

**DECLARATION OF EASEMENTS,
COVENANTS AND RESTRICTIONS FOR
GLENDALE SUBDIVISION, THIRD ADDITION
CHATHAM, ILLINOIS**

WHEREAS, Robert Roth was the original developer of Glendale Subdivision;

WHEREAS, Robert Roth recorded a Declaration of Easements, Covenants and Restrictions for the First Addition to Glendale Subdivision on December 12, 2004 with the Sangamon County Recorder's office as Document Number 2004R58903 ("First Addition Covenants");

WHEREAS, Robert Roth recorded an Amendment to the First Addition Covenants on February 25, 2005 with the Sangamon County Recorder's office as Document Number 2005R07188;

WHEREAS, Glendale Estates, LLC is the successor developer of the Glendale Subdivision and shall be hereinafter referred to as "Developer"; and

WHEREAS, Glendale Estates, LLC recorded a Declaration of Easements, Covenants and Restrictions for Glendale Subdivision, Second Addition on December 3, 2010, with the Sangamon County Recorder's office as Document Number 2010R47376 ("Second Addition Covenants")

WHEREAS, Glendale Estates, LLC is the owner of Lots 1 through 6 and lots 66 through 83 in Glendale Subdivision, Third Addition, a subdivision of the property whose legal description is set forth on Exhibit "A" attached hereto ("Second Addition").

WHEREAS, it is desirable to secure the best use and improvements of the lots therein and to protect the owners of such lots against such use of other lots therein as would depreciate the value of such property, and to prevent the erection of poorly designed or constructed buildings, and to make the best use of and preserve the natural beauty of said property and to locate the buildings thereon with regard to topographic features; and

WHEREAS, the Developer desires to create a finer quality residential subdivision having a standard architectural harmony achieved through consistency of features such as color, texture, material type or exterior style, placement of landscape flora and the preservation of certain existing wooded areas in their natural state and through relative consistency of design; and

WHEREAS, to secure such objectives, said Developer desires to subject the lots in said subdivision to the following covenants and restrictions including, but not limited to, methods of construction and maintenance as will secure a continuous standard for the proper development of said subdivision.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the aforesaid Glendale Estates, LLC hereby declares that all lots and building sites in the Third Addition to the Glendale Subdivision, which is a subdivision of the real estate described in Exhibit A attached hereto, are under these covenants and restrictions, as provided more fully below, and shall be sold, transferred and conveyed subject to the following covenants and restrictions:

1. USE RESTRICTIONS

A. The term "building site" as used in this Declaration shall mean any lot of record, or a portion thereof, under a single ownership, whether owned by a trust, a partnership, a corporation, limited liability company, an individual or individuals, including ownership by tenancy in common, joint tenancy and tenancy by the entirety, intended for use as or used as the site and location of a single-family dwelling.

B. Developer hereby creates an ARCHITECTURAL CONTROL COMMITTEE composed of **Marti Rave** and **Tanner Rave**. The Architectural Control Committee ("Committee") shall have the right to prevent the clearing of a lot and subsequent excavation and grading prior to construction of the main residence upon such a lot according to the following: Prior to the construction of the main residence, a lot owner is required to seek approval of building plans through the Committee. The Committee shall consider quality of workmanship and materials, external design, location with respect to topography and finished grades, elevations and building lines, location of driveways and walkways and the preservation of certain existing trees and wooded areas. To comply with this requirement, each lot owner, prior to any construction of the lot, shall first submit a preliminary plan to the Committee stating, in general, the type, style, size and general design of the residence to be constructed, along with its location on the building site and the name of the lot owner's designated general contractor. After approval in writing of the preliminary plan by the Committee, the lot owner shall then submit two (2) sets of the actual plans and specifications of the improvement to be constructed. Such plans and specifications shall include the floor plan, exterior color schemes and materials, elevations and actual plat plan showing distances from easements and lot lines and the location of the finished grade height of the first floor. The lot owner agrees that he will not obtain a building permit until the Committee has approved the final plans. If no objection to the plans is raised by the Architectural Control Committee within twenty-one (21) days of submission of the final plans to said Committee, the plans shall be deemed to have been approved by said Architectural Control Committee.