of said streets.
6. OTHER EASEMENTS. Any other easements shown on the plat.
7. USE OF AND MAINTENANCE BY OWNERS. The areas of any lots affected by the easements reserved herein shall be maintained continuously by the Owner of such Lot, but no structures, planting or other material shall be placed or permitted to remain or

other activities undertaken thereon which may damage or interfere with the use of said easements for the purpose herein set forth. Improvements within such areas shall be maintained by the Owner except those for which a public authority or utility company is responsible.

- C. **LIABILITY FOR USE OF EASEMENTS.** No Owner shall have any claim or cause of action against Declarant or its licensees arising out of the exercise or non-exercise of any easement reserved hereunder or shown on the Plat except in cases of willful or wanton misconduct.
- IX. **RESERVED AREAS.** Declarant may retain ownership of certain Parcels within the Development shown on the Plats for use for commercial purposes. Declarant reserves the right and privilege to develop said Parcels for such commercial purposes as it may deem appropriate and compatible with the Development. It further reserves the right to conduct all commercial enterprises of any type or kind whatsoever which may at any time be lawfully conducted within the Development. These rights may be exercised by Declarant or assigned by it to whomever it may see fit. At the sole election of Declarant, those rights may be assigned to the Association at any time hereafter upon such terms and conditions as Declarant may deem appropriate at the time of assignment, but unless the Association acting through its Board shall otherwise agree, such assignment shall be without cost to the Association and shall be free and clear of all liens and encumbrances (other than liens for taxes), but subject to such easements, rights-of-way and restrictions as then appear of record. Any assignment of these rights, whether to the Association or otherwise may be of all or any part of said rights and may include transfer or conveyance of some or all of said Parcels.

Declarant reserves for itself, its agents, employees, customers, patrons, guests, successors, and assigns, full rights of access across all Common Areas required to implement this reservation. By reservation of these rights, Declarant assumes no affirmative duties to establish or maintain any commercial enterprise whatsoever.

- X. **ANNEXATION.**
- A. **PROPERTY TO BE ANNEXED.** Declarant may, from time to time and in its sole discretion, annex to the Development any other real property owned by Declarant which is contiguous or adjacent to or in the immediate vicinity of the Development.
- B. **MANNER OF ANNEXATION.** Declarant shall effect such

annexation by recording a Plat of the real property to be annexed and by recording a Supplemental Declaration which shall:

1. Describe the real property being annexed and designate the permissible uses thereof;
2. Set forth any new or modified restrictions or covenants which may be applicable to such annexed property, including limited or restrictive uses of Common Area; and, declare that such annexed property is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the provisions of this Declaration. Upon the recording of such Plat and the Supplemental Declaration, the annexed area shall become a part of the Development, as fully as if such area were part of the Development on the date of recording of this Declaration.

XI. REMEDIES.

- A. ENFORCEMENT. Declarant and each person to whose benefit this Declaration inures, including the Association, may proceed at law or in equity to prevent the occurrence, continuation or violation of any provision of this Declaration, and the court in such action may award the successful party reasonable expenses in prosecuting such action, including attorney's fees.
- B. SUSPENSION OF PRIVILEGES. The Board may suspend all voting rights, if any, and all rights to use the Association's Common Areas of any Owner for any period during which any Association assessment or other obligation remains unpaid, or during the period of any continuing violation of the provisions of this Declaration by such Owner after the existence thereof has been declared by the Board.
- C. CUMULATIVE RIGHTS. Remedies specified herein are cumulative and any specifications of them shall not be taken to preclude an aggrieved party's resort to any other remedy at law or in equity.

No delay or failure on the part of an aggrieved party to invoke an available remedy in respect to a violation of any provision of this Declaration shall be held to be a waiver by that party of any right available to him upon the recurrence or continuance of said violation or the occurrence of a different violation.

- XII. GRANTEE'S ACCEPTANCE. Each grantee or purchaser of any Lot or Parcel shall, by acceptance of a deed conveying title thereto, or the execution of a contract for the purchase thereof, whether from Declarant or a subsequent Owner of such Lot or Parcel, accept such deed or contract upon and subject to each and all of the provisions of this Declaration and to the jurisdiction, rights, powers, privileges and immunities of Declarant and of the Association. By such acceptance, such grantee or purchaser shall, for himself, his heirs, devisees, personal representatives, grantees, successors and assigns, lessees and/or lessors, covenant, consent and agree to and with Declarant and the grantee or purchaser of each other Lot to keep, observe, comply with and perform the covenants, conditions and restrictions contained in this Declaration.
- XIII. SUSPENSION OF RESTRICTIONS. The provisions on improvements, use and occupancy set forth herein shall be suspended as to any Lot, Parcel or other area while and so long as the same is owned by or leased to the State of Illinois or any governmental agency, public or private utility, whenever and to the extent, but only to the extent, that such provisions shall prevent the reasonable use of such Lot, Parcel or area for said purposes. On cessation of such use, such provisions shall become applicable again in their entirety. While so owning, leasing and using, such Owner shall have no rights as a member of the Association, nor be liable for any Association assessments.
- XIV. SEVERABILITY. Every provision of this Declaration is hereby declared to be independent of and severable from every other provision hereof. If any provision hereof shall be held by a court of competent jurisdiction to be invalid, or unenforceable, all remaining provisions shall continue unimpaired and in full force and effect.
- XV. CAPTIONS. Paragraph captions in this Declaration are for convenience only and do not in any way limit or amplify the terms or provisions hereof.
- XVI. TERM AND AMENDMENT. The provisions of this Declaration shall affect and run with the land and shall exist and be binding upon all parties claiming an interest in the Development until January 1, 2010, after which time the same shall be extended for successive periods of ten (10) years each. This Declaration may be amended by the affirmative vote of a majority of the Owners of all Lots in the Development and by recording an amendment to this Declaration duly executed by the requisite number of such Owners required to effect such amendment.

This Declaratory Statement of Covenants and Restrictions to run with the land is hereby so declared and voluntarily executed this 19th day of FEBRUARY, 1987.

IN WITNESS WHEREOF, Patten Corporation of Lake Carroll has caused its name to be signed hereto by its duly authorized officers, its seal affixed, the day and year first above written.

PATTEN CORPORATION OF LAKE CARROLL

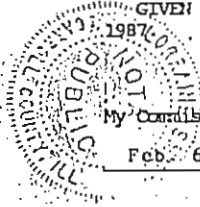
By: [Signature]
~~the~~ President

ATTEST: [Signature]
Asst. Secretary

STATE OF Illinois)
) SS.
COUNTY OF Carroll)

I the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Randy L. Boone personally known to me to be the President of Patten Corporation, and Matt Misera personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument as President and Assistant Secretary 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 official seal, this 19 day of Feb



[Signature]
Notary Public

My Commission expires:
Feb. 6, 1989

This instrument prepared by:

Ralph E. Lowe
LOWE AND STEINMETZ, LTD.
403 W. Galena Blvd.
P. O. Box 1605
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